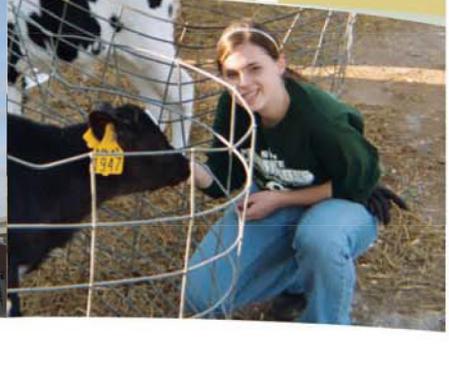
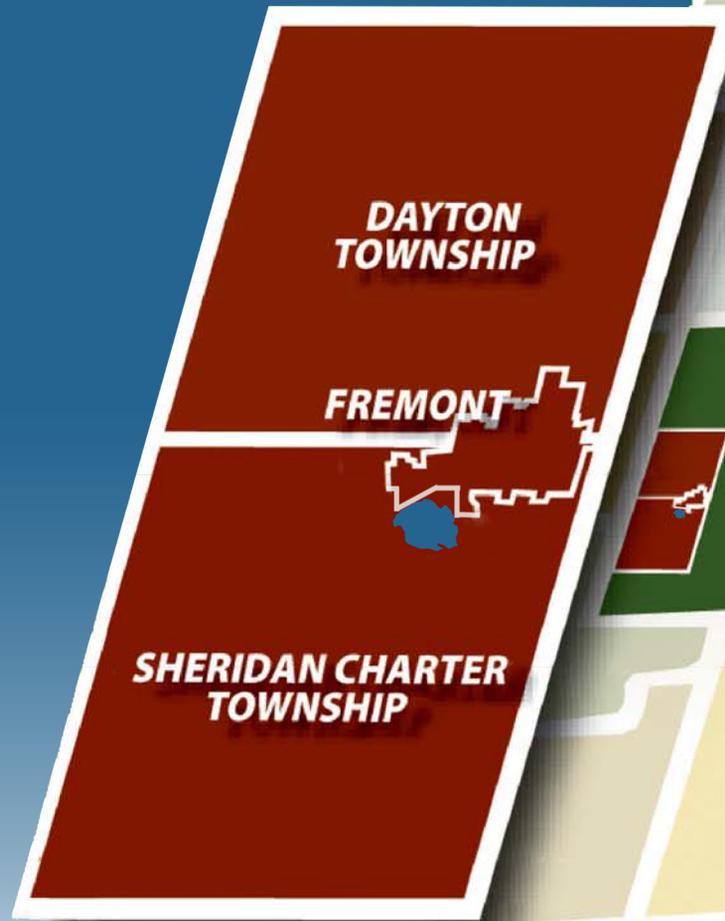


The Fremont Community Joint Comprehensive and Growth Management Plan

January 2016





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.

Lon Vredeveld City of Fremont	Chuck Whitman (Chair) Dayton Township	Jeff Wharton Sheridan Charter Township	Todd Blake (Advisor) City of Fremont
Marcia Eib City of Fremont	Kent Folkema Dayton Township	Jack Taylor Sheridan Charter Township	Andy Harrington (Advisor) City of Fremont
Peg May City of Fremont	Brian Frens Dayton Township	Tom Karnemaat Sheridan Charter Township	Peter Lance (Advisor) Sheridan Charter and Dayton Townships
Jim Breinling City of Fremont	Barbara Popp Dayton Township	Chris Makin Sheridan Charter Township	
Mike Carpenter City of Fremont			

The Fremont Community Joint Comprehensive and Growth Management Plan.

Developed by the Fremont Community with assistance by LIAA.

January, 2016



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Traverse City, Michigan 49686

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.

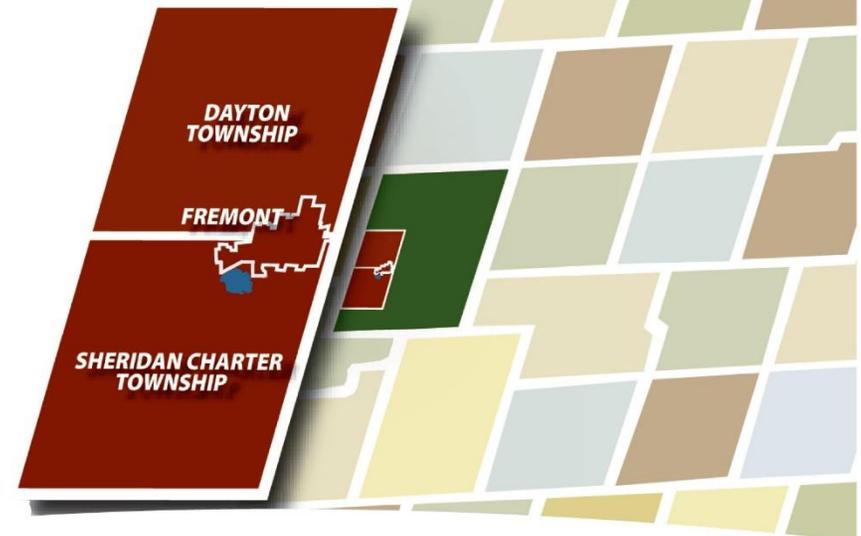


Table of Contents

Setting.....	10
History of Cooperation	11
Purpose of the Plan.....	12
Public Planning Process.....	13
2. <i>Plan Roadmap – “Where, Why, How?”</i>	16
1. Existing Conditions.....	16
2. Findings	16
3. Goals, Objectives, and Strategies	16
4. Future Land Use.....	16
5. Zoning Plan	16
6. Tool Box.....	17
Special Note	17
3. <i>Fremont Area History</i>	18
4. <i>Community Character</i>	20
Residential Neighborhood Areas.....	20
Public/Semi-Public Areas	20
Central Business District.....	21
West Main Street (M-82) Corridor Area.....	21
East Main Street and Stewart Avenue (M-82) Corridor Area.....	22

Industrial Areas	22
Lakeside Resort Area.....	22
Rural Township Areas.....	22
5. Existing Land Use	24
Methodology	24
Existing Land Use & Land Use Change.....	25
Growth Management.....	25
6. Natural Features.....	27
Climate	27
Physical Features	27
Geology	27
Topography.....	28
Bodies of Water.....	28
Woodlands	28
Wetlands	29
Groundwater.....	29
Soils	30
7. Population and Housing	32
Population Growth	32
Persons per Household	33
Housing Growth	33

Housing Affordability	34
Senior Housing.....	34
8. Socioeconomic	36
Age, Race and Sex.....	36
Education	36
Income & Poverty.....	37
9. Economic.....	40
Downtown	40
Employment.....	41
Agriculture Industry.....	42
10. Transportation.....	44
Road Traffic	44
Planned Road Improvements	45
Road Hierarchy	45
Public Transportation	47
Non-Motorized Transportation	47
Fremont Municipal Airport	48
11. Utilities and Public Services	49
Water & Sewer	49
Waste Disposal	49
Public Safety.....	49

Medical50

Library.....51

Schools.....52

Cultural54

Community.....54

Social Services.....55

Foundations56

Recreation.....56

12. *Public Survey*.....60

 Methodology60

 Results.....60

13. *Findings*.....63

 Land Use Changes Raise Concern63

 Low Density Development Could Raise Infrastructure Costs64

 Low Density Development Could Threaten Water Quality.....64

 Low Density Development Diminishes Agriculture.....65

 Be Proactive to Keep Community Character and Meet the Needs of Residents65

 Conclusion66

14. *Goals, Objectives and Strategies*71

 Goal 1: Create a Range of Housing Options.....71

 Goal 2: Create Walkable Communities71

Goal 3: Encourage Community and Stakeholder Collaboration in Development Decisions.....72

Goal 4: Foster Distinctive, Attractive Communities with a Strong Sense of Place72

Goal 5: Make Development Decisions Predictable, Fair, and Cost Effective.....73

Goal 6: Mixed Land Uses74

Goal 7: Preserve Open Space, Farmland, Natural Beauty and Critical Environment Areas75

Goal 8: Provide a Variety of Transportation Options.....76

Goal 9: Strengthen and Direct Development towards Existing Communities77

Goal 10: Take Advantage of Compact Building Design77

15. Future Land Use.....79

 Agriculture.....79

 Downtown79

 General Office/Commercial.....79

 Industrial/Technology79

 Lakefront80

 Local Office/Commercial.....80

 Manufactured Home Park.....80

 Mixed Use80

 Multiple-Family Residential80

 Public.....80

 Recreation.....80

 Reeman Area81

Rural Residential.....	81
Suburban Residential.....	81
Urban Growth Boundary	81
Urban Residential	81
16. Zoning Plan.....	82
What is a Zoning Plan?.....	82
Future Land Use Map Designations Compared to Zoning Districts.....	82
Joint Zoning Ordinance.....	83
Zoning Districts	88
Site Development Standards	88
Toolbox.....	89
Agricultural Buffer	89
Conservation Design.....	90
Design Guidelines.....	91
Historic Features Survey	92
Housing Market Study.....	92
Natural Features Ordinance.....	92
Pedestrian Friendly Design	93
Public Outreach.....	94
Planned Unit Development.....	95
Purchase of Development Rights (PDR).....	96

Traditional Neighborhood Design (TND).....97
Transfer of Development Rights (TDR).....98
References.....99

Maps

- 1.a – Fremont Community Location
- 4.a – Community Subareas
- 5.a – 2005 Land Use
- 5.b – 425 Agreement
- 6.a – Soil Constraints
- 6.b – Natural Features
- 6.c – Wellhead Protection Areas
- 6.d – Prime Farmland
- 7.a – Population Density in 2000
- 7.b – Population Density in 2010
- 7.c – Total Housing Units in 2000
- 7.d – Total Housing Units in 2010
- 10.a – Act 51 Road Classifications
- 10.b – National Transportation Functional Classification (NFC)
- 10.c – M-82 Corridor Study
- 11.a – Existing Utility Service Areas
- 11.b – Town and Country Trail Map
- 15.a – Future Land Use (Area)
- 15.b – Future Land Use (City)
- 16.a – Current Zoning (Area)
- 16.b – Current Zoning (City)

Appendices

A – Smart Growth Presentation

B – First Public Meeting Feedback

C – Survey Results

D – Second Public Meeting Feedback

E – Third Public Meeting Feedback

F – 425 Agreement

G – City Capital Improvement Plan

H – Airport Improvement Plan

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 Nestlé/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.

It should be noted that the resulting plan served as the basis for the creation of a Joint Zoning Ordinance applicable to all three jurisdictions, becoming effective on January 7, 2013.

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?"

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

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*.

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

Chart 1.1 – Planning Process Steps



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.”ⁱ 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."ⁱⁱⁱ 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



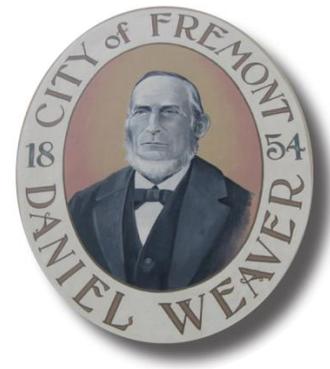
The Fremont Community Joint Comprehensive and Growth Management Plan

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) ...”ⁱⁱⁱ 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

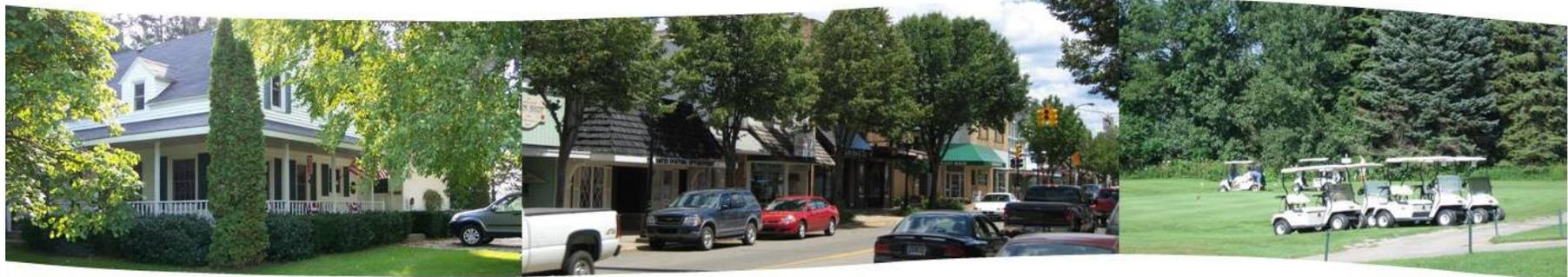
Residential neighborhoods have developed within a rectangular grid street pattern throughout the City. The housing stock generally increases in age according

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. A golf course 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.

With the new Fremont High School opening in 2012, the former High School building has been redeveloped. Adaptive re-use of the iconic building has been completed as of May, 2015. The rehabilitated northern portion of the structure houses senior apartments within walking distance of the downtown area, while the southern portion serves as administrative and use space for the Fremont Community Recreation Authority.

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.

Medical Service Areas

Regional medical services are provided in the Fremont area at the Spectrum Health/Gerber Memorial Hospital complex near the southern boundary of the City of Fremont. Some of the most skilled and experienced medical specialists in West Michigan can be found at Spectrum Health/Gerber Memorial. The Tamarac Center for Health and Well-Being, located west of downtown Fremont, is also associated with Spectrum Health. Numerous dental, ophthalmological, and chiropractic offices are also located in the Fremont area.

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

Nestlé/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 Nestlé/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:^{iv}

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.

The Fremont Community Joint Comprehensive and Growth Management Plan

Chart 5.1 Land Use Change from 1998-2005 (Acres)

Original Use (1998)	Conversion Use (2005)																		Total		
		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 Agriculture Land	Grasses	Shrubs	Broadleaved Forest	Coniferous Forest	Mixed Conifer-Broadleaved Forest	Lakes		Forested (Wooded) Wetlands	Non-Forested (Non-Wooded) Wetlands
Residential	Residential	40.64				4.79	11.46														63.4
Commercial, Services & Institutional	Commercial, Services & Institutional		2.7																		2.7
Industrial	Industrial	40.54					10.54				22.02	8.21									81.31
Extractive	Extractive	0.42											3.96								4.38
Open Land and Other	Open Land and Other	1.04	2.53	1.41								1.93									6.91
Cropland	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	Orchards, Bush-Fruits, Vineyards, Ornamental	16.95					463.77				2.19	31.92	2.33	1.55				1.41			520.12
Confined Feeding Operations	Confined Feeding Operations	5.96																			5.96
Permanent Pasture	Permanent Pasture						17.97				17.29	11.19	30.37								76.82
Other Agriculture Land	Other Agriculture Land						3.77														3.77
Grasses	Grasses	102.73	24.47	0.84		5.2	205.96	9.9					549.6	54.07	3.1						955.87
Shrubs	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	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	Coniferous Forest	24.26				1.35	14.9					7.65	42	33.23							123.39
Forested (Wooded) Wetlands	Forested (Wooded) Wetlands	10.07					11.68					4.24	22.99				0.99		2.39		52.36
Non-Forested (Non-Wooded) Wetlands	Non-Forested (Non-Wooded) Wetlands	1.89										22.33					8.62	1.24			34.08
Total	Total	732.92	162.06	7.15	16.07	2	9.99	812.2	106.08	19.15	4.81	76.76	812.69	851.74	935.55	62.01	11.28	9.61	38.3	37.12	4707.49

Chart 5.2 Open Space, Agriculture, and Forest Conservation 2005

Percent Converted to...

Land Use	Total Acres Converted	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%

Source: Newaygo County GIS

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.

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 Nestlé/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 2010, 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, and area population actually shrunk from 2000 to 2010. 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 Commission (WMSRDC), shown in Chart 7.2, suggests that by the year 2040, the Fremont Community will be home to 8,857 people. This represents an increase of just 310 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 2010 Census indicates that population growth has only occurred in the Sheridan Township between 2000 and 2010.

Chart 7.1 Population Trends of the Fremont Area and Surrounding Communities 1960-2010

	1960	1970	Percent Change 1960-1970	1980	Percent Change 1970-80	1990	Percent Change 1980-90	2000	Percent Change 1990-00	2010	Percent Change 2000-10	Total Percent Change 1960-2010
Fremont Area	7,349	7,852	6.84%	8,075	2.84%	8,098	0.28%	8,649	6.80%	8,540	-1.26%	16.21%
Dayton Township	1,709	1,910	11.76%	1,938	1.47%	1,971	1.70%	2,002	1.57%	1,949	-2.65%	14.04%
Sheridan Township	2,256	2,477	9.80%	2,465	-0.48%	2,252	-8.64%	2,423	7.59%	2,510	3.59%	11.26%
City of Fremont	3,384	3,465	2.39%	3,672	5.97%	3,875	5.53%	4,224	9.01%	4,081	-3.39%	20.60%
Bridgeton Township	738	870	17.89%	1,562	79.54%	1,574	0.77%	2,098	33.29%	2,141	2.05%	190.11%
Ashland Township	1,231	1,463	18.85%	1,751	19.69%	1,997	14.05%	2,570	28.69%	2,773	7.90%	125.26%
Garfield Township	1,189	1,448	21.78%	1,822	25.83%	2,067	13.45%	2,464	19.21%	2,537	2.96%	113.37%
Sherman Township	1,085	1,411	30.05%	1,810	28.28%	1,866	3.09%	2,159	15.70%	2,109	-2.32%	94.38%
Lincoln Township	444	490	10.36%	885	80.61%	969	9.49%	1,338	38.08%	1,275	-4.71%	187.16%
Denver Township	1,237	1,362	10.11%	1,422	4.41%	1,532	7.74%	1,971	28.66%	1,928	-2.18%	55.86%
Wilcox Township	500	519	3.80%	722	39.11%	831	15.10%	1,145	37.79%	1,098	-4.10%	119.60%
Brooks Township	1,772	1,330	-24.90%	2,349	76.66%	2,728	16.13%	3,671	34.56%	3,510	-4.39%	98.08%
Everett Township	704	844	19.88%	1,360	61.13%	1,519	11.69%	1,985	30.67%	1,862	-6.20%	164.49%
City of Newaygo	1,447	1,381	-4.56%	1,271	-7.97%	1,336	5.11%	1,670	25.00%	1,976	18.32%	36.56%
City of Grant	732	772	5.46%	683	-11.53%	764	11.86%	881	15.31%	894	1.48%	22.13%
City of White Cloud	1,001	1,044	4.30%	1,101	5.46%	1,147	4.18%	1,420	23.80%	1,408	-0.85%	40.66%
Newaygo County	24,160	27,992	15.86%	34,917	24.74%	38,202	9.41%	47,874	25.32%	48,460	1.22%	100.58%
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%	9,883,640	-0.55%	26.33%

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

Chart 7.2 Growth Projection to 2040

	Actual					Projected						% Change 2000-2040
	1970	1980	1990	2000	2010	2015	2020	2025	2030	2035	2040	
Dayton Township	1,910	1,938	1,971	2,002	1,949	1,961	1,973	1,985	1,997	2,009	2,021	0.9%
Sheridan Chtr. Twp.	2,477	2,465	2,252	2,423	2,510	2,525	2,541	2,556	2,572	2,588	2,603	7.4%
City of Fremont	3,465	3,672	3,875	4,224	4,081	4,106	4,131	4,156	4,182	4,207	4,233	0.2%
Area Total	7,852	8,075	8,098	8,649	8,540	8,592	8,645	8,697	8,751	8,804	8,857	2.4%
Newaygo County	27,992	34,917	38,202	47,874	48,460	48,756	49,053	49,352	49,654	49,957	50,261	5.0%

Source: U.S. Census Bureau, WMSRDC

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 2000, the average household sizes of Dayton and Sheridan Charter Townships were 2.89 persons per household and 2.84 persons per household, respectively, while the City of Fremont had a relatively smaller persons per household figure of

2.34. Between 2000 and 2010, each township, as well as the City, County, and State, experienced a decline in household size. The City of Fremont continues to have the fewest people per household while Dayton Township has the highest persons per household.

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 2000 and 2010, Sheridan Charter Township experienced

the greatest increase in housing with the addition of 69 occupied units, compared to 7 in Dayton Township and a decrease of 7 occupied units in the City. The rate of increase for all units (occupied and vacant) was also the highest in Sheridan Charter Township (10.2%), followed by Dayton Township (3.8%), and the City of Fremont (1.3%). A comparison of Map 7.c and Map 7.d illustrates housing growth patterns between 2000 and 2010.

Housing Affordability

The 2014 *Target Market Analysis of Newaygo County, MI* (TMA) prepared by LandUse USA, and funded by the Michigan State Housing Development Authority (MSHDA), addresses a variety of topics related to housing in Newaygo County and provides recommendations for the development of housing in communities within the County. After

investigating the demographics, population, and housing market in the County, the TMA recommended that a vast majority of new housing units throughout the county should be renter-occupied units. The report states:

The market potential for renter-occupied units is over three times larger than the owner-occupied market. Low household income levels among the target markets, and their corresponding low capacity for rents, will make it essential for developers to focus on affordable housing solutions, and not just on market rate products. The vast majority (over 80%) of the market potential will be in units with rents of \$600 or less.

The study also found that the City of Fremont can support a maximum 5-year potential of 535 additional housing units constructed through 2020. Additionally, the report states that 80% of these

additional units (428 units) should be designed for renters.

The TMA also recommends that, based on income levels throughout the county, 61% of the market potential in new units should be targeted at households earning 80% or less of the Area Median Income (AMI). The TMA predicts housing demand to be strongest in developed settlements like the City of Fremont. The Planning Commission should consider ways to accommodate and incentivize the creation of affordable housing units that serve the growing demand for rental units.

Senior Housing

A variety of housing options are available for senior citizens in the Fremont Community. Options range from independent living apartments to assisted living and long-term care facilities. An example of independent living senior



housing available to area seniors is the Gateway, which provides retirement apartments in the repurposed Fremont High School building.

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 1.2% 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 2000.

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 2000 and 2010, 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 Senior (65-74). The largest age group for each jurisdiction in

the Fremont area as of 2010 is Empty Nest.

Education

Chart 8.5 shows that relative to the county, Fremont Community residents have slightly higher education levels. In addition, all three jurisdictions have higher percentage rates of people 25 years and over that have some college or a bachelor’s degree. 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.

	Dayton Township	Sheridan Charter Twp.	City of Fremont	Newaygo County
White	95.7%	93.5%	92.5%	91.0%
Black	1.0%	0.3%	0.4%	1.0%
American Indian	0.2%	0.5%	0.3%	0.7%
Asian or Pacific Islander	0.3%	0.7%	1.2%	0.4%
Other Race	0.1%	0.1%	0.1%	0.1%
Two or More Races	0.7%	1.0%	0.9%	1.3%
Hispanic or Latino	2.2%	3.9%	4.6%	5.5%

Source: U.S. Census Bureau

Income & Poverty

Chart 8.6 shows that in 2000 and 2010, the City’s Median Household income is lower than both townships. All three jurisdiction’s Median Household income has decreased since 2000 (in 2013 dollars). Fremont Community jurisdictions and Newaygo County have a lower Median Household income than the overall Michigan median, \$51,744. In terms of per capita income, Chart 8.6 shows that in 2000 and 2010, 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 10.6%.

Chart 8.2 Age Distribution of Persons in the Fremont Area 2000

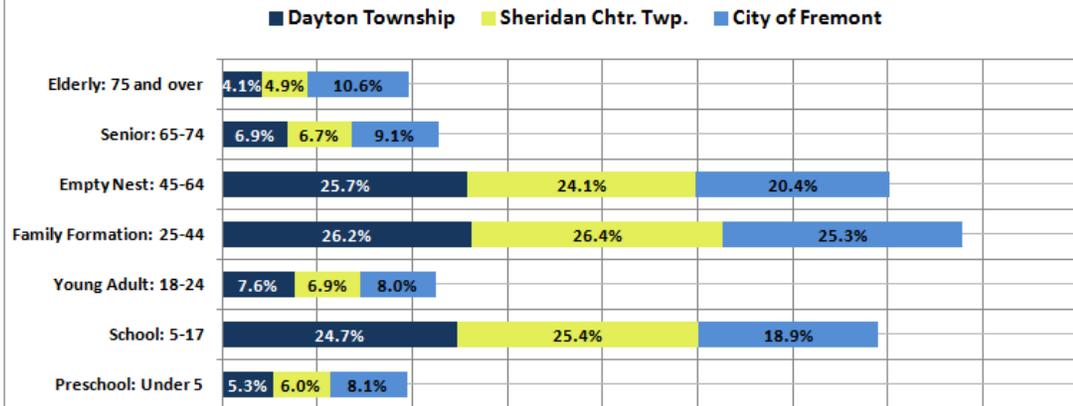


Chart 8.3 Age Distribution of Persons in the Fremont Area 2010

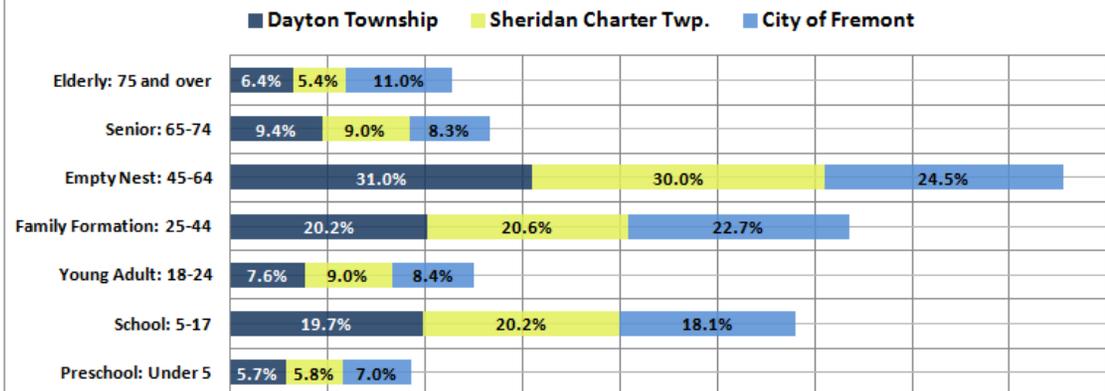


Chart 8.4 Percent Change in Age Distribution from 2000-2010

	Dayton Township	Sheridan Chtr. Twp.	City of Fremont	Newaygo County
Elderly: 75 and over	51.9%	16.2%	1.1%	17.7%
Senior: 65-74	33.6%	40.1%	-10.7%	27.3%
Empty Nest: 45-64	17.5%	29.0%	15.8%	27.5%
Family Formation: 25-44	-24.8%	-19.0%	-12.8%	-18.0%
Young Adult: 18-24	-1.3%	36.7%	2.1%	9.2%
School: 5-17	-21.8%	-17.3%	-7.4%	-14.7%
Preschool: Under 5	7.7%	0.0%	-16.1%	-8.1%

Source: U.S. Census Bureau

Chart 8.5 Educational Attainment by Percent of Population 25 Years and Over in 2010

	Dayton Township	Sheridan Chtr. Twp.	City of Fremont	Newaygo County
Less Than High School	10.5%	13.3%	10.4%	14.8%
High School Graduate (includes equivalency)	38.0%	38.3%	31.4%	40.8%
Some college	34.9%	32.0%	31.5%	31.2%
Bachelor's degree	10.3%	11.2%	16.1%	8.5%
Master's degree	5.8%	3.8%	7.2%	3.6%
Professional school degree	0.3%	1.0%	2.4%	0.7%
Doctorate degree	0.2%	0.5%	1.1%	0.4%

Source: U.S. Census Bureau

Chart 8.6 Income Levels in 2000 and 2010 (2013 Dollars)

	2000		2010	
	Per Capita	Median Household	Per Capita	Median Household
Dayton Township	\$27,168	\$62,590	\$26,119	\$55,289
Sheridan Charter Township	\$30,525	\$58,543	\$24,296	\$56,769
City of Fremont	\$27,227	\$45,081	\$25,335	\$38,128
Newaygo County	\$23,733	\$51,909	\$22,297	\$46,157

Source: U.S. Census Bureau

Chart 8.7 Families Below Poverty Level in 2010

	Dayton Township		Sheridan Charter Township		City of Fremont	
	Number	Percent	Number	Percent	Number	Percent
Families below poverty Level	33	4.8%	74	10.4%	203	16.7%

Source: U.S. Census Bureau

9. Economic

Downtown

The Fremont Community is known as home of Nestlé/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 Nestlé/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 Persons 16 Years and Over in 2010

	Dayton Township		Sheridan Chtr. Twp.		City of Fremont	
	Number	Percent	Number	Percent	Number	Percent
Management, professional, and related occupations	297	28%	333	30%	659	41%
Service Occupations	198	19%	179	16%	356	22%
Sales and office occupations	191	18%	296	26%	375	23%
Farming, fishing, and forestry occupations	27	2%	51	5%	0	0%
Construction, extraction, and maintenance occupations	117	11%	79	7%	85	5%
Production, transportation, and material moving occupations	229	22%	183	16%	137	9%
Employed civilian Population 16 Years and over:	1,059	100.0%	1,121	100.0%	1,612	100.0%

Source: U.S. Census Bureau

Chart 9.2 Top Employers

Employer	City	Product/Service	Employees
Nestle/Gerber Products	Fremont	Baby Food, Life Insurance, R&D	1,340
Magna Mirrors	Newaygo	Automotive Door Handles & Mirrors	950
Spectrum Health - Gerber Memorial	Fremont	Health Care Services	580
Wal-Mart	Fremont	Retail Department Store	330
Grant Public Schools	Grant	Educational Services	300
Fremont Public Schools	Fremont	Educational Services	275
County of Newaygo	White Cloud	County Government	200
Newaygo Public Schools	Newaygo	Educational Services	196
Dura Automotive	Fremont	Metal Stamping & Assemblies	189
Newaygo Medical Care Facility	Fremont	Health Care Services	150
Newaygo County RESA	Fremont	Educational Services	130
Hesperia Public Schools	Hesperia	Educational Services	128
White Cloud Public Schools	White Cloud	Educational Services	123
Harbison Walker International	White Cloud	Refractory Products & Furnace Linings	116
Bucher Hydraulics	Newaygo	Hydraulic Gear Pumps	110
Transitional Health Services	Fremont	Health Care Services	105
GM Wood Products	Newaygo	Wood Components Supplier	105
Total			5,327

Survey data, unemployment rates in the Fremont community rose from 7.6% in 2009 to 14.7% in 2013.

The *Michigan Employment Forecasts by Occupational Groups for 2010-2020*, provided by the Michigan Department of Technology, Management, and Budget, suggests that job availability in the fields of healthcare, computers, and community services will increase more than jobs in other occupational groups.

Employment

In 2010, 3,792 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 occupations. Chart 9.2 shows the top employers in the area. Nestlé/Gerber

Products is at the top of the list with 1,340 employees. Of the top ten employers, 6 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 rebounding from an economic recession. Overall unemployment rates have continued to rise, which undoubtedly has an effect on the Fremont Community. According to US Census Bureau American Community

Agriculture Industry

While jobs in farming, fishing and forestry employed only 5% of the Fremont Community's employed residents (16 years and over) in 2010, 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, Nestlé/Gerber Products Company.

The U.S. Department of Agriculture's (USDA) *Census of Agriculture* reported that there were 923 farms in Newaygo County during 2012, which is a decrease from 951 farms reported during the 2007 Census. In addition, the number of acres of land in farms also decreased by just under 6% between the two time periods. There was also a decrease in the average farm size, which went from 140 acres to 136 acres. Only 5.1% of farms in the County were 500 acres or more in 2012.

Among the acres of land used for farming, nearly 7% is being used for fruit and vegetable production, which helps to support Nestlé/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 2012, 34% of County farms had an inventory of cattle and calves for either beef or milk. This includes 72 farms with dairy herds that total about 12,500 cows. Other animal production in the County includes hogs, sheep and lambs, and poultry. This comprised an approximate annual production of 15,000 hogs, 1,700 chickens, and 200 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 about 1,850 horses in the County in 2012.



Farms

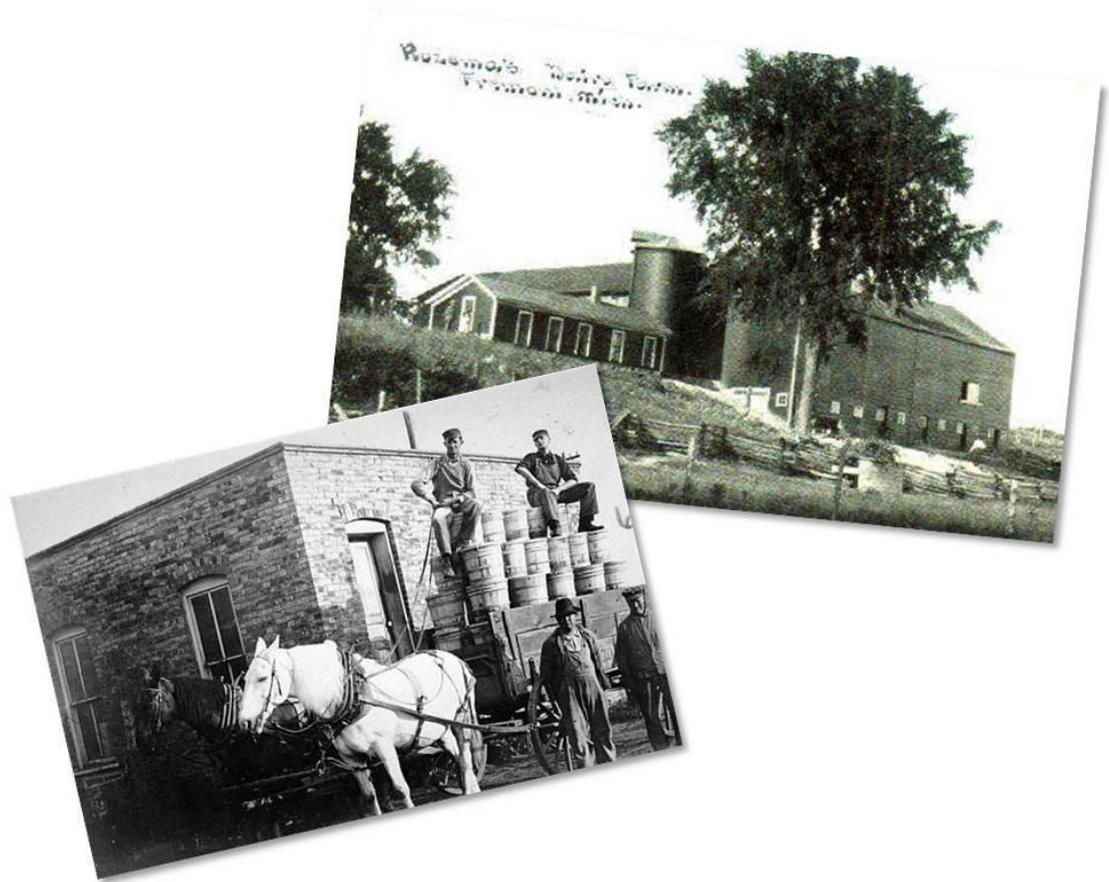
At first, the farms and dairy farms of the area supplied the local lumber camps and mills with vegetables, fruit, grain, hay, poultry, meat, milk and butter. The farms had a market for their cowhides at the tannery, to be made into leather. The cleared land was cheap and had good soil. The farmers were 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

The Fremont Community Joint Comprehensive and Growth Management Plan

Family or individuals operate the vast majority (89%) of farms in the County. Only about 5% of the farms are operated by a partnership and another 5% are operated by a corporation. Farming is the primary occupation for about 45% of the principal operators. The other 55% rely on another occupation for their primary source of income.

In total, Newaygo County farms provided 1,379 hired-worker positions with an associated \$12,586,000 (2012 dollars) payroll in 2012. The average net-cash income for a farm was \$24,478. 40% of County farms had a value of sales less than \$2,500 while 27% of County farms had a value of sales equaling \$25,000 or more.



10. Transportation

Road Traffic

As residential development in the Fremont community continues, additional traffic has been experienced on the local road network. According to the Institute of Transportation Engineers, each new residential housing unit constructed adds 10 vehicle trips per day to local traffic volumes.

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 planned to implement alternate truck routes to M-82.



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

Plans for northside and southside alternate/secondary truck routes were identified in the City’s previous Master Plans in 1970, 1981 and 2001.

Implementation of the alternate routes is nearly completed as the northside alternate route was recently finished and large portions of the southside route are complete (see Map 10.c for alternate routes).

The final step in the development of these two critical routes includes 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 this alternate route.

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 G for the Capital Improvement Project Schedule for fiscal years 2014-2018), and includes street resurfacing, reconstruction, construction, and sidewalk projects.

Road Hierarchy

The Fremont Community has a total of 221 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 County Local, 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.

Local Streets

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

Chart 10.1 Act 51 Classification

Classification	Miles
State Trunkline	18
County Primary	34
County Local	129
City Major	11
City Minor	18
Not Certified	11
Unknown	1
Total Miles	222

Chart 10.2 National Functional Classification

Classification	Miles
Not Classified	12
Rural Local	103
Rural Minor Collector	0
Rural Major Collector	14
Rural Minor Arterial	23
Urban Local	48
Urban Collector	5
Urban Minor Arterial	17
Total Miles	222

Bold = Federal-Aid Eligible

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 Federal Aid eligible 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. Phase 3 of the Path is being planned and will be constructed in the near future. When complete, the Town & Country Path will provide 25 miles of pathway. Map 11.b illustrates the location of the Town & Country Path.

Safe Routes to School

In 2011, the City of Fremont was awarded \$338,754 through the Michigan Safe Routes to School program spearheaded by the Michigan Department of Transportation and the Michigan Fitness Association. Completed in 2013, the program provided funding for new sidewalks, segments of a multi-use path, and installation of a bike lane. Furthermore, the program allowed



The Fremont Community Joint Comprehensive and Growth Management Plan

funding for bike racks, crossing guard equipment, and radar speed display equipment. The additions made through the Safe Routes to School program have made the Fremont community an even safer place to walk and bike.

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 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 2014 the City completed a Capital Improvement Plan for the airport (Appendix H). Planned Airport improvement projects from the Airport Capital Improvement Plan for the years 2015-2020 include runway rehabilitation and airplane hangar construction.



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 illustrates infrastructure expenditures, including those on the water and sewer systems between 2010 and 2014. 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 G provides a list of planned improvements to the water and sewer system.

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

Chart 11.1 Infrastructure Expenditures (2010-2014)

Utility System	\$1,163,112.00
Major Streets	\$2,541,015.00
Local Streets	\$454,267.00
Sidewalks	\$361,301.00
Town & Country Path	\$143,851.00
Airport	\$448,686.00
Total	\$5,112,232.00

Source: City of Fremont

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 22 part-time on-call firefighters that have each completed a minimum of 240 hours of training. The

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department's equipment includes 10 emergency vehicles.

Police

The City of Fremont has seven 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:^{vi}

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

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 27th 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.

Fremont Police Department Triathlon – The Fremont Police Department sponsors an annual triathlon to promote fun, camaraderie, and physical activity within the community.

Medical

Spectrum Health Gerber Memorial Health Services provides the only hospital in Newaygo County. The hospital was established in 1918 and has since grown into a 49-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,



The Fremont Community Joint Comprehensive and Growth Management Plan

birthing center, emergency care, and occupational medicine.

Spectrum Health 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.^{vii}

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 people within the Fremont Public School District, the City of Fremont, Dayton Township, and Sheridan Charter Township. The library has over

96,000 physical items with an additional 18,000 e-books and downloadable audiobooks. The library serves the area with a total circulation of about 132,000 items annually. Services provided by the district library include the following:

- *Computers and wireless internet access*
- *Online magazines*
- *eBooks and downloadable audiobooks*
- *Photocopier*
- *Microfilm reader/printer*
- *Children's game computers*
- *Story times*
- *Craft days*
- *Reading programs for all ages*
- *Computer training classes*
- *Live @ the Library – a cultural series of programs*
- *Audio books*
- *Large print books*
- *Music CD's*



- DVD's
- Quiet study rooms
- Interlibrary loan
- Local history information
- Non-profit Resource Library and Information Center

Schools

The Fremont Public School system has five schools in the district, as shown on Chart 11.2. There is one high school, one middle school, two 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 2,250 students attending district schools and 260 students attending private schools.

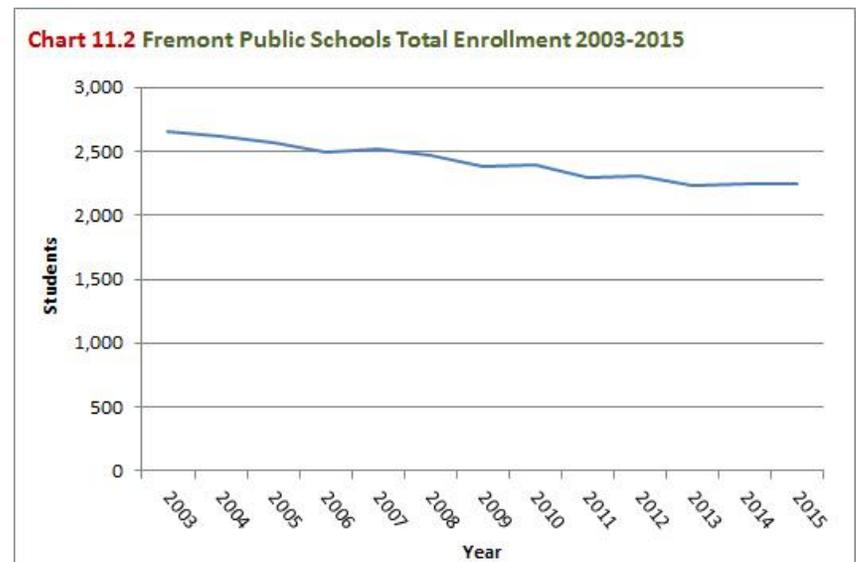
The area's private schools provide an education option that includes religious education in addition to a standard curriculum. The area's private schools include the Fremont Christian Elementary and Junior High Schools, Newaygo County Baptist Academy, Faith Christian School, and the Seventh Day Adventist 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."^{viii} The Career Tech Center is a part of the Newaygo County Regional Educational Service Agency (NCRESA).

In the fall of 2014, NCRESA purchased the former Providence Christian High School, which closed in 2013. The building now serves as the Regional Center for AgriScience and Career Advancement and provides classes and

training in a number of areas relating to agriculture, food, and natural resources. In addition to NCRESA's AgriScience program, the facility also houses Baker College's Fremont Campus, a Michigan State University Extension office, and the Michigan Works! West Central Service Center.

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 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. The new, 190,000 square foot High School building was completed in August of 2012. The new school is located on Warner Avenue and near Fremont Middle School. The facility incorporates the latest in available technology and includes two gymnasiums, a media center, and an agricultural center that offers classes in landscaping, animal husbandry, wildlife studies, and agriculture.

The design of Fremont Public High School addresses access management issues, green space, energy efficiency, safety/security needs, efficient use of resources, sound utility connections.



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.

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Additionally, the design incorporates some of the Smart Growth Principles (e.g., creating walkable communities) promulgated by this Comprehensive Plan. The new facility is planned to not only serve the current student population, but accommodate the potential 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 Nestlé/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.

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 Nestlé/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. During the Fall Harvest Festival, "hay art," or large-scale art pieces made of hay bales by local businesses, is also placed throughout the City.

Churches

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



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>*

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.

True North

True North, 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. True North 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 Fremont Community Recreation Authority (FCRA) was established in 2013 by the City of Fremont, Sheridan Charter Township, Dayton Township, and Sherman Township. Upon its establishment, the FCRA adopted the existing *Fremont Area Recreation Master Plan*. The Plan provides a description of the recreational facilities that are located within the community and strategies for the continued provision of recreational opportunities to area residents. The following is an overview of the Community's recreational assets.



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.

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 99 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.

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.

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.

Other Community Parks and Recreation Facilities

A number of additional parks are located within the community and help serve the recreation needs of residents and visitors. The following parks provide a variety of active and passive recreational



opportunities. Map 11.C shows the locations of parks and recreational facilities within the City of Fremont.

- Club View Park
- Beebe's Natural Park
- Fremont Avenue Tot Lot
- Cherry Hill Park
- Fremont Skate/Bike Park
- Fremont Industrial Park – Natural Outlots
- Fremont Dog Park

The Fremont Public Schools also play a significant role in the provision of recreational opportunities within the Fremont Community. The schools provide community members access to ball fields, athletic courts, playgrounds, and picnic areas. In particular, the Pine Street Athletic Complex (a 16+ acre site), provides a football stadium, locker rooms, public restrooms, and a concessions building. A six-lane track also circles the football field and football and t-ball practice fields are located near the stadium.

The recently established Fremont Community Recreation Authority

manages many of the facilities, courts, and athletic fields within the community. The Fremont Community Recreation Center houses a pool, weight room, and fitness studio for community use. The Authority manages the Center and provides a number of classes and activities for both youth and adults. Classes and activities provided include swimming lessons, indoor golf lessons, Zumba, yoga, basketball and volleyball leagues, and other sporting and exercise activities.

The Fremont Community is also home to a number of private golf courses that offer residents and visitors a range of golfing experiences from full 18-hole courses to a 9-hole par-three course.

12. Public Survey - 2008

Methodology

In 2008, 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.”^{ix}

Category	Percentage
Residence	93% Year round resident
Household	52% Two-person household
Tenure	95% Property owner
Voter Status	93% Registered owner
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 old

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.

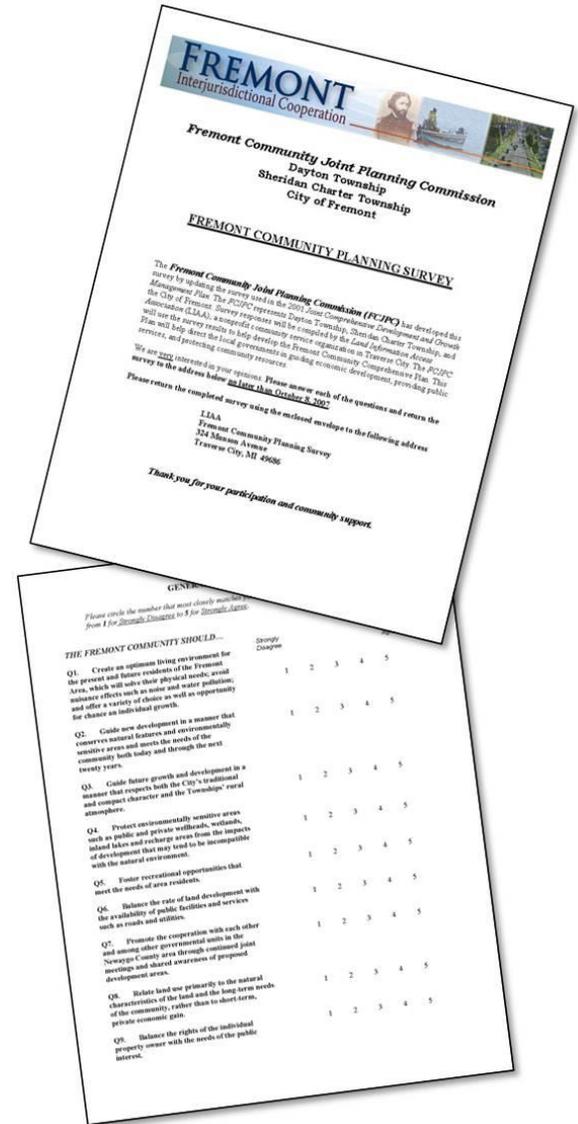
While agricultural preservation seems to be highly encouraged by the community, many respondents suggested that some non-agriculture uses within agriculture districts would be acceptable. These uses include commercial recreation areas, such as golf courses and riding stables; lodging facilities, such 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 48th.

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



The Fremont Community Joint Comprehensive and Growth Management Plan

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:^x

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: Continue to Provide and Maintain 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: Continue 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: Meet the needs identified in the Target Market Analysis conducted in 2014

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

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

Strategy: Maintain and enhance 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: Continue to encourage installation of trees and other green infrastructure to provide shelter, beauty, urban heat reduction, and separation from automobile traffic

Strategy: Continue developing walking awareness for community health and transportation through promotion of paths and trails

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, such as the Rotary Foundation and the Lions Club, 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 and the Adopt-A-Block program.

Strategy: Start a Citizen Planner Program to involve the public, specifically the

youth, in the planning process that is county wide

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: Maintain specific ordinance standards for home-based businesses to help preserve the character of existing residential areas

Strategy: Maintain 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: Direct large-scale development to appropriate areas based on well-documented demand.

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 historic designation for a site or structure is plausible

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"

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 continue the development of the Town & Country Path

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 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: Improve the pre-application process 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: Continued 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: Continue to 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: 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 (2012) to help

prevent sources of contamination from reaching the water supply

Strategy: Provide incentives, such as density bonuses, 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

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

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) and Transfer of Development Rights (TDR)

Strategy: Educate the public on farmland preservation methods (e.g. PDR, TDR) 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

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

Strategy: Continue cost sharing on roads in inter-jurisdictional areas.

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, DDA Development Plan, and the LDFA Development Plan to enhance the commercial business district

Strategy: Maintain 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 and 425 agreements, that help direct development towards the City

Strategy: Establish benchmarks to evaluate planning and zoning impact by using the Smart Growth Readiness Assessment Tool (SGRAT)

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 Nestlé/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 Fremont Community Joint Zoning Ordinance.

Joint Zoning Ordinance

The Fremont Community Joint Zoning Ordinance (FCJZO, or JZO) was adopted

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

Future Land Use Map Designation	Zoning District	Future Land Use Map Designation	Zoning District
Residential Land Uses	Residential District	Commercial/Office Land Uses	Commercial Districts
Rural Residential	Agriculture Residential - AG-3	Downtown	Downtown Commercial - C-1
	Low-Density Residential - R-1		Urban Commercial - C-2
	Medium-Density Residential - R-2		
Suburban Residential	Medium-Density Residential - R-2	General Office/Commercial	Urban Commercial - C-2
	Low-Density Residential - R-1		Rural Commercial - C-3
	Agricultural Residential - AG-3		Estate Residential - R-3
	Estate Residential - R-3		Medium-Density Residential - R-2
Urban Residential	Estate Residential - R-3	Local Office Commercial	Downtown Commercial - C-1
	Neighborhood Residential - R-4		Urban Commercial - C-2
	Mixed-Use - O-MU		Rural Commercial - C-3
	Medium-Density Residential - R-2	Mixed Use	Mixed Use - O-MU
	Institutional - O-INS		Institutional - O-INS
Multiple Family Residential	Multiple Family Residential - R-MF		Urban Commercial - C-2
			Downtown Commercial - C-1
Manufactured Home Park	Manufactured Home Park - R-MHP	Industrial Land Uses	Industrial Districts
Lakefront	Lake Residential - R-L	Industrial/Technology	Industrial District - O-IND
	Waterfront Overlay - R-WO		Institutional - O-INS
	Institutional - O-INS	Institutional Land Uses	Institutional Districts
Agricultural Land Uses	Agricultural Districts	Public	Institutional - O-INS
Agricultural	Agricultural Preservation - AG-1		Estate Residential - R-3
	General Agricultural - AG-2		Neighborhood Residential - R-4
	Agricultural Residential - AG-3		Mixed Use - O-MU
			Urban Commercial - C-2
			General Agricultural - AG-2
Reeman Area	Zoning Districts		
	Medium-Density Residential - R-2	Recreation	Institutional - O-INS
	Rural Commercial - C-3		Urban Commercial - C-2
			Estate Residential - R-3
			Downtown Commercial - C-1
			Medium-Density Residential - R-2

by the City of Fremont, Dayton Township, and Sheridan Charter Township and became effective on January 7, 2013, granting the Fremont Community Joint Planning Commission review authority over planning and zoning within the three jurisdictions. Upon adoption of the FCJZO, the three municipalities also disbanded their individual Zoning Boards of Appeal and formed a Joint Zoning Board of Appeals (JZBA). The City of Fremont, Dayton Township, and Sheridan Charter Township utilize the FCJZO to guide and direct development within the community.

Zoning Districts

The City of Fremont, Dayton Township, and Sheridan Charter Township utilize the Fremont Community Joint Zoning Ordinance to guide and direct development within the community. Following are the general purposes and intents of the zoning districts within the joint planning area

Zoning Districts

The Fremont Community Joint Zoning Ordinance has twenty-one (21) zoning districts that dictate land use, site design, building design, and other standards for properties within the community. The Ordinance contains five (5) form-based districts that 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 Community Joint Zoning Ordinance are as follows:

Form-based Zoning Districts

- Downtown Commercial District (C-1)
- Urban Commercial District (C-2)
- Estate Residential District (R-3)
- Neighborhood Residential District (R-4)
- Mixed-Use District (O-MU)
- Airport Overlay District (O-AO)
- Access Management Corridor Overlay District (O-AMC)

- Work/Live Overlay District (O-WL)
- Planned Unit Development District (PUD)

Traditional Zoning Districts

- Agricultural Preservation District (AG-1)
- General Agricultural District (AG-2)
- Agricultural Residential District (AG-3)
- Rural Commercial District (C-3)
- Low Density Residential District (R-1)
- Medium Density Residential District (R-2)
- Multiple Family Residential District (R-MF)
- Manufactured Home Park District (R-MHP)
- Lake Residential District (R-L)
- Waterfront Overlay District (R-WO)
- Institutional District (O-INS)
- Industrial District (O-IND)

The purpose and intent of each district within the FCJZO are as follows:

Downtown Commercial District: The regulations applicable to Downtown Commercial District 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.

Urban Commercial District: The regulations applicable to the Urban Commercial District 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 Urban Commercial 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.

Estate Residential District: The Estate Residential District is comprised of residential neighborhoods on larger lots, located in areas of the City 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 Residential District: The Neighborhood Residential 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. These areas reflect what is known as Traditional Neighborhood Design (TND). The Neighborhood Residential 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.

Agricultural Preservation District: This District is intended primarily to conserve and protect prime agricultural lands for farming and agricultural uses. 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. The District is established to preserve large, contiguous blocks of agricultural land. It allows maximum freedom of operations for agricultural pursuits by protecting such uses from encroachment of non-agricultural uses. Non-agricultural uses are substantially precluded, and severe restrictions are imposed on allowed development, including new single-family dwellings. While most of the areas included in this zoning district are crop land, the district may also include lands which are presently or may in the future appropriately be used for other types of

agricultural production, including livestock production. 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 Fremont community residents.

General Agricultural District: This District is comprised of those areas where agricultural production and other rural-type activities exist and should be preserved or encouraged as the principal land uses within the foreseeable future. Large vacant areas, fallow land and wooded areas are also included in this District. The regulations of this District are designed to stabilize and protect the essential characteristics of the District without unduly restricting its use solely to that of an agricultural nature; however, large non-agricultural uses, such as housing developments and subdivisions, are discouraged from locating in this district, to minimize conflicts between agricultural production and non-

agricultural uses, and also to preserve an agricultural land base for the production of a food supply. To these ends, development is limited to a low concentration and to those uses which would not be detrimental to future development.

Agricultural Residential District: The regulations of the Agricultural 3 District recognize lands that retain a relatively high proportion of agriculture and open space use but due to urban proximity, population growth, soil characteristics and related factors, experience on-going transition to non-farm low-density residential development. This District is composed of land presently of a rural residential character where large lot single-family residential development has occurred or is likely to occur which does not require urban services such as municipal water supply or sanitary sewer access. However, agricultural activities and many of the uses provided for in other agricultural districts are permitted as well. Therefore, it is the intent that areas developed are done so as to buffer higher

intensity urban uses from more intense agricultural activities, which generally would be located in adjacent Agricultural Districts.

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 municipal public utilities. The Rural Commercial District has been identified as an area within the Fremont community that is available for small commercial activities that do not require municipal public utilities and are oriented to low volume commercial uses. 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.

Low Density Residential District: The regulations of the R-1 District 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 this District 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 an Agricultural District.

It is the intent of this District 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 the rural character and minimize the impacts of large developments in a rural setting.

Medium Density Residential District: The regulations of the R-2 District 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 this District is primarily for single-family

residential use on land where public services should be available in the near future.

It is the intent of this District 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 the rural character and minimize the impacts of large developments in a rural setting.

Multiple Family Residential 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 urban in nature and harmonious with adjacent properties.

Manufactured Home Park District: A new Manufactured Home Park District may be established by amendments to the official zoning in accordance with the procedures, requirements, and limitations set forth in the Zoning Act and this Ordinance. Manufactured home

communities, with accessory uses permitted in this section, may be established and shall be operated subject to the requirements and imitations 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.

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

It is the intent of this District 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 the rural character and

minimize the impacts of large developments.

Waterfront Overlay District: It is the intent of the Waterfront Overlay District to provide regulations in addition to those contained in the underlying Zoning District pertaining to lands located along the waterfront and shoreline areas. The purpose of these regulations is to recognize the unique physical, economic and social attributes of waterfront and shoreline properties and to ensure that the structures and uses in this District are compatible with and protect these unique attributes.

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, governmental 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.

Airport 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.

Access Management Overlay District: The Access Management Overlay District is intended to preserve and/or improve the safety and efficiency of all methods of transportation along the M-82 and M-120 corridors within the Fremont Community with the exception of parcels in the Downtown Commercial and Urban Commercial districts.

Work/Live Overlay District: The Work/Live Overlay District is intended to provide for the development of new structures, or the rehabilitation of existing buildings, that will incorporate both living and working spaces but primarily function as working spaces. The district enhances flexibility in the design and use of structures while preserving the character of the base districts.

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

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 article of the zoning ordinance. The Zoning Ordinances also address signs, landscaping, parking and the like for developments in the respective districts.

Toolbox

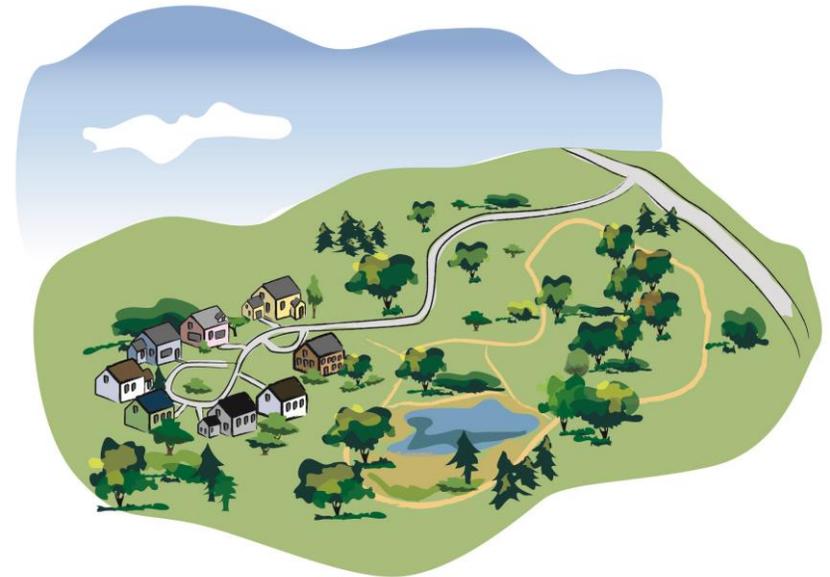
The purpose of this section is to provide more detailed information on several tools that were listed in the Goals, Objectives and Strategies portion of this Plan. The Toolbox is a collection of techniques that support *Smart Growth* and will ultimately help the community achieve their vision. It is 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.



Community Resilience

Why: Through community-wide planning, resilient communities actively cultivate their abilities to recover from adverse situations and events, working to strengthen and diversify their local economies and communications networks, increase social capital and civic engagement, enhance ecosystem services, improve human health and social systems, and build local adaptive capacity.

What: Community Resilience can be described as the capability of a community to withstand and recover from a shock or serious misfortune without permanent disruption. Communities that are resilient are able to learn from adversity and adapt quickly to change. Resilience includes adaptive capacity. Adaptation is a critically important part of resilience because it allows us to prevent further harm from disasters and disruptions while making the most of the new conditions. By adapting rapidly to changing circumstances, communities may not only survive challenges, but thrive.

How: Communities interested in becoming more resilient assess their vulnerabilities and make action plans to reduce their sensitivities and exposures to hazards of all kinds. For example, local governments can improve building standards to reduce heating and cooling challenges posed by severe temperature swings (cold and hot). Improvements in social cohesion and civic engagement also improve community resilience, by increasing the capacity of volunteer organizations and providing more secure neighborhoods, among other things. Planning processes can help increase civic engagement by improving communications and cooperation between cultural and service organizations and assuring more effective community projects.

To improve economic resilience, communities can work to encourage and support local production of goods and supplies, increasing self-reliance and reducing the flow of funds out of the community. Programs to encourage local investing and entrepreneurship have been helpful in building both employment and production capacity. Local investments, consumption of locally produced products, and locally owned businesses all help to diversify the community's economy, giving it greater resilience.

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.”^{xi}

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

Placemaking

Why: Communities use placemaking to foster a unique sense of place and distinct identity to improve the quality of life for those who live, work, play, and shop there. Creating a unique sense of place can also help a community attract and maintain population and improve its economic viability.

What: Placemaking is both a process and tool, by which we collectively design and manage elements of the public realm (markets, waterfronts, squares, streets, parks, neighborhoods, and downtowns, etc.) to create places that are appealing, accessible, comfortable, and support social activity. Placemaking helps to define the pattern and use of the built environment and the manner and ease with which people are able to access, connect, and move around in it. Placemaking can also help build and enhance sense-of-place by creating spaces that encourage social interaction and support interesting activities.

How: Placemaking is not a new term or community development tool. In fact, placemaking activities have been taking place in Fremont for many years. Examples of past placemaking projects include the construction of the Fremont Farmers’ Market pavilion and the Fremont Public Art Program. Strategic placemaking improvements for small towns and cities include creating a wider range of entertainment and dining options; providing entrepreneurship and incubator services; creating more bike paths and links to parks, green spaces, and waterways;

maintaining good schools; providing a wide range of activities for youth and families; maintaining good shopping areas; constructing small mixed-use developments in key activity locations; and developing regional nodes of activity.

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 19th and 20th 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



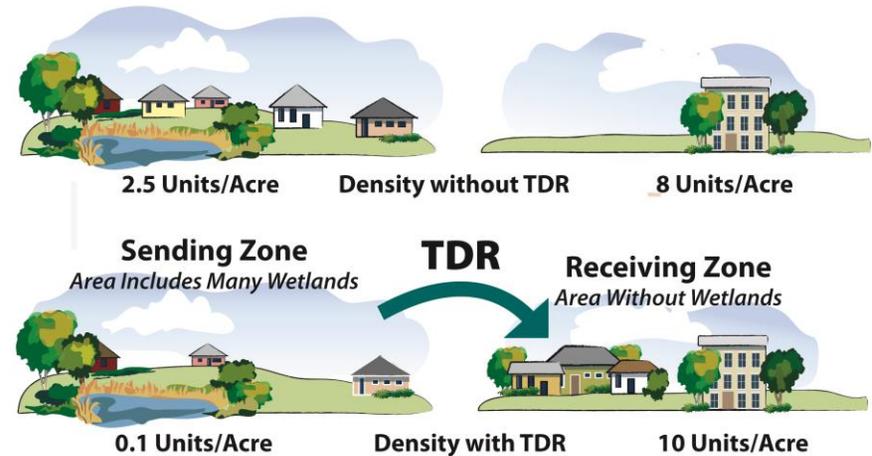
incorporated into the municipality's zoning ordinance, including planned urban development (PUD) regulations. A relatively new type of zoning ordinance, called a *form-based code* places particular emphasis on design standards or the *form* of new structures.

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).

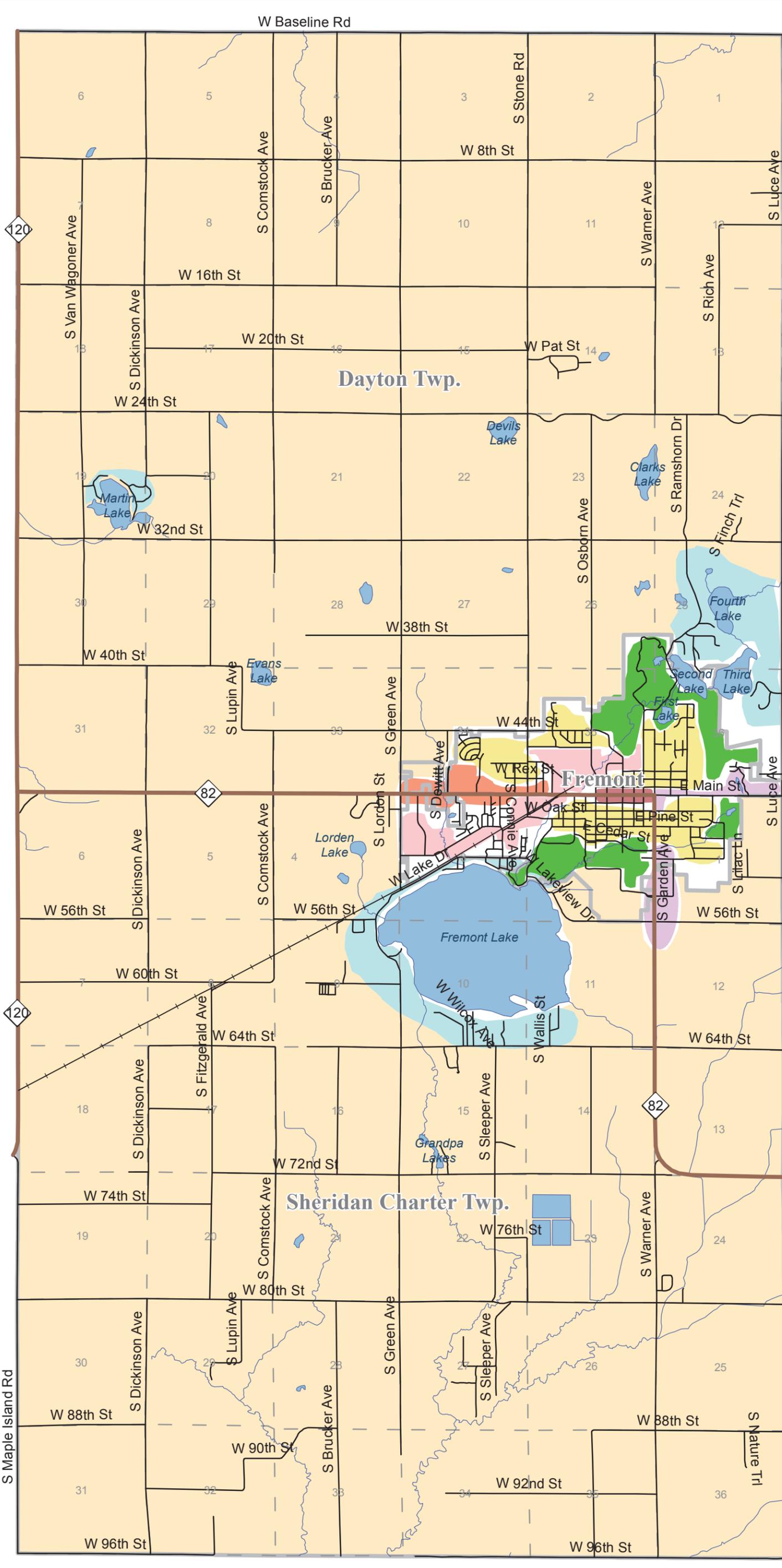
How: The community must first identify which sites are eligible to be *sending* parcels and those eligible to be *receiving* parcels. *Sending* parcels are parcels that the community wishes to protect and *receiving* parcels are parcels designated for future growth. When the development rights are purchased 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.



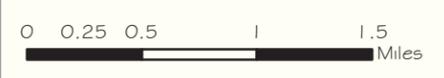
References

- ⁱ Michigan Planning Enabling Act, Act 33 of 2008
- ⁱⁱ Wantz, Terry, *The First 150 Years, the Early History of Fremont, Michigan*
- ⁱⁱⁱ McGinnis, Carol, *Michigan Genealogy, Sources and Resources*, Genealogical Publishing Com, 2005
- ^{iv} 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.
- ^v MDEQ website, http://www.michigangovdeq/0,1607,7-135-3313_3687-24312--,00.html
- ^{vi} City of Fremont website, http://www.cityoffremont.net/web/police_community.htm
- ^{vii} Tamarac Center for Health and Well-Being website, <http://www.tamaracwellness.org/html/about.html>
- ^{viii} Fremont Area Chamber of Commerce website, <http://www.fremontcommerce.com/about/Schools.php>
- ^{ix} 2001 Joint Comprehensive Development and Growth Management Plan, pg. 53
- ^x Burchell, et al, 1998; Forman, et al, 2003; Litman, 2004; USEPA, 2004; Litman, 2004; compiled by Victoria Transport Policy Institute <http://www.vtpi.org/tdm/tdm38.htm>
- ^{xi} Michigan State Historic Preservation Office Manual for Historic and Architectural Surveys in Michigan.

Fremont Community Community Subareas



- State Highway
- Roads
- Railroad
- Jurisdiction Boundary
- Section Line
- Lakes
- Streams
- East Main Street / Stewart Ave. Corridor Area
- Central Business District Area
- Industrial Areas
- Lakeside Resort Residential Areas
- Public / Semi Public Areas
- Residential Neighborhood Areas
- Rural Township Areas
- West Main Street / M-82 Corridor Area



Sources:
Newaygo County GIS
Michigan Center for Geographic Information,
Department of Information Technology

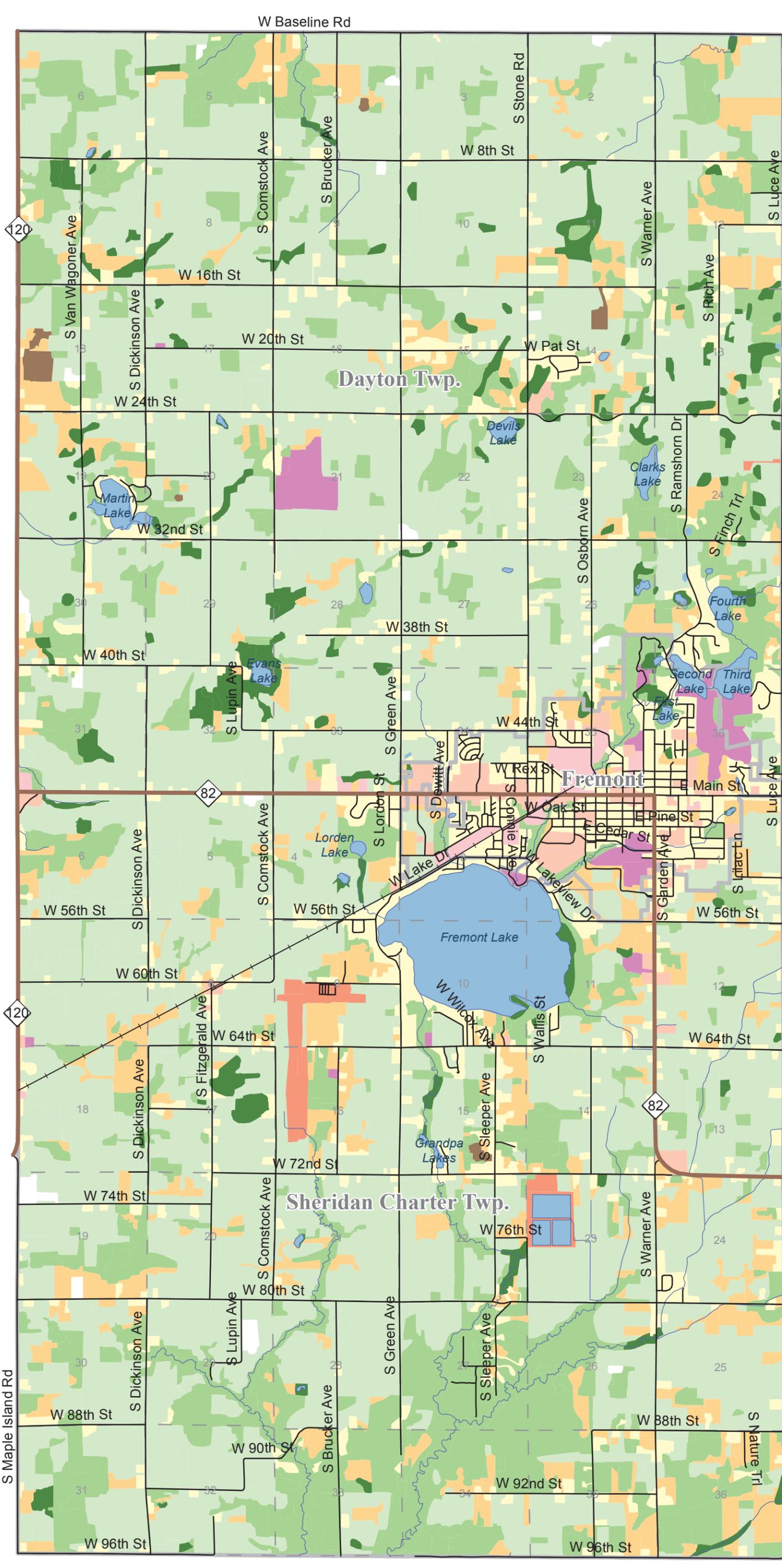
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Community Subareas
4.a

Fremont Community 2005 Land Use



- Railroad
- State Highway
- Roads
- Jurisdiction Boundary
- Section Line

- Lakes
- Streams

Land Use Categories

- Residential
- Commercial
- Industrial
- Transportation, Communication, Utilities
- Extractive
- Outdoor Cultural, Recreation
- Agricultural
- Non-Forest
- Upland Forest
- Water
- Wetlands



Sources:
Newaygo County GIS

Michigan Center for Geographic Information,
Department of Information Technology

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Fremont Community: 425 Agreement

5.b

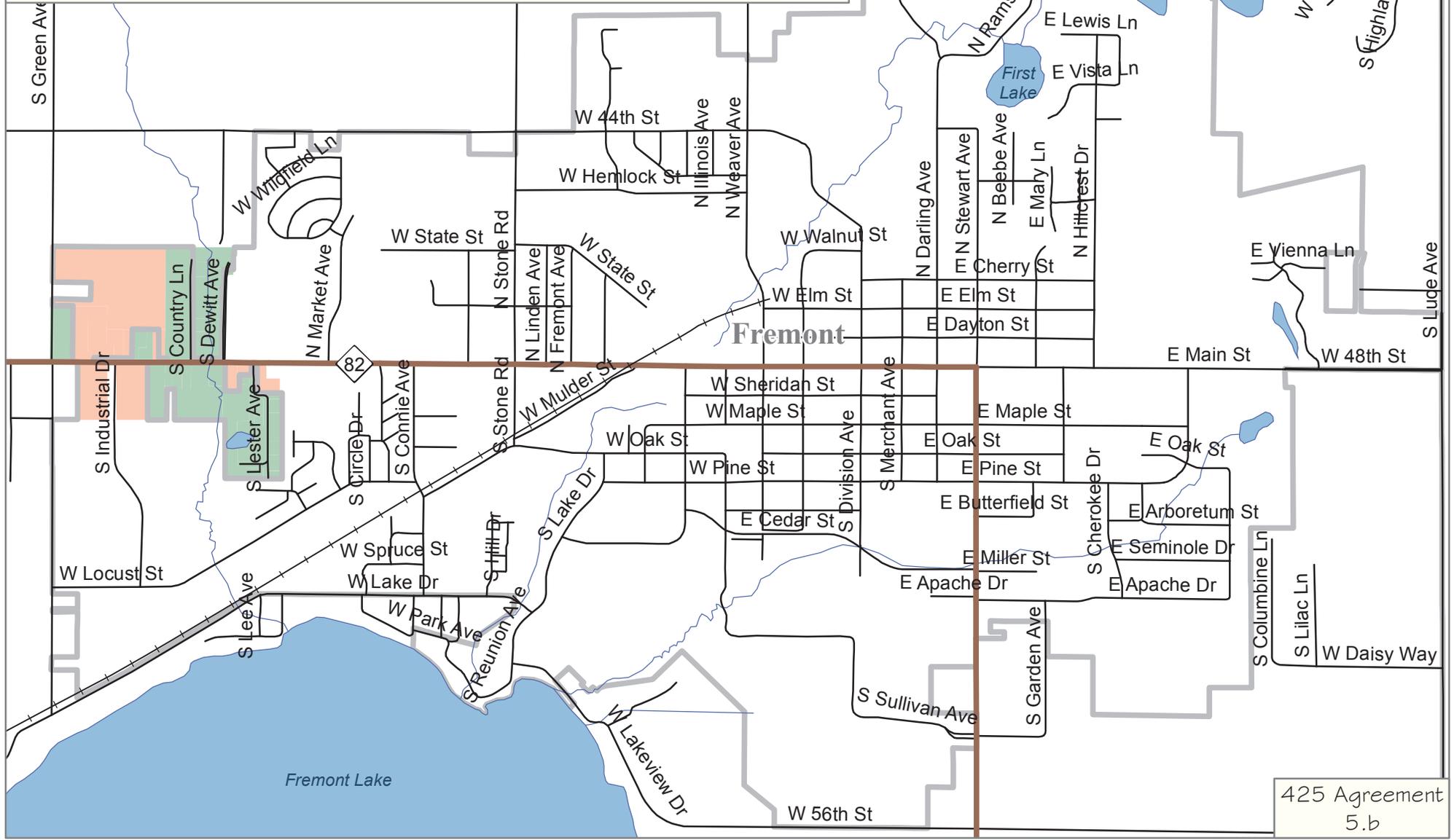
- State Highway
- Jurisdiction Boundary
- 425 Phases
- Roads
- Lakes
- 1
- Railroad
- Streams
- 2

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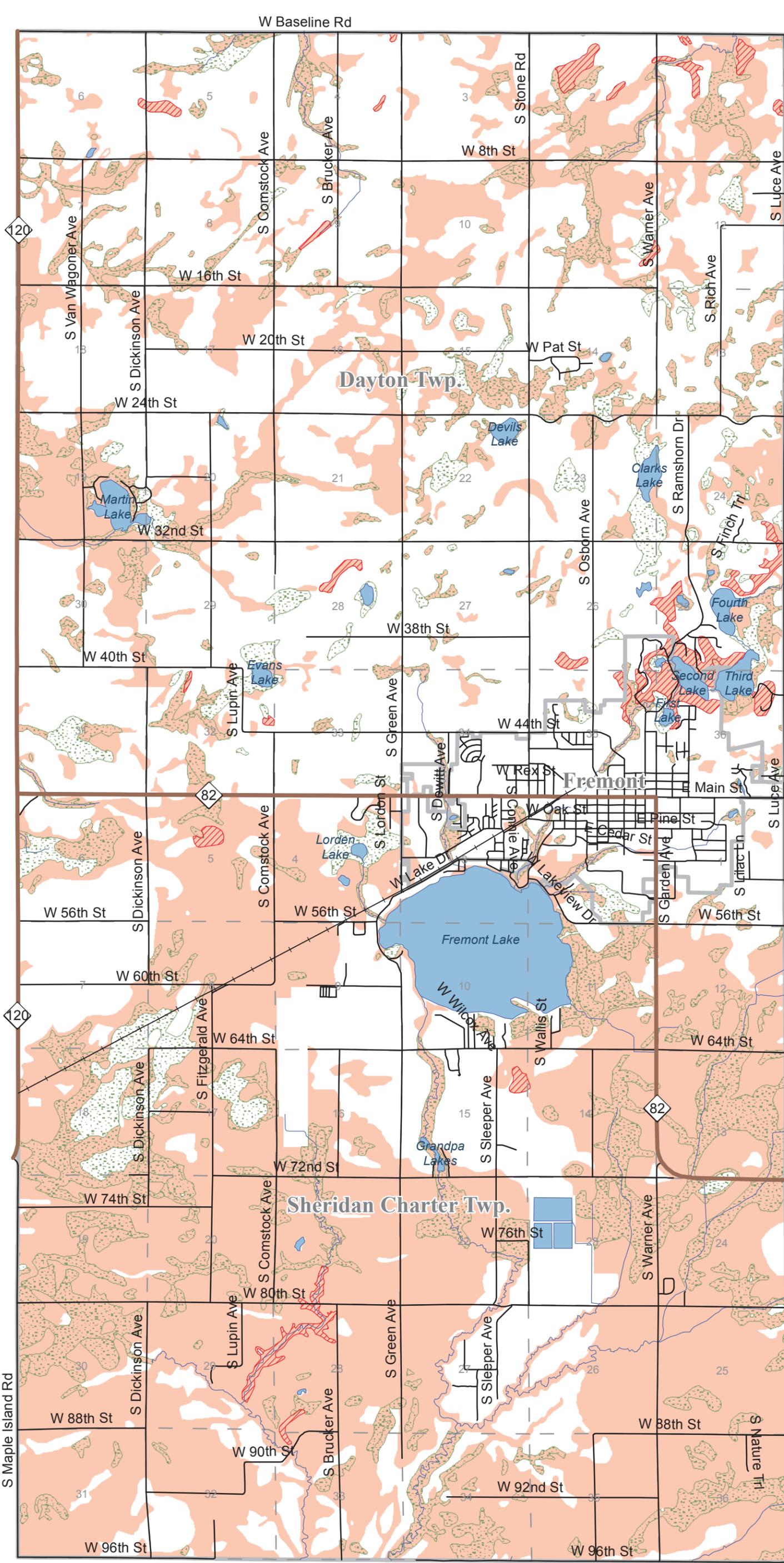
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Source:
 Michigan Center for Geographic Information,
 Department of Information Technology



Fremont Community Soil Constraints (Based on Soil Survey Only)



- +— Railroad
- State Highway
- Roads
- Streams
- Section Line
- Lakes
- Jurisdiction Boundary
- ▨ Steep Slopes (> 12%)
- ▤ Hydric Soils
- Severe Constraint for Developments

Severe building constraints indicate that soil properties or site features are so unfavorable or difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required. Special feasibility studies may be required where the soil limitations are severe.



Sources:
Newaygo County GIS

Soil Survey of Newaygo County, Michigan,
United States Department of Agriculture,
Soil Conservation Service and Forest Service

Michigan Center for Geographic Information,
Department of Information Technology

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Fremont Community Prime Farmland (Based on Soil Survey Only)

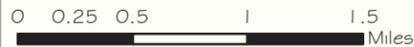
-  State Highway
-  Roads
-  Railroad
-  Jurisdiction Boundary
-  Section Line
-  Lakes
-  Streams

Farmland Classification by Soil Type

-  Prime farmland
-  Farmland of local importance
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Not prime farmland

Prime farmland, as defined by the U.S. Dept. of Agriculture, is the land that is best suited to feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. These soils have an adequate and dependable supply of moisture from precipitation or irrigation.

Farmland of Local Importance is either currently producing, or has the capability of producing in a way that is important to the local economy, but doesn't meet all of the criteria of Prime Farmland.



Farmland Classification identifies map units as prime farmland, farmland of statewide importance, or farmland of local importance. Farmland classification identifies the location and extent of the most suitable land for producing food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the Federal Register, Vol. 43, No. 21, Jan. 31, 1978.

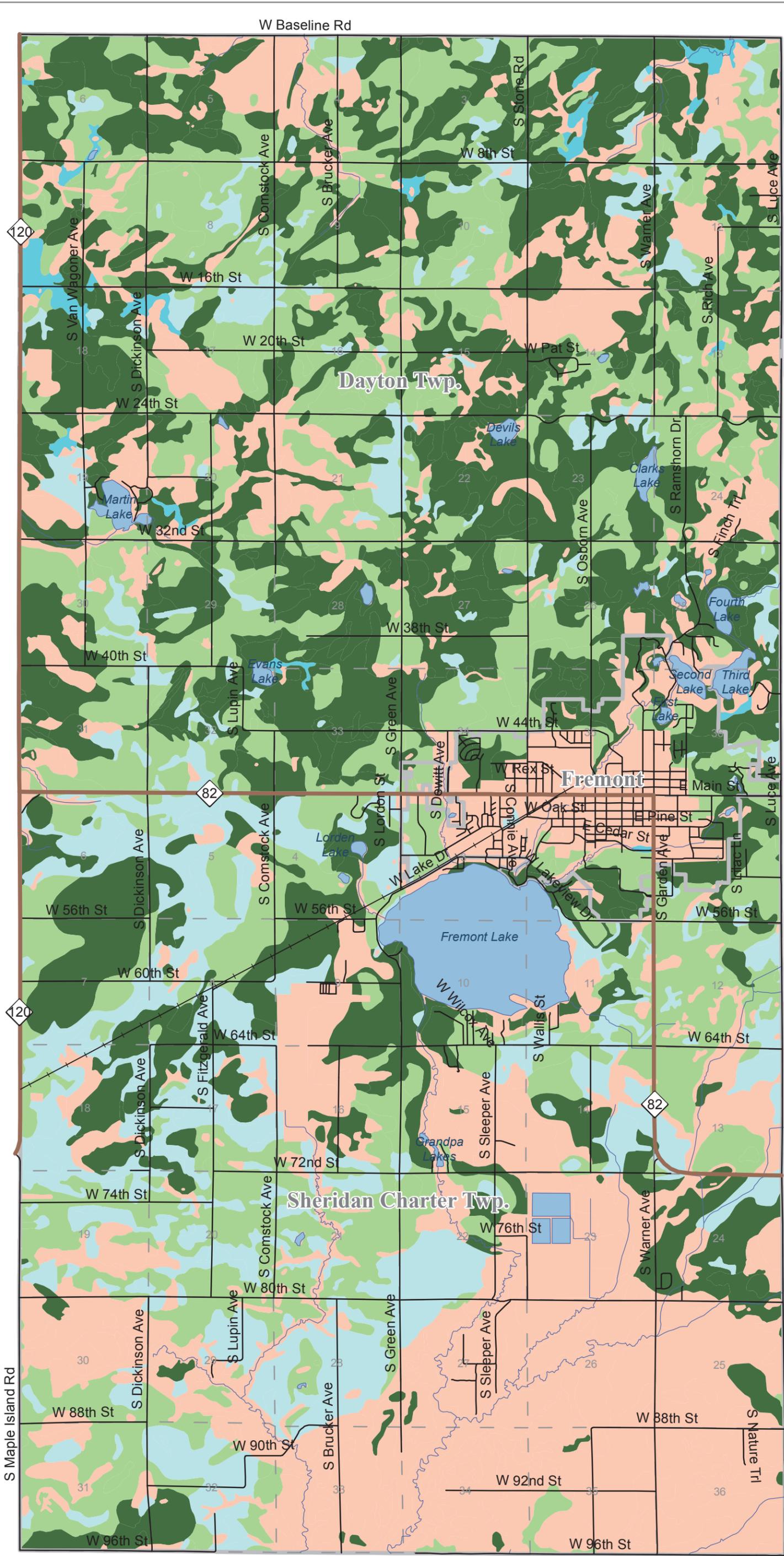
Sources:
 Newaygo County GIS
 Soil Survey of Newaygo County, Michigan, United States Department of Agriculture, Soil Conservation Service and Forest Service
 Michigan Center for Geographic Information, Department of Information Technology

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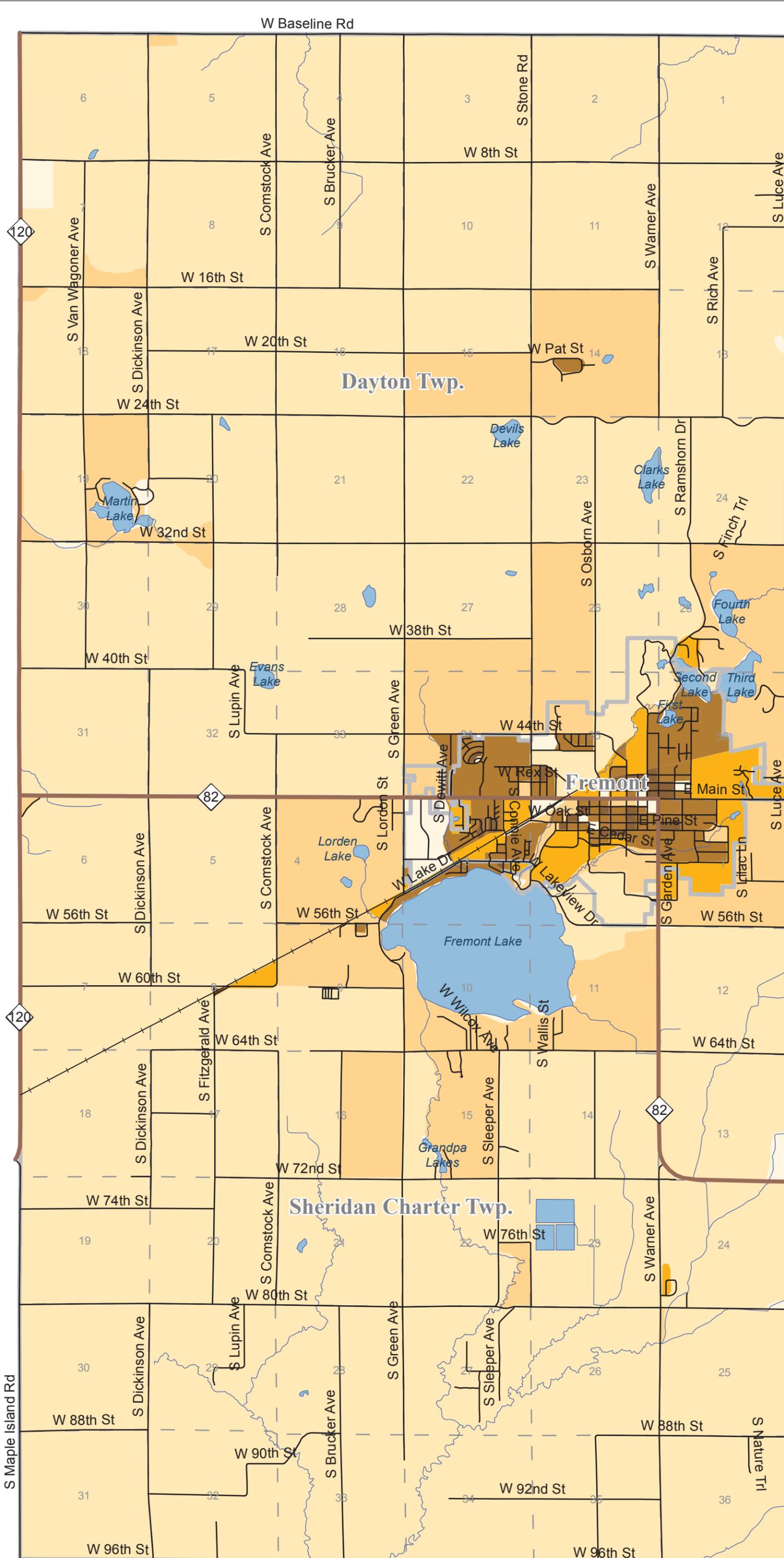
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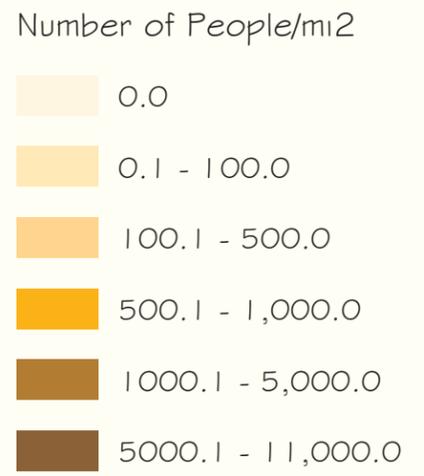
Prime Farmland
6.d



Fremont Community Population Density in 2000



- State Highway
- Roads
- Railroad
- Jurisdiction Boundary
- Section Line
- Lakes
- Streams



Persons per square mile is the average number of inhabitants per square mile of land area. These figures are derived by dividing the total number of residents by the number of square miles of land area in the specified geographic area.

This map uses census blocks as the geographic unit of measurement. Census blocks are areas bounded on all sides by visible features, such as streets, roads, streams, and railroad tracks, and by invisible boundaries, such as city, town, township, and county limits, property lines, and short, imaginary extensions of streets and roads. Generally, census blocks are small in area; for example, a block bounded by city streets. However, census blocks in sparsely settled areas may contain many square miles of territory.



Sources:
Newaygo County GIS

Michigan Center for Geographic Information,
Department of Information Technology

U.S. Census Bureau

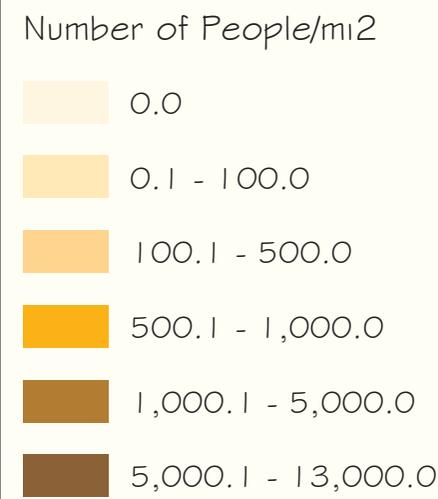
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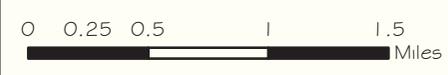
Fremont Community Population Density in 2010

- State Highway
- Roads
- Railroad
- Jurisdiction Boundary
- Section Line
- Lakes
- Streams



Persons per square mile is the average number of inhabitants per square mile of land area. These figures are derived by dividing the total number of residents by the number of square miles of land area in the specified geographic area.

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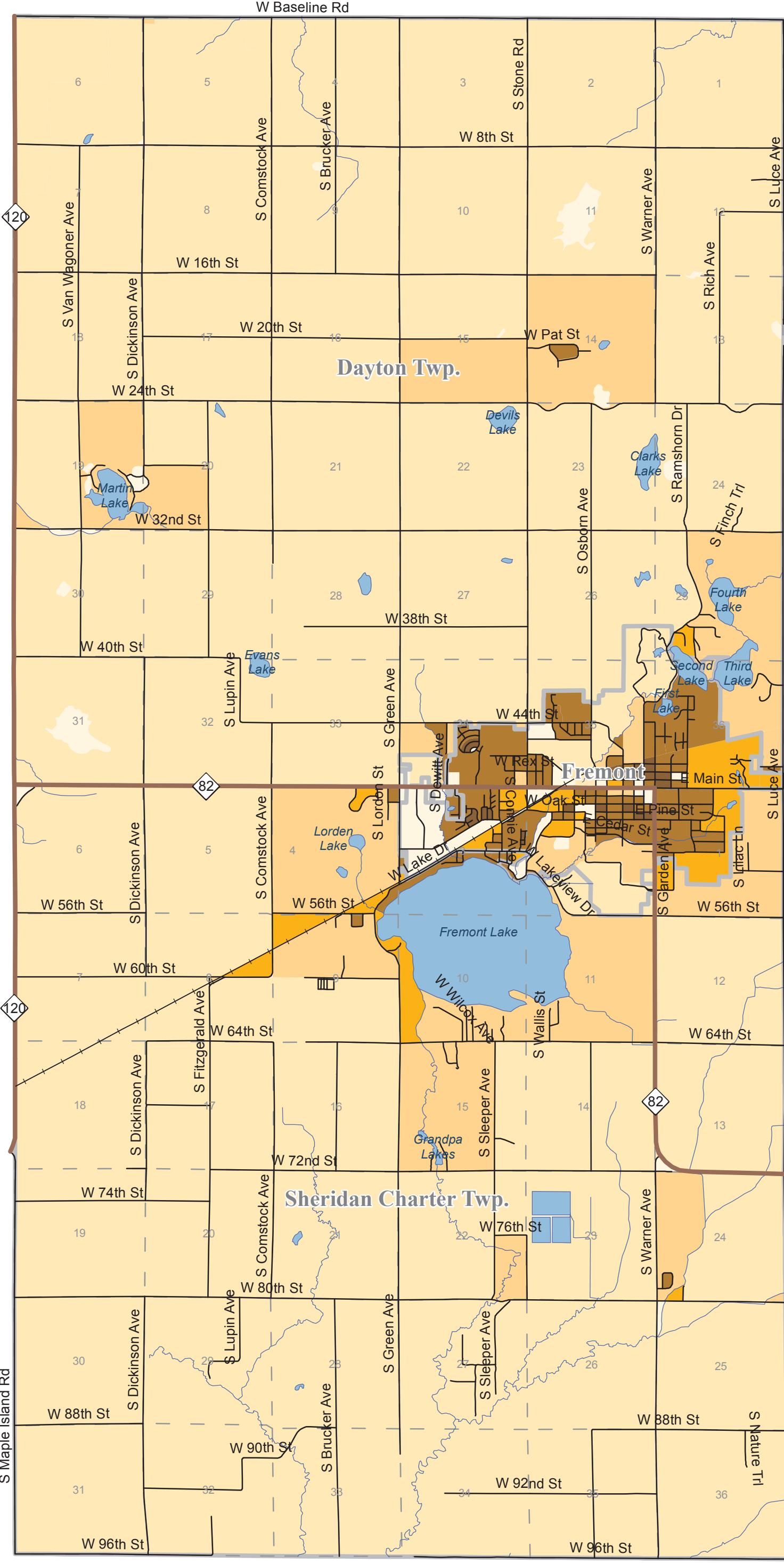


Sources:
Newaygo County GIS
Michigan Center for Geographic Information,
Department of Information Technology
U.S. Census Bureau

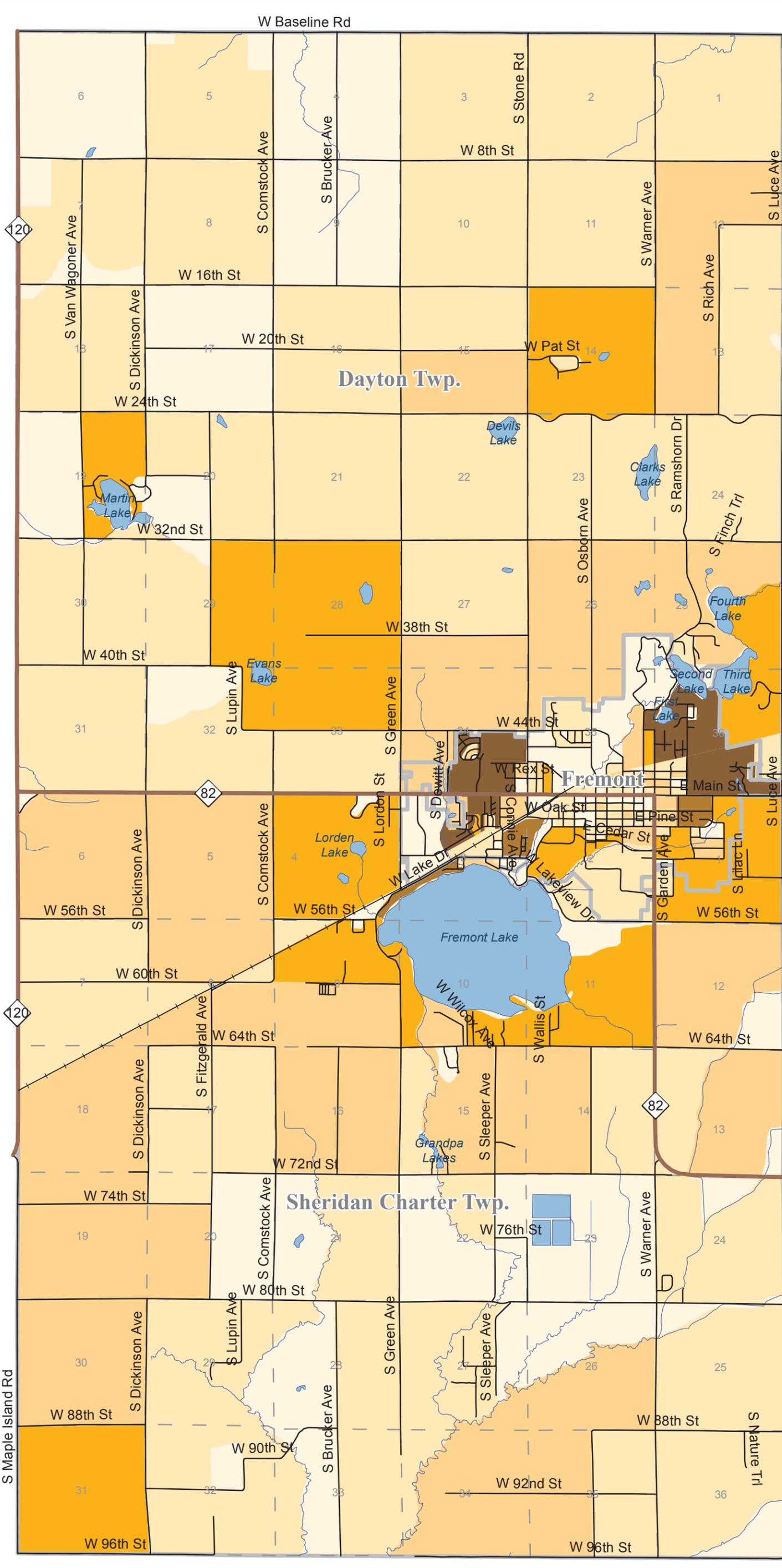
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Map Produced September 2015 by:

LIAA
Population Density in 2010
7.b



Fremont Community Total Housing Units in 2000



- State Highway
- Roads
- Railroad
- Jurisdiction Boundary
- Section Line
- Lakes
- Streams

Total Housing Units

- 0 - 5
- 6 - 15
- 16 - 29
- 30 - 51
- 52 - 86
- 87 - 191

A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

This map uses census blocks as the geographic unit of measurement. Census blocks are areas bounded on all sides by visible features, such as streets, roads, streams, and railroad tracks, and by invisible boundaries, such as city, town, township, and county limits, property lines, and short, imaginary extensions of streets and roads. Generally, census blocks are small in area; for example, a block bounded by city streets. However, census blocks in sparsely settled areas may contain many square miles of territory.



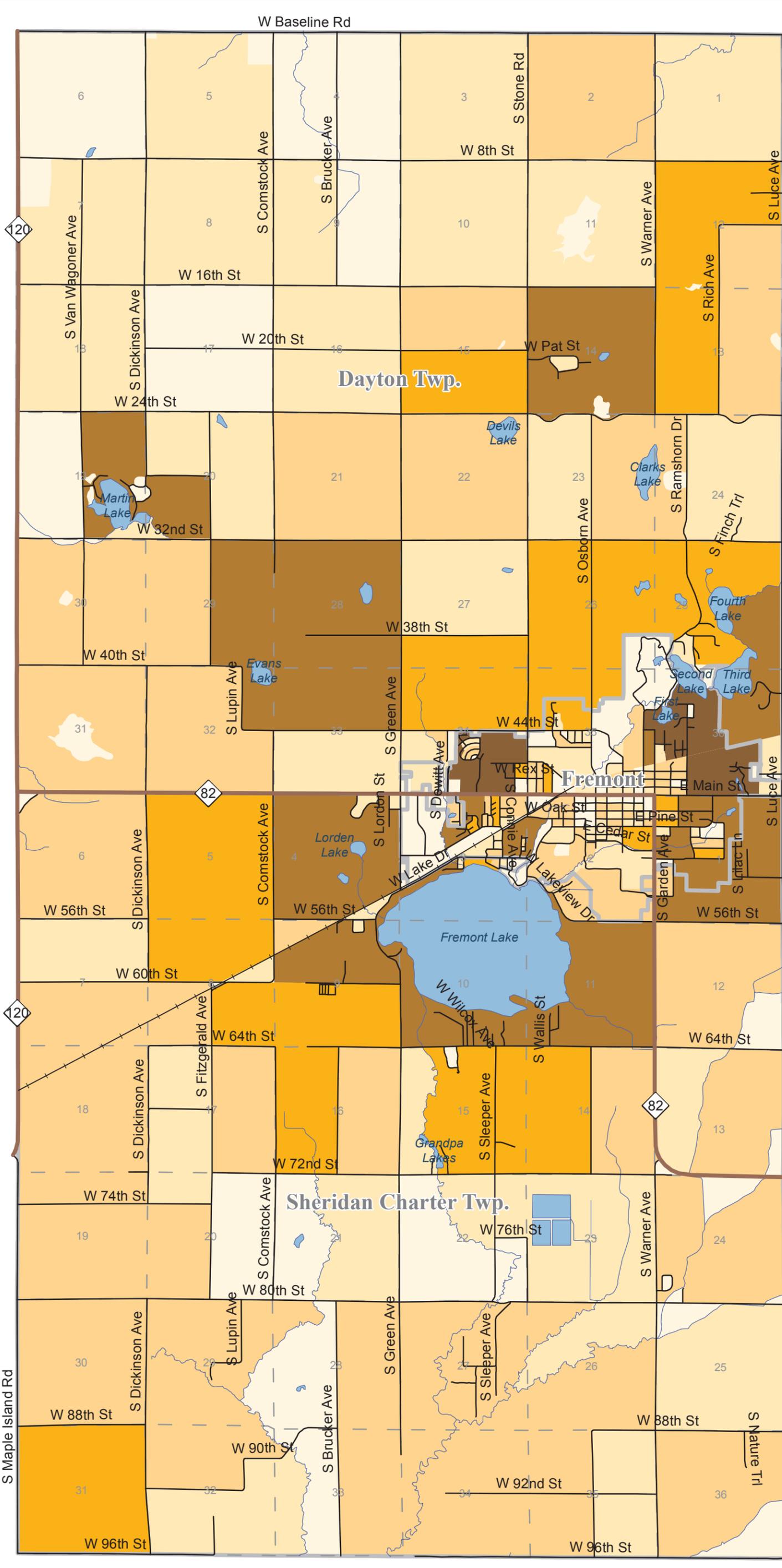
Sources:
Newaygo County GIS
Michigan Center for Geographic Information,
Department of Information Technology
U.S. Census Bureau

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Map Produced September 2015 by:



Fremont Community Total Housing Units in 2010



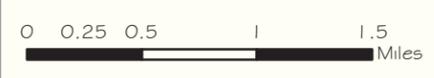
- State Highway
- Roads
- Railroad
- Jurisdiction Boundary
- Section Line
- Lakes
- Streams

Total Housing Units

- 0 - 4
- 5 - 11
- 12 - 21
- 22 - 32
- 33 - 59
- 60 - 135

A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

This map uses census blocks as the geographic unit of measurement. Census blocks are areas bounded on all sides by visible features, such as streets, roads, streams, and railroad tracks, and by invisible boundaries, such as city, town, township, and county limits, property lines, and short, imaginary extensions of streets and roads. Generally, census blocks are small in area; for example, a block bounded by city streets. However, census blocks in sparsely settled areas may contain many square miles of territory.



Sources:
Newaygo County GIS

Michigan Center for Geographic Information,
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U.S. Census Bureau

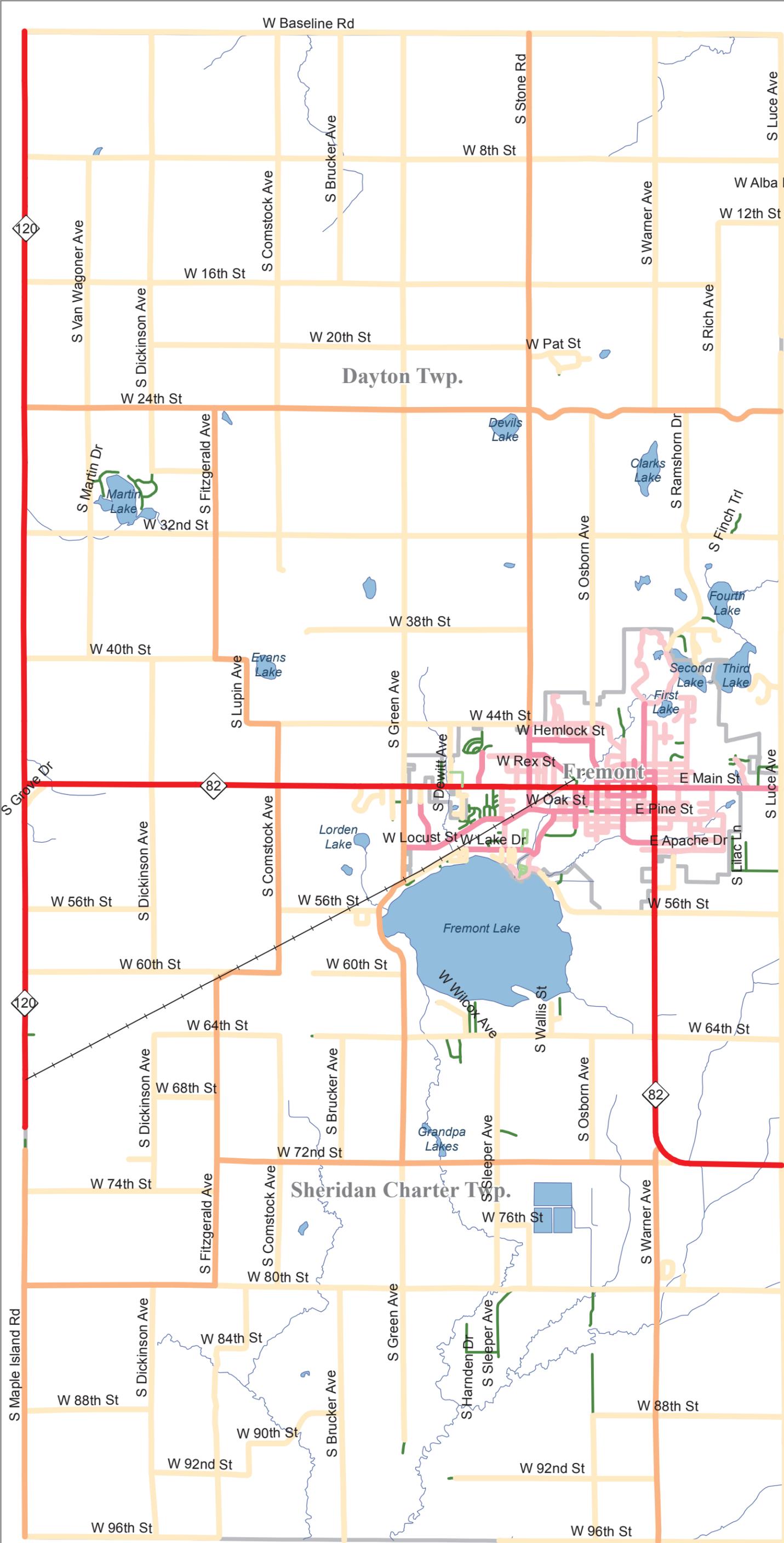
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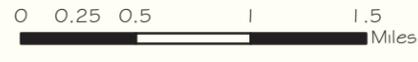


Fremont Community

Michigan Act 51 Road Classifications



- Jurisdiction Boundary
- Railroad
- Lakes
- Streams
- Michigan Act 51 Roads**
- Unknown Classification
- State Trunkline
- County Primary
- County Local
- City Major
- City Local
- Not Classified as a Certified Public Road



Source:
Newaygo County GIS

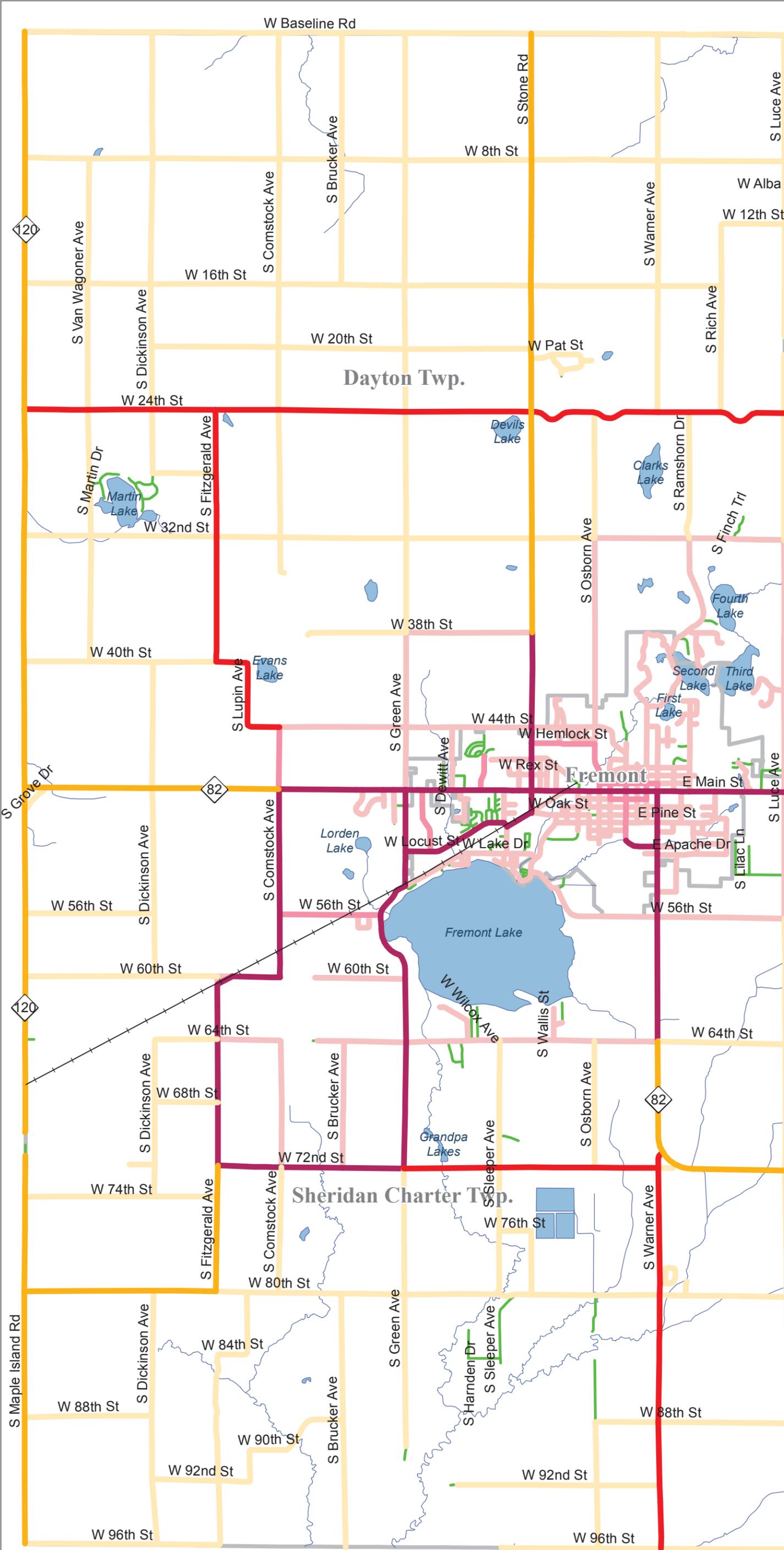
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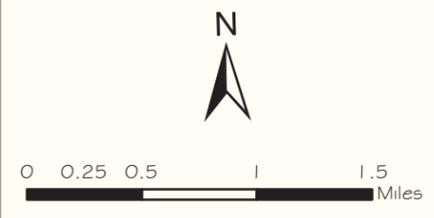
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Fremont Community National Transportation Functional Classification (NFC)



- Jurisdiction Boundary
- Railroad
- Lakes
- Streams
- NFC Code**
- Rural Minor Arterial
- Rural Major Collector
- Rural Local
- Urban Minor Arterial
- Urban Collector
- Urban Local
- Uncoded



Source:
Newaygo County GIS

Michigan Center for Geographic Information,
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Fremont Community: Existing Utility Service Areas

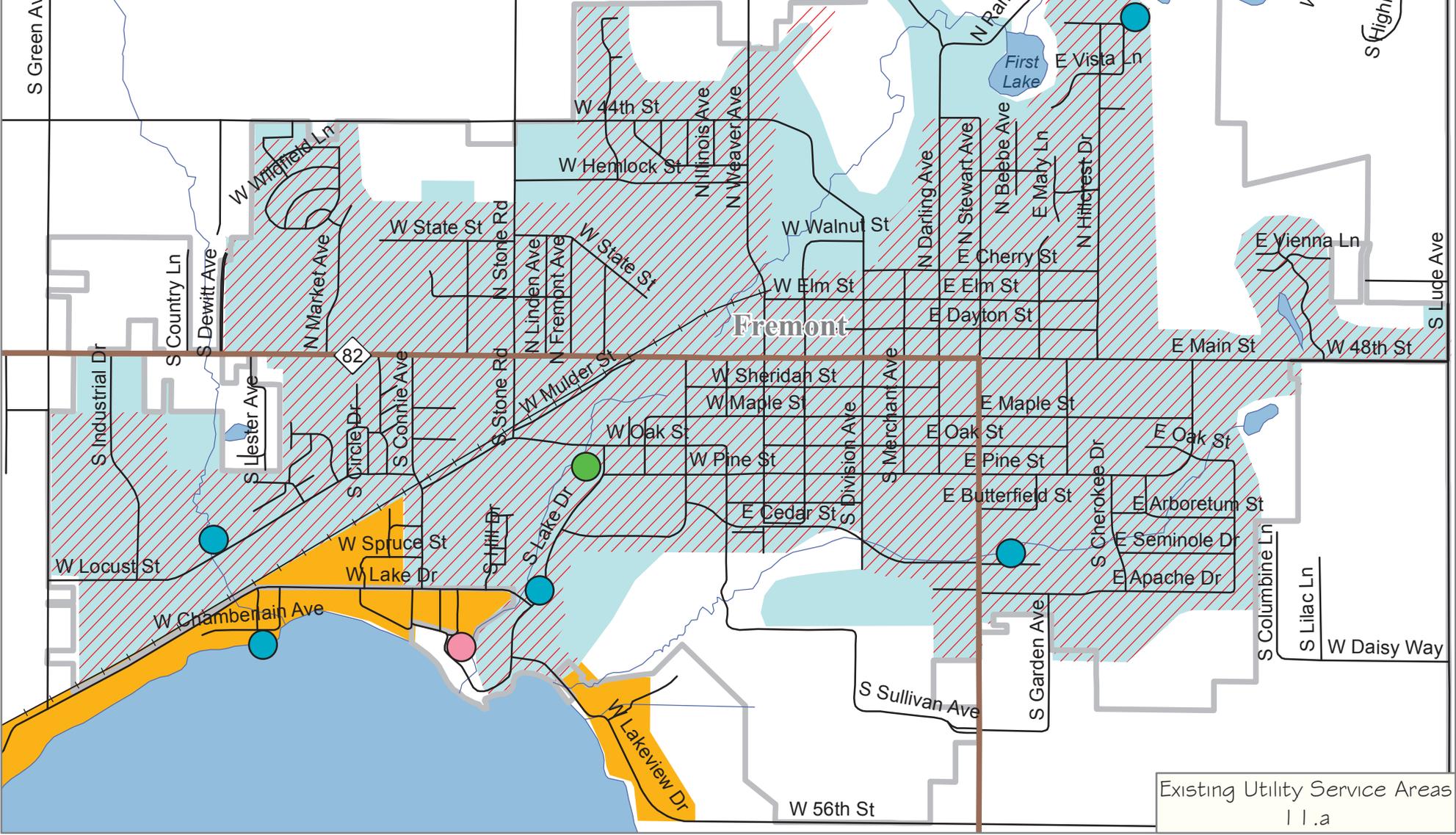
 State Highway	 City Sewer	 City Lift Station
 Roads	 City Water	 City Pump Station
 Railroad	 Sewer District	 Township Lift Station
 Jurisdiction Boundary		
 Lakes		
 Streams		

Scale: 0 to 0.5 Miles

Source: Michigan Center for Geographic Information, Department of Information Technology

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Fremont Community: Town and Country Path

11.b

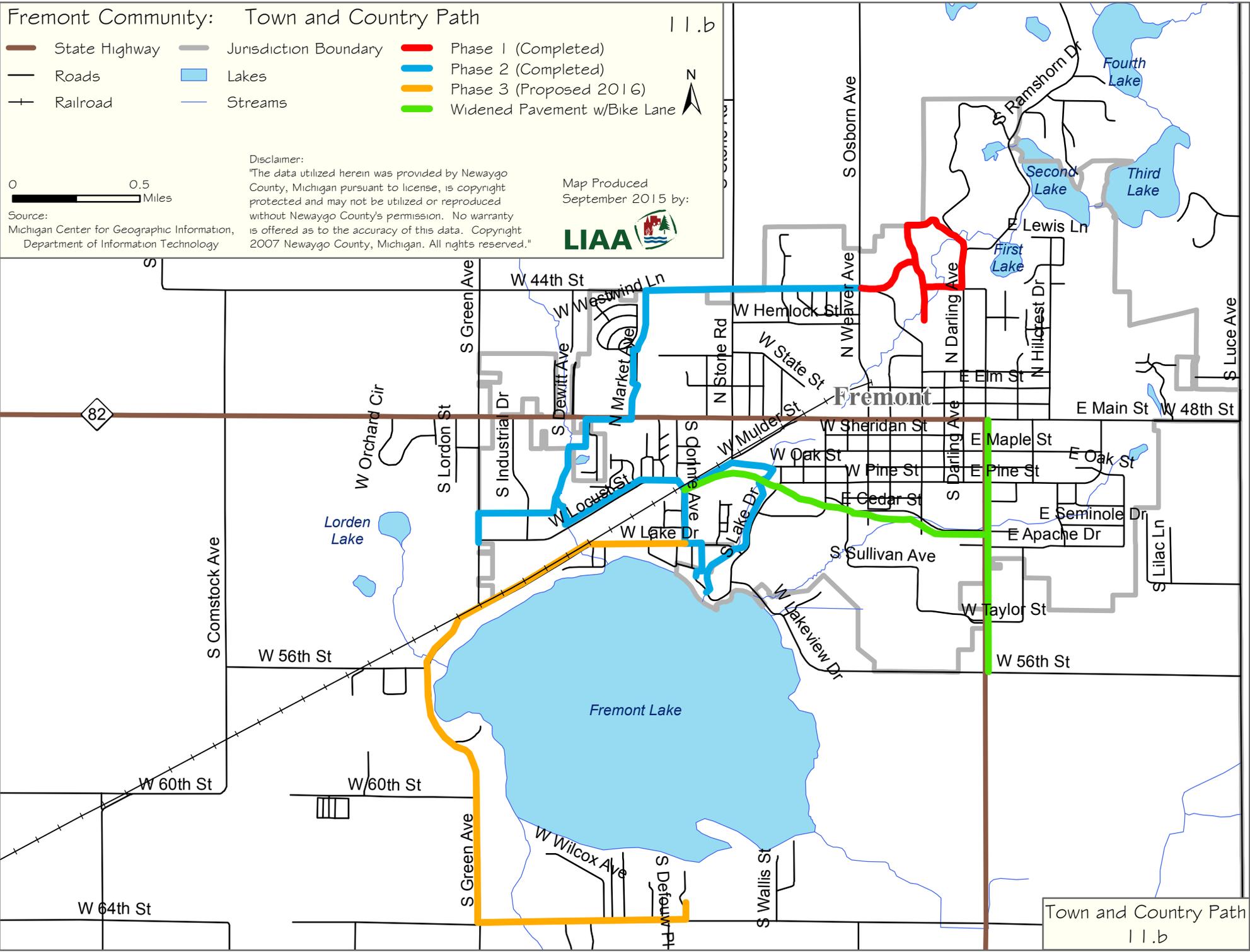
- State Highway
- Roads
- Jurisdiction Boundary
- Lakes
- Streams
- Phase 1 (Completed)
- Phase 2 (Completed)
- Phase 3 (Proposed 2016)
- Widened Pavement w/Bike Lane



Source:
Michigan Center for Geographic Information,
Department of Information Technology

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Map Produced
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Town and Country Path
11.b

Fremont Community: City-Owned Managed Parks, Open Space & Natural Areas

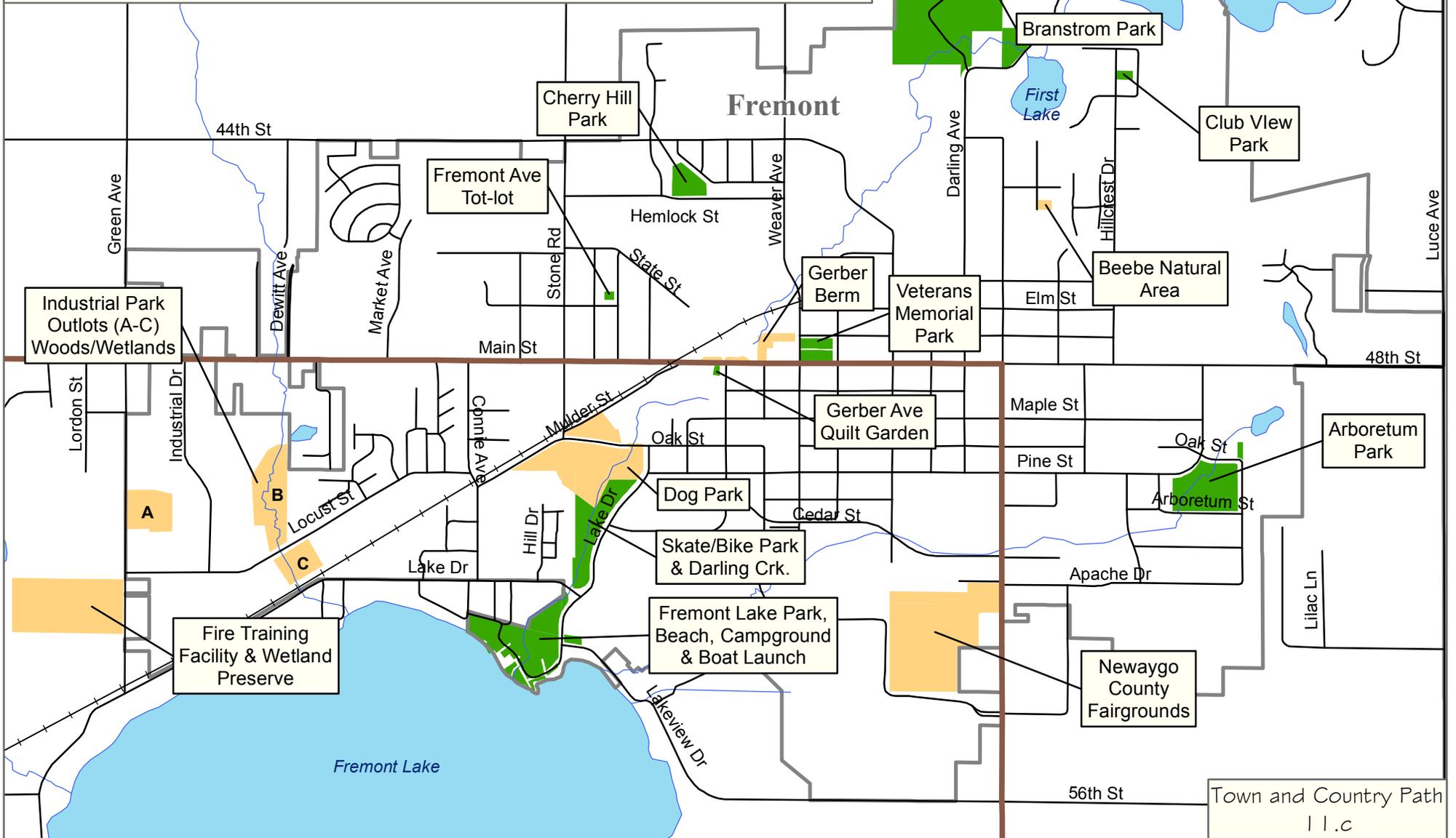
11.c

- State Highway
- Jurisdiction Boundary
- Lakes
- Open Space & Natural Area
- Roads
- + Railroad
- Streams
- Park



Map Produced December 2015 by: **LIAA**
 Source: Michigan Center for Geographic Information, Department of Information Technology

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Town and Country Path
11.c

Fremont Community Future Land Use

-  State Highway
-  Roads
-  Railroad
-  Jurisdiction Boundary
-  Section Line

-  Downtown Fremont
-  Urban Growth Boundary
-  Lakes
-  Streams

CATEGORY

-  Agriculture
-  General Office/Commercial
-  Industrial/Technology
-  Lakefront
-  Local Office/Commercial
-  Manufactured Home Park
-  Mixed Use
-  Multi-Family Residential
-  Public
-  Recreation
-  Reeman Area
-  Rural Residential
-  Suburban Residential
-  Urban Residential



Sources:
Newaygo County GIS

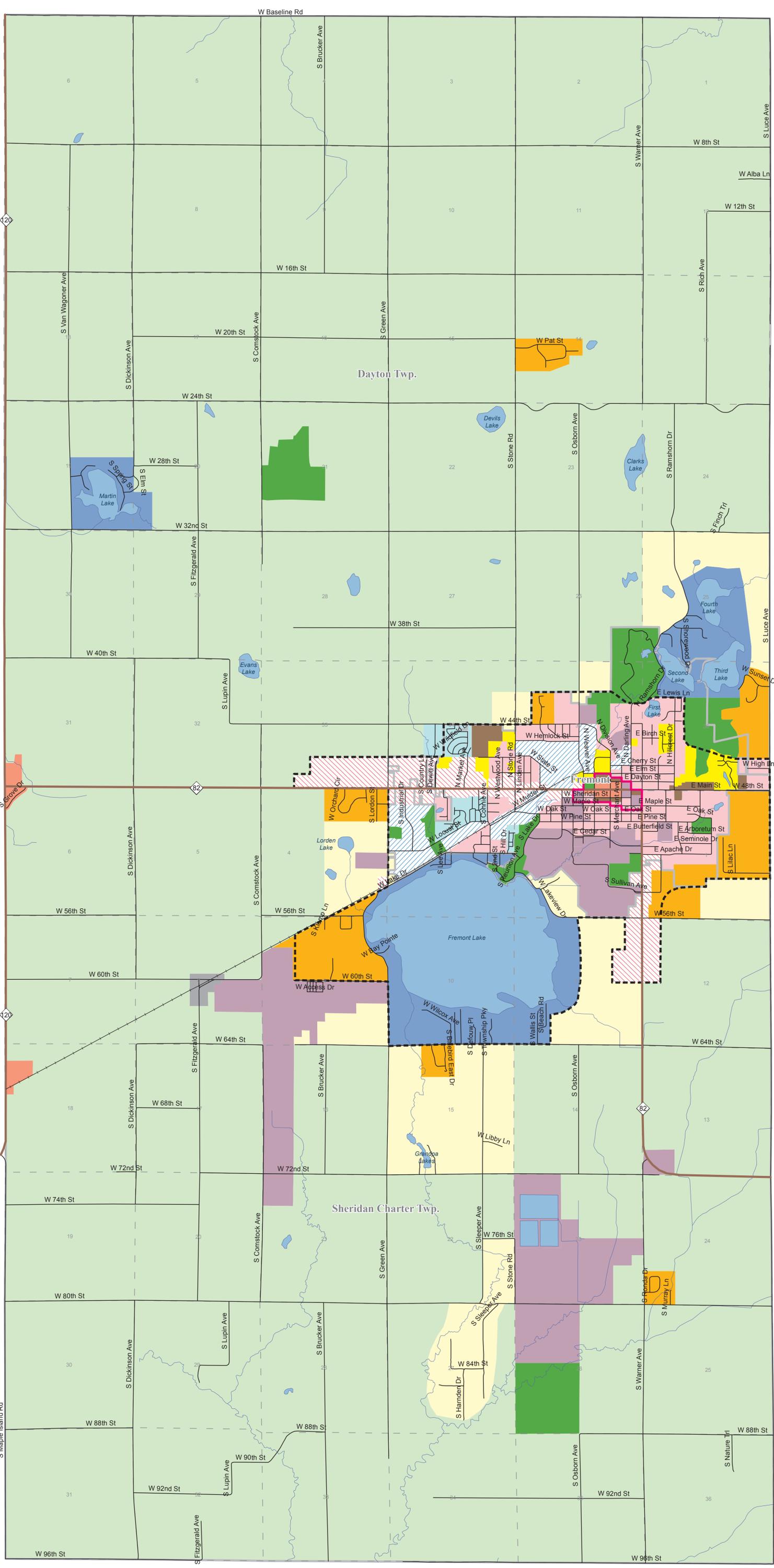
Michigan Center for Geographic Information,
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Map Produced September 2015 by:



Future Land Use
15.a (area)



Fremont Community: Future Land Use

15.b

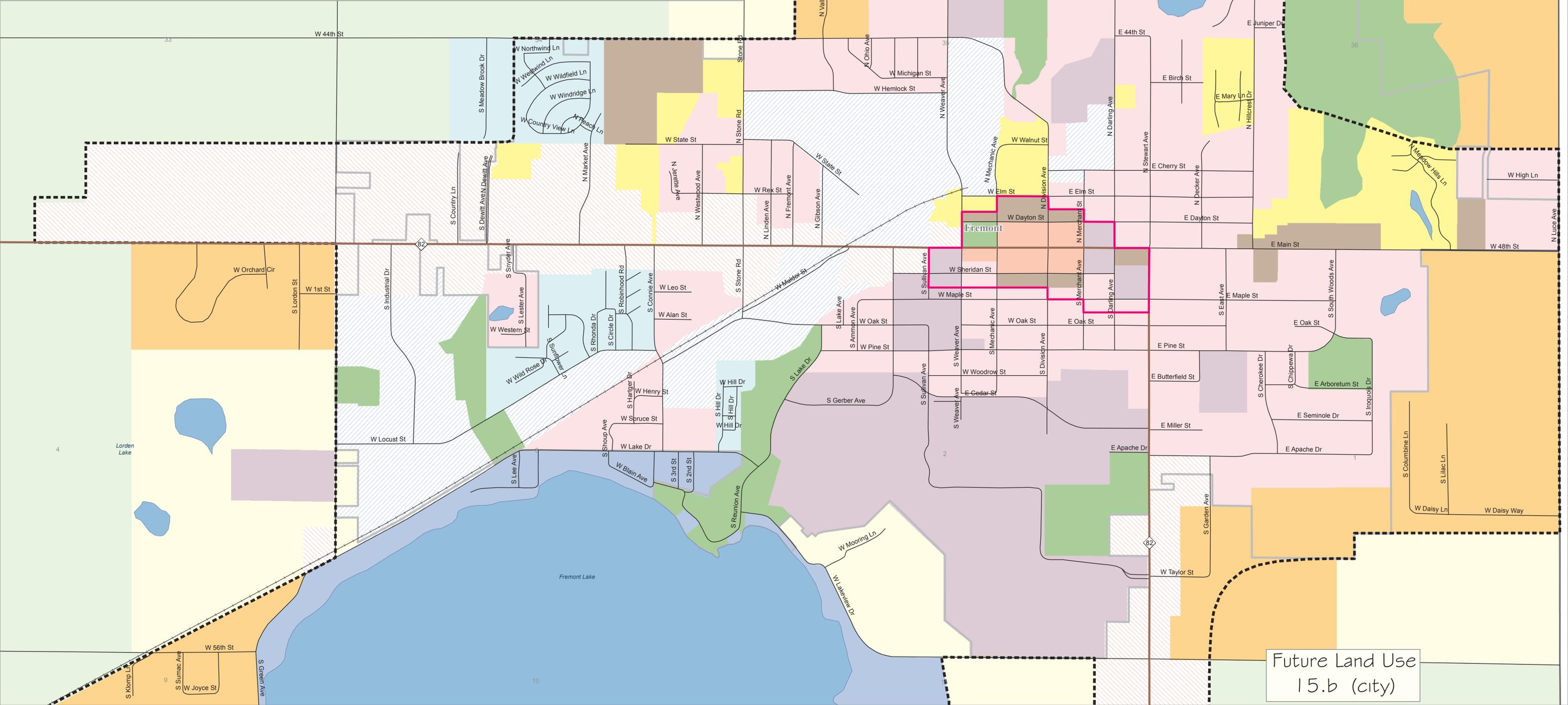
- | | | | | | |
|---|-----------------------|---|---------------------------|---|--------------------------|
|  | Railroad |  | Lakes |  | Mixed Use |
|  | Downtown Fremont |  | Jurisdiction Boundary |  | Multi-Family Residential |
|  | State Highway |  | Agriculture |  | Public |
|  | Roads |  | General Office/Commercial |  | Recreation |
|  | Urban Growth Boundary |  | Industrial/Technology |  | Rural Residential |
| | |  | Lakefront |  | Suburban Residential |
| | |  | Local Office/Commercial |  | Urban Residential |
| | |  | Manufactured Home Park | | |



Source:
Michigan Center for Geographic Information,
Department of Information Technology

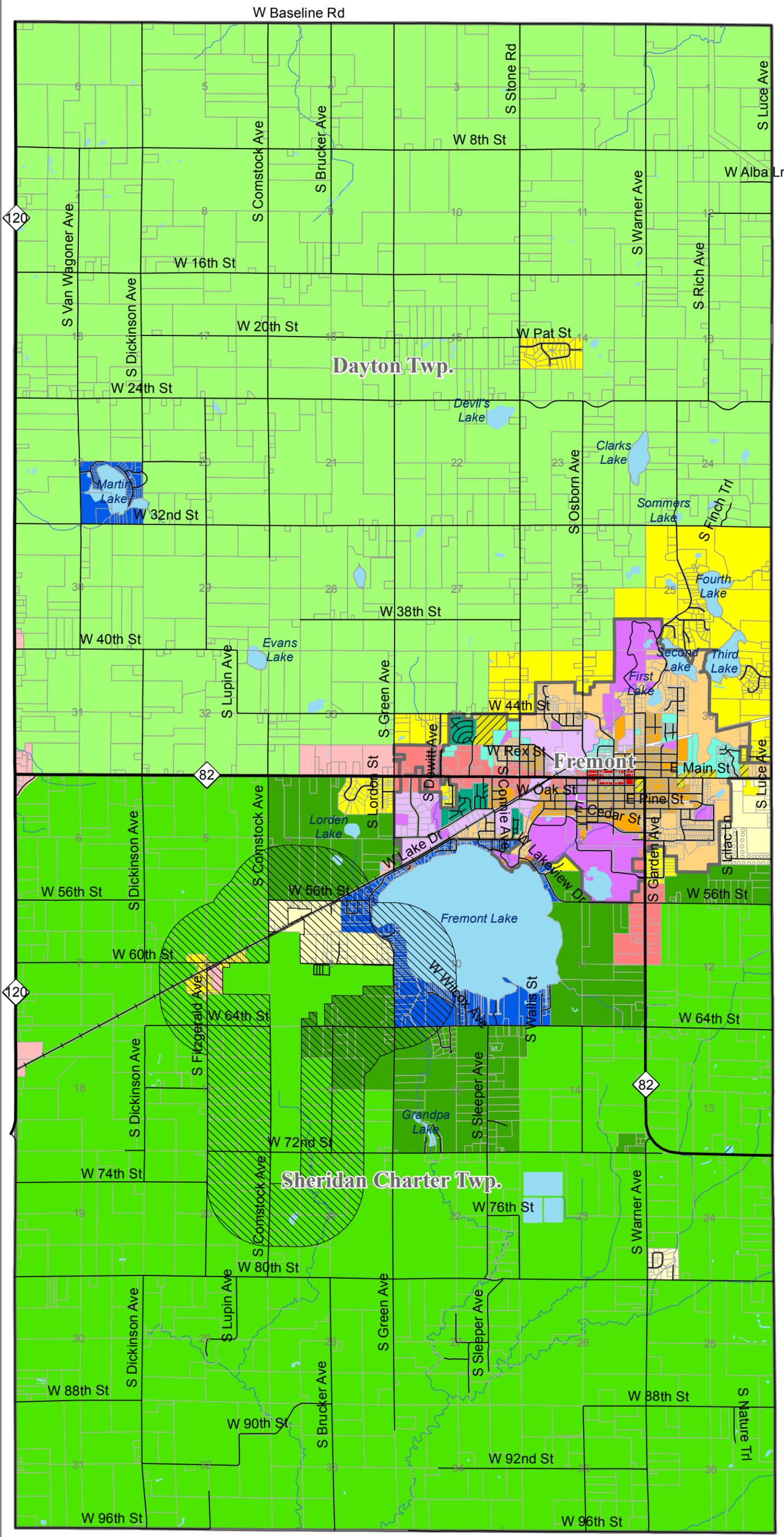
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Map Produced
September 2015 by:
Land Information Access Association
helping communities sustain their cultural and natural resources



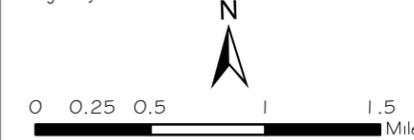
Future Land Use
15.b (city)

Fremont Community Zoning Composite Map
Includes the City of Fremont, Dayton Township and Sheridan Charter Township



- State Highway*
 - Roads
 - Railroad
 - Jurisdiction Boundary
 - Lakes
 - Streams
 - Property Boundary
 - Site Condominiums
- Zoning Districts**
- A-1
Agricultural Preservation
 - A-2
General Agricultural
 - A-3
Agricultural Residential
 - C-1
Downtown Commercial
 - C-1
Downtown Commercial - A
 - C-2
Urban Commercial
 - C-2
Urban Commercial - A
 - C-3
Rural Commercial
 - R-1
Low Density Residential
 - R-2
Medium Density Residential
 - R-3
Estate Residential
 - R-4
Neighborhood Residential
 - R-MF
Multiple Family
 - R-MF
Multiple Family - A
 - R-MHP
Manufactured Home Park
 - R-L
Lake
 - R-WO
Waterfront Overlay
 - O-INS
Institutional
 - O-IND
Industrial
 - O-MU
Mixed Use
 - O-AO
Airport Overlay
 - PUD
Planned Unit Developments

* See Access Management Corridor Overlay District and Urban Commercial District Regulations in Joint Zoning Ordinance for access management regulations for state highways.



Source:
Newaygo County GIS
Michigan Center for Geographic Information,
Department of Information Technology

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Fremont Community Zoning Map - City of Fremont

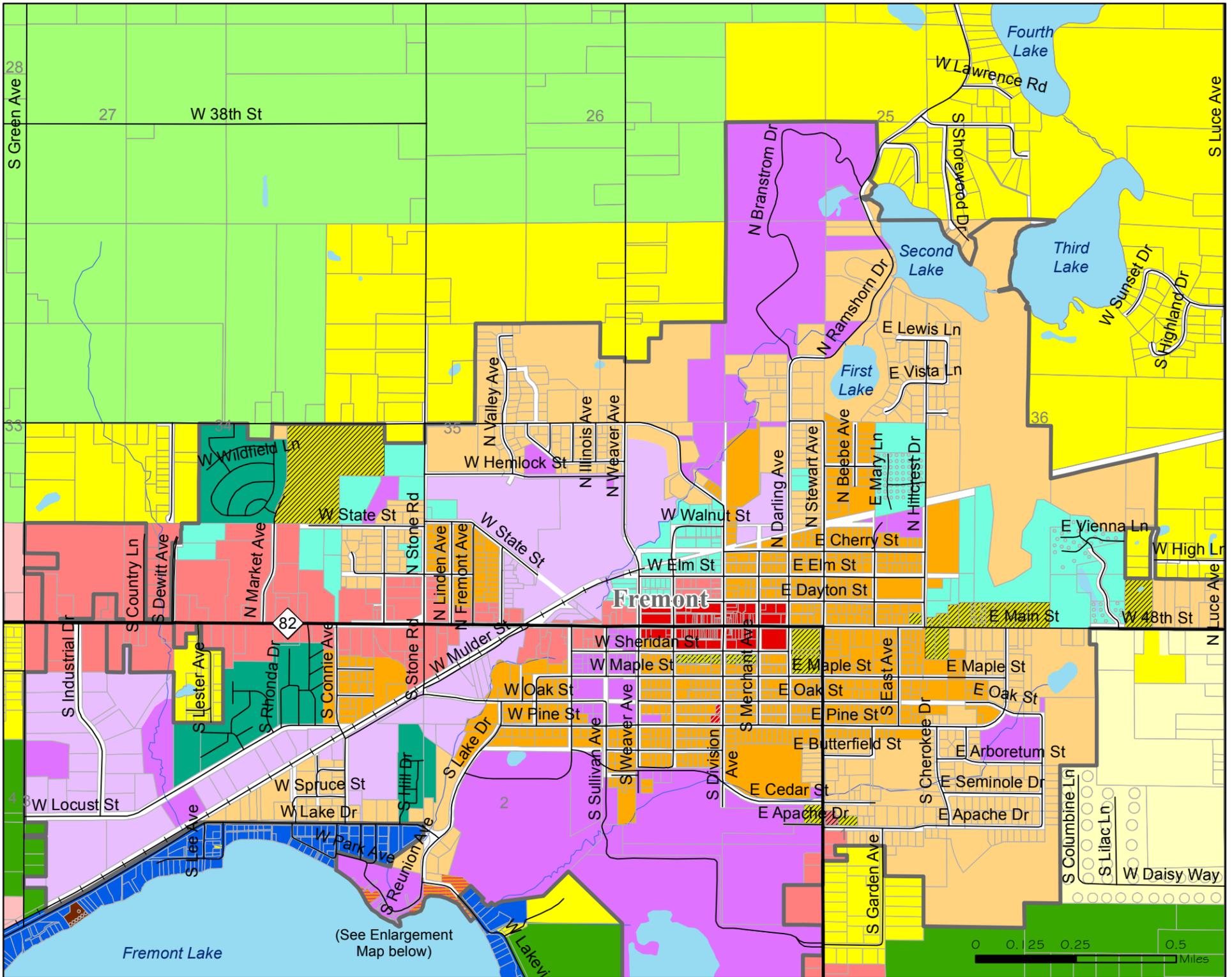
State Highway*	Zoning Districts	C-3 Rural Commercial	R-L Lake
Roads	A-1 Agricultural Preservation	R-1 Low Density Residential	R-WO Waterfront Overlay
Railroad	A-2 General Agricultural	R-2 Medium Density Residential	O-INS Institutional
Jurisdiction Boundary	A-3 Agricultural Residential	R-3 Estate Residential	O-IND Industrial
Lakes	C-1 Downtown Commercial	R-4 Neighborhood Residential	O-MU Mixed Use
Streams	C-1 Downtown Commercial - A	R-MF Multiple Family	O-AO Airport Overlay
Property Boundary	C-2 Urban Commercial	R-MF Multiple Family - A	PUD Planned Unit Developments
Site Condominiums	C-2 Urban Commercial - A	R-MHP Manufactured Home Park	

* See Access Management Corridor Overlay District and Urban Commercial District Regulations in Joint Zoning Ordinance for access management regulations for state highways.

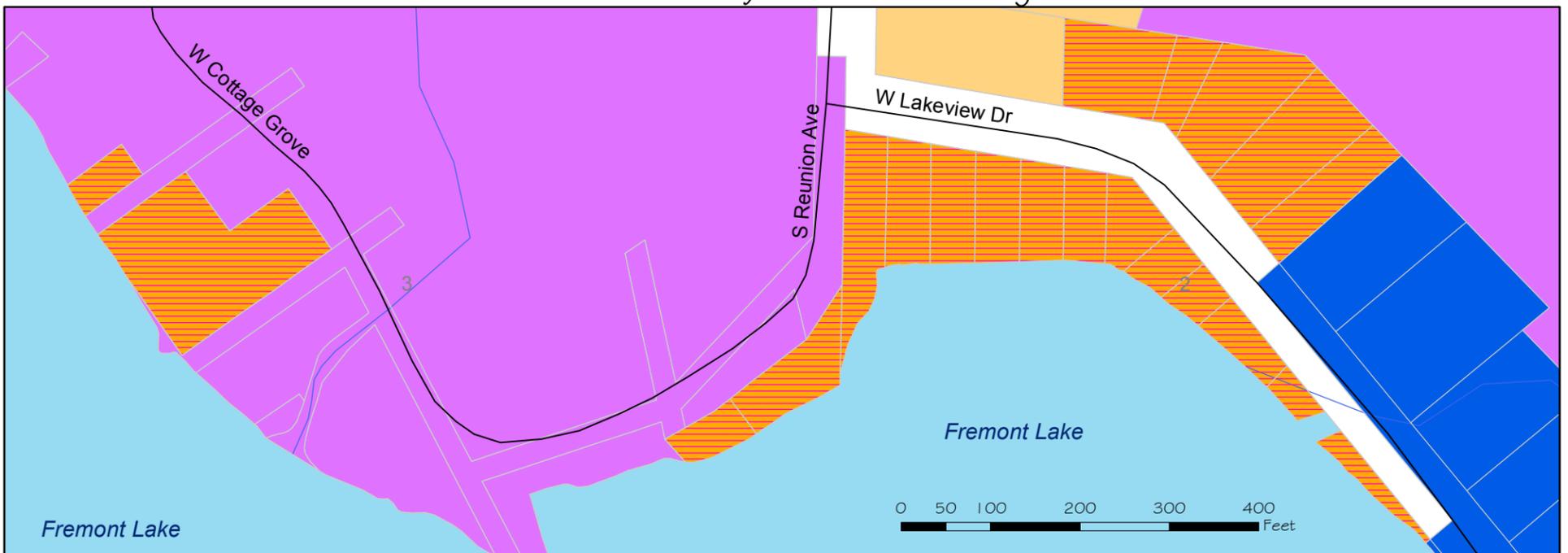
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Map Produced January 2016 by:



Waterfront Overlay District Enlargement



Appendix A

Smart Growth Presentation



Achieving Smart Growth in the Fremont Area Community

May 14, 2007








Credits

- Presenter: **Mark A. Wyckoff**, FAICP, Director, Planning & Zoning Center at MSU, Senior Associate Director, MSU Land Policy Institute, Editor, *Planning & Zoning News*
- PowerPoint presentation prepared with assistance from Mike Forsyth and Nathan Powell, MSU graduate students in urban and regional planning








Credits

- Presentation prepared in cooperation with the:
 - Fremont Area Joint Planning Commission
 - Land Information Access Association of Traverse City
- Photos by:
 - Members of the Fremont Area Joint Planning Commission, local government officials, interested citizens and staff of LIAA








Presentation Outline

- What is Smart Growth?
- What is SGRAT?
- Process Followed to Pilot Test SGRAT in City of Fremont, Dayton and Sheridan Townships
- Smart Growth Strengths, Achievements and Challenges by Tenet
- 10 Key Recommendations
- How to Prioritize Action
- Relationship to Joint Master Plan Update










What is Smart Growth?

“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 we can be proud to leave our children and grandchildren.” [Source: Smart Growth Network]



The Ten Smart Growth Tenets

1. Create a range of housing opportunities and choices.
2. Create walkable neighborhoods.
3. Encourage community and stakeholder collaboration.
4. Foster distinctive, attractive places with a strong sense of place.
5. Make development decisions predictable, fair and cost-effective.



The Ten Smart Growth Tenets

6. Mix land uses.
7. Preserve open space, farmland, natural beauty, and critical environmental areas.
8. Provide a variety of transportation choices.
9. Strengthen and direct development toward existing communities.
10. Take advantage of compact building design.

For more information:
www.smartgrowth.org and
www.smartgrowthamerica.org



Intro to Smart Growth Readiness Assessment Tool: Purpose

- MSU created SGRAT, an online tool
- Comprised of a set of self-assessment questions and instructional material grounded in research to be delivered to:
 - Local communities
 - County and district MSUE land use agents
 - Citizen Planner programs
 - Broader land use community



Intro to Smart Growth Readiness Assessment Tool: Objectives

- Develop assessment tool for communities to help them **gauge their readiness** to implement the Smart Growth Tenets and/or the extent to which they are **developing according to** the Smart Growth Tenets.
- Identify and link to many research tools and techniques to assist communities with implementing Smart Growth.



Purpose of the Pilot Test

- Examine “real world” community applications
- Test the clarity of the questions
- Analyze overall effectiveness of the tool
- Identify problems and inconsistencies with its use
- Identify what methods for use will be most useful and which will not be
- Gauge usability, time and effort
- Provide Smart Growth recommendations for the Fremont Area



Process Followed on Pilot Test

- Two meetings in November 2006 with representatives of the City of Fremont, Sheridan and Dayton Townships
- First meeting: presented an overview of the tool; how to get online; “walked” the whole group through scoring on one of the ten tenets, and; settled on a process for each community team to score the tenets
- Second meeting: presented the individual community and combined results of the scores; walked through 10 recommendations; left a longer document with analysis of each of the 10 tenets with specific challenges and action items
- Wrote up the result as a Facilitation Manual to guide other communities in the use of SGRAT and trained MSU Extension personnel and planning consultants in use of the tool
- Unveiled the tool publicly at the MSU Land Policy Institute Annual Summit in February 2007.



Smart Growth Strengths, Achievements and Challenges by Tenet

- In order to help the community better understand how to use the SGRAT analysis, we prepared a document which reviewed by tenet:
 - Smart Growth Strengths and Achievements
 - Smart Growth Challenges
 - Proposed Action Items
- These are detailed assessments. Let’s look at the strengths, achievements and challenges in more detail by Tenet.



Range of Housing Choices

What does it mean to provide a range of housing opportunities?

- Having homes or apartments in your community that people of all income levels can buy or rent.
- This includes homes for service industry workers, teachers, police and small business owners, professionals and executives, the handicapped and people in all stages of their lives.
- Providing choice and fosters sound personal investment in the community.









Smart Growth Strengths and Achievements

- A range of housing types and prices exists in the Fremont Area. (Q1)
- Most people who work in the community also live there, this represents livable, family oriented communities. (Q3)









Smart Growth Challenges

- Absence of innovative housing options such as TND and Conservation Design and incentives for affordability. (Q5)
- Insufficient zoning standards to connect multi-family housing and mobile homes to job centers and access points in the community. (Q14)
- Township zoning creates lot sizes that may hinder affordable homeownership. (Q13)







Walkable Communities

What are walkable communities?

- Walkable communities provide the infrastructure and amenities that make walking a practical, safe and attractive alternative to driving.



Walkable communities with public open space and recreation opportunities help foster healthy, active lifestyles.







Walkable Communities

Why are walkable communities important? Because they:

- Provide a higher quality of life and a healthier population (MI is the 3rd most obese state in the nation)
- Promote recreation and social interaction
- Reduce the use of fossil fuels and air pollution
- Reduce traffic congestion and crashes
- Require connected sidewalks and compact development.



Transportation accounts for the second largest portion of household spending. Walking is good for your health and your wallet!







Smart Growth Strengths and Achievements

- Public facilities are within walking distance (especially in the city). (Q14, Q15)
- Sidewalks exist in the city and are well-maintained and properly engineered.










Smart Growth Challenges

- Lack of pedestrian connectivity between sidewalks, destinations and jurisdictions. (Q1, Q2)
- No apparent sidewalks in Sheridan or Dayton Townships.
- Capital Improvement Program doesn't outlay a financial plan for sidewalk implementation. (Q5)
- No mixed-use zoning around the city center. (Q17)









Community & Stakeholder Collaboration

What is community and stakeholder collaboration?

- Making sure that all groups in a community are represented in decisions about how the community grows.
 - Citizens
 - Local government officials
 - Realtors and developers
 - Business owners
 - Community development and neighborhood organizations
 - Environmental organizations, farmers, recreation specialists
 - Schools and children.









Community & Stakeholder Collaboration

Why is community and stakeholder collaboration important?

- Helps ensure that interests of each group are considered.
- A step in gaining widespread support for growth and for new development projects.
- Each community group can contribute a piece of the puzzle of making growth fit into the community.



Stakeholder involvement leads to community supported growth and a greater sense of place.







Smart Growth Strengths and Achievements

- Outstanding joint planning efforts. (Q17)
- A variety of community and stakeholder outreach and involvement mechanisms are employed but could be improved to increase effectiveness. (Q2, 11, 12)









Smart Growth Challenges

- Community organizations (Q3) and residents do not (yet) propose Smart Growth. (Q4)
- Lack of consensus about multi-jurisdictional efforts to meet with stakeholder groups to discuss Smart Growth. (Q1)
- Outreach and involvement for township residents. (Q2, 11)
- Involvement of stakeholder groups critical to Smart Growth. (Q12, 14, 15, 16)
- No benchmarks to measure community success. (Q13)







Creating a Sense of Place

What does it mean to foster distinctive, attractive communities with a strong sense of place?

- Reflect the values, culture and vision of residents through the growth and history of their community.



Historic Fremont Schools are a tremendous asset that create identity, maintain memories and foster a strong sense of place.









Smart Growth Strengths and Achievements

- Events to celebrate community (Q10)
- Public art (Q9)
- Community involvement (Q15, see also Tenet 3)










Smart Growth Challenges

- Historic and cultural resources preservation is not emphasized. (Q1, Q2, Q3)
- Inconsistent design guidelines discourage a cohesive community image and identity. (Q4 – 8)
- Visual aesthetics along corridors is not consistently preserved or managed. (Q17)
- Inconsistent community application and understanding of design guidelines for buildings and streetscapes. (Q4 – 8, Q12)







Predictable, Fair and Cost-Effective Decisions

What is predictable, fair and cost-effective decision making?

- Conduct in meetings influences whether decision making is predictable and fair to all parties.
- Decision making is predictable and fair when regulations are reasonable, and used consistently and equally with all parties.
- Decision making is cost-effective when the development permit process is clear and as rapid as possible while still producing quality development.









Predictable, Fair and Cost-Effective Decisions

Why is predictable, fair and cost-effective decision making important?

- Limit costly lawsuits.
- Hold down the cost of development.
- Reduce cost to consumers in the way of higher prices for homes and consumer goods.



Smart Growth Strengths and Achievements

- Consistent Master Plan, Zoning Ordinance and Future Land Use Map. (Q4)
- Policies and regulations have been updated in accordance to state law. (Q1)
- Public meetings are efficient and provide a positive experience for stakeholder input. (Q16 – 18)
- No lawsuits or referendum in the past few years. (Q13)
- Officials pursue training and continuing education. (Q 11, 12)



Smart Growth Challenges

- Smart Growth not (yet) being proposed by developers or residents. (Q8, 9)
- Impact of new development on quality of life. (Q7)
- Length of review process and treatment of developers. (Q2, 6)
- Development standards may be inadequate to meet community goals and objectives. (Q20)



Mix Land Uses

What is Mixed-use?

- Mixed-use combines commercial, retail or services uses with residential or office uses in the same building, site or neighborhood (within walking distance).



Mix Land Uses

Why is mixed-use important?

- Attract new commercial development
- Infill or adaptive reuse of existing buildings
- Promotes downtown development
- Provide for live-work units
- Residential supported economic development.

Tools to implement mixed-use

- Form-based code
- Planned Unit Developments
- Performance-based incentives such as density bonuses.



Downtown Fremont provides an excellent example of a traditional, well designed, mixed-use environment.







Smart Growth Strengths and Achievements

- Compact design and location of neighborhood destinations creates a strong foundation to support current and future mixed-use however it can be improved.
- The City supports mixed-use, live-work units and downtown residential units in the Central Business District. (Q2, Q11)







Smart Growth Challenges

- Limited application of planning and zoning techniques to encourage and implement mixed-use. (Q3, Q6, Q7)
- No township zoning for mixed-use and limited planning. (Q3, Q6, Q7)
- No planning for Traditional Neighborhood Development. (TND) (Q14)
- Lack of resident support. (Q5)







Preserve Farmland, Open Space and the Environment

- Preserve valuable natural and agricultural lands for long-term economic value, sustainability, and enjoyment.
- Natural resources provide many benefits to the community
 - Economy
 - Recreation
 - Quality of life and sense of place
 - Tourism
 - Open space.



The greater Fremont area is home to many culturally significant and valuable natural and agricultural resources.







Preserve Farmland, Open Space and the Environment

Why is protecting open space, natural and agricultural lands important?

- Major challenge for Michigan's future:
 - Land being consumed eight times faster than the population grows
 - Between 1982 and 1997 Michigan lost 1.5 million acres of farmland.
- Agriculture is the second largest industry in Michigan and tourism is third (forestry is about 11th).



West Michigan is home to some of the most productive agricultural lands in the US. Agricultural remains an important part of the Fremont economy.



Smart Growth Strengths and Achievements

- Natural Features Inventory conducted by all jurisdictions in coordination. (Q2)
- Community presence and involvement with land trusts, farmers, watershed organizations and a lakefront association. (Q8)
- Master Plan policies emphasize farmland preservation. (Q3)



Smart Growth Challenges

- Protective regulatory measures and their intended applications are inconsistent on a multi-jurisdictional level. (Q5 – 7, Q19, Q20)
- Valuable agricultural and natural lands are not permanently protected and remain vulnerable to development pressures. (Q9)
- Lack of open space and conservation design regulations in Sheridan Township is resulting in greenspace development. (Q15 – 17)
- Forestland preservation policies are not included in the Master Plan. (Q4)



Provide a Variety of Transportation Choices

Why are a variety of transportation options important?

- A balanced transportation system accommodates different lifestyles and different ages, as well as the needs of residential, commercial and other land uses.
- A properly designed transportation system can:
 - Reduce traffic congestion
 - Improve community health and safety
 - Support new businesses
 - Provide a higher quality of life for local residents.
- Not all modes of transportation are feasible for all communities.



Today only 10% of Michigan students walk to school. Providing "Safe Routes to School" is a nation-wide initiative



Provide a Variety of Transportation Choices

- Issues of concern that are driving living choices:
 - Gas prices and wear and tear on autos and family income
 - Living closer to work means shorter commutes and more personal time
 - Increases demand for compact, mixed-use walkable communities.
- Land use and transportation are closely connected, changes in one effect the other.



Smart Growth Strengths and Achievements

- Compact design allows area residents to bike and walk to numerous destinations.
- City of Fremont has several good strategies for managing traffic. (Q4)



Smart Growth Challenges

- Policies and regulations on a multi-jurisdictional basis are not effectively coordinated and applied. (Q2 – 4)
- Pedestrian transportation is commonly overlooked in transportation planning.



Direct Development Towards Existing Communities

- What does it mean to direct development towards existing communities?**
- Directing development towards areas that are already served by infrastructure and services is a fundamental component of Smart Growth.
 - Seeks to maximize public investment for infrastructure such as water, sewer, roads and sidewalks.
 - Multi-jurisdictional cooperation is vitally important to sustainable growth.



Fremont is a compact community which maintains many excellent development opportunities in the city and contiguous lands in adjoining townships to support more compact development and economic growth.



Direct Development Towards Existing Communities

Why is it important to direct development towards existing communities?

- Impact of public infrastructure decisions are critical to the overall well-being of the community
 - Location of schools and public buildings
 - Extension of public sewer and water
 - Low density residential development does not contribute tax revenue like nonresidential; a balanced mix of land uses is much more sustainable.



Smart Growth Strengths and Achievements

- The Urban Growth Boundary provides guidance to the location and timing of growth. (Q1 -3)
- City brownfield development authority and DDA provides a structure for redevelopment in order to reduce need to develop previously undeveloped sites, and to focus new development within the downtown where infrastructure exists and businesses can be supported by a positive business climate. (Q6)
- City has programs and incentives to focus redevelopment within the town center. (Q8, Q9)



Smart Growth Challenges

- Capacity of the infrastructure to absorb new growth is unknown, making it more difficult to plan for growth. (Q1)
- Townships lack a fix-it-first policy that would provide a high quality of life for existing residents and limit potential financial burden of new development. (Q4)
- Townships appear to lack goals and strategies to promote infill development and reuse vacant, underutilized, or historic structures. (Q10)



Compact Building Design

What is compact building design?

- Using the least amount of land for development and supporting infrastructure as feasible to accommodate a wide variety of living and business choices.



Cherry Hill Village in Michigan uses principles of traditional neighborhood design to increase density and livability.



Compact Building Design

- **Why is compact building design important?**
- Seeks to combat sprawl with incentives for higher density development.
 - Provides a range of housing types and prices
 - Helps preserve open space
 - Facilitates the use of multiple transportation options.



Apartment buildings are an example of compact building design.



Smart Growth Strengths and Achievements

- The City of Fremont appears to have goals and strategies to promote compact building design in the town center. (Q1)
- The Joint Plan appears to promote higher densities in or near the town center. (Q1)
- Community leaders and officials promote compact development design in the town center. (Q3)



Smart Growth Challenges

- The Fremont Area communities do not yet have Form Based Zoning or Traditional Neighborhood Development provisions. (Q7, Q11)
- The communities do not have sidewalk, bikeway or pathway connections between the town center and nearby neighborhoods. (Q12)
- Residential densities of 16 units per acre are not permitted in the town center. (Q13)



Ten Key Recommendations

- Following are the ten key recommendations proposed by MSU Planning & Zoning Center staff as cross-cutting activities that would not only result in achieving major progress on individual Smart Growth Tenets, but also result in achieving progress in all Tenet categories.



Recommendations: Strategy 1

- **Develop a community involvement plan (to keep people informed about SG Tenets and seek their involvement)**
- Strength: Joint Planning and a variety of outreach mechanisms all ready employed
- Challenge: Involvement of key stakeholders such as developers, realtors, youth
- Action Steps
 - Improve smart growth awareness for residents through education, outreach and advocacy
 - Increase outreach and input mechanisms in the townships
 - Involve youth in the planning process
 - Increase involvement and contributions from developers, realtors, business owners, schools and youth in planning and zoning updates
 - Use newsletters, website, posters in grocery stores and churches, etc.




Recommendations: Strategy 2

- **Update the zoning review and approval processes to ensure effective decisions are made efficiently and in a manner that results in quality development (after Plan is updated)**
- Strength: Joint Planning Commission and Master Plan
- Challenge: Length of review process and treatment of developers, Smart Growth developments are not being proposed
- Action Steps
 - Re-examine the review process through multi-jurisdictional coordination.
 - Establish a pre-application meeting to present community goals
 - Examine consistency between policies, regulations and development standards
 - Provide incentives for expedite review for Smart Growth developments
 - Form based code work could help with this enormously if the development community is involved along with businesses and citizens
 - Insist on quality development!



Involve the Development Community




Recommendations: Strategy 3

- **Develop a green infrastructure plan**
- Strength: Natural Features Inventory conducted by all jurisdictions in coordination
- Challenge: Protective regulatory measures and their intended applications are inconsistent on a multi-jurisdictional level.
- Action Steps
 - Analyze the overall effectiveness of the Zoning Ordinance, Site Plan Review and Subdivision Regulations in preserving natural and agricultural resources
 - Identify and prioritize areas for potential conservation
 - Permanently preserve identified areas through community and stakeholder collaboration and innovative regulatory measures
 - Improve open space preservation while accommodating residential development through conservation design

THINK GREEN!



Review and if Necessary Enhance the Natural Features Inventory

- Base map (roads, rail lines, section numbers, community boundaries, water bodies, drains and the drainage system)
- Topography
- Soils by type, plus separate maps of:
 - Hydric
 - Steep slopes
 - Prime farmland
 - Sand, gravel and other minerals at
- Groundwater vulnerability
- Land use/cover depicting
 - Forests
 - Wetlands
 - Farmland
 - Scrub/shrub and old fields
 - Developed land









Natural Features Inventories (continued)

- Regulated natural features:
 - Regulated wetlands
 - Environmental areas
 - Steep slopes (for soil erosion and sedimentation)
 - (Sub-)Watershed boundaries
 - Inland lake management areas
 - Designated natural rivers
 - Floodplains
- Natural habitat elements:
 - Habitat types
 - Sites with known threatened or endangered plants or animals
 - Assessment of biological diversity
 - Pre-settlement vegetation
 - Undisturbed areas









WEST MICHIGAN TOOL KIT FOR LOCAL GREEN INVENTORIES






Natural Features and Natural Resources Checklist

- From the **West Michigan Toolkit for Local Green Inventories**
- Available to download from <http://www.gvmc.org/>

STEP ONE: CHECKLIST ✓

What do you want to accomplish regarding natural features and natural resources in your community?

- Preserve farmland
- Preserve wildlife
- Create greenways trails
- Preserve or enhance scenic character
- Protect sensitive environments
- Protect threatened or endangered species
- Other
- All of the above

STEP TWO: PERFORM INVENTORY

- Natural Features Inventory (Open Space, Wetlands, Steep Slopes, etc.)
- Natural Resources Inventory (Wetlands, Forests, etc.)

STEP THREE: DEVELOP PLAN

- Greenways Plan*
- Green Infrastructure Plan
- Recreation Plan
- Open Space Plan
- Master Plan
- Natural Resources Management Plan, Agriculture or Forest Preservation Plan, or Forest Preservation Plan

*Can be considered types of Greenspace Plans

STEP FOUR: IMPLEMENTATION

- Acquire Lands or Easements to Lands Identified in Green Inventory Through Donations or Public or Private Funding
- Education Including Distributing Plans and Poster Plan Summaries
- Integrate into Local Zoning
- Integrate into Capital Improvements Programs
- Developer Coordinates with Local Jurisdiction to Preserve Open Space of Value to Community
- On-going Management of Publicly Owned Parks, Greenways and Preserves
- Private Landowner Management for Preservation
- Intergovernmental Cooperation Efforts
- Other Implementation Activities









Recommendations: Strategy 4

- **Develop and implement a pedestrian and bicycling plan**
 - This could be an element of an updated Joint Plan, a free-standing Plan or an element of a Green Infrastructure Plan
- Strength: Public facilities are within walking distance
- Challenge: Lack of pedestrian connectivity between sidewalks, destinations and jurisdictions
- Action Steps
 - Inventory location of sidewalks and identify areas where connectivity can be improved between destinations as well as between sidewalks
 - Examine and amend the Capital Improvement Plan based on sidewalk inventory and create a long-range plan to improve connectivity
 - Improve pedestrian access between the townships and the city.



Recommendations: Strategy 5

- **Complete work on developing Form-Based Zoning based on Traditional Neighborhood Design for the City and two Townships**
- Strength: Joint Planning Commission and Master Plan
- Challenge: Lack of smart growth code
- Action Steps
 - Encourage mixed-use around downtown and commercial areas
 - Encourage rear parking and emphasize the pedestrian experience
 - Use TND techniques for high density residential areas
 - Compact design in nodes for regional centers
 - Analyze community architectural style

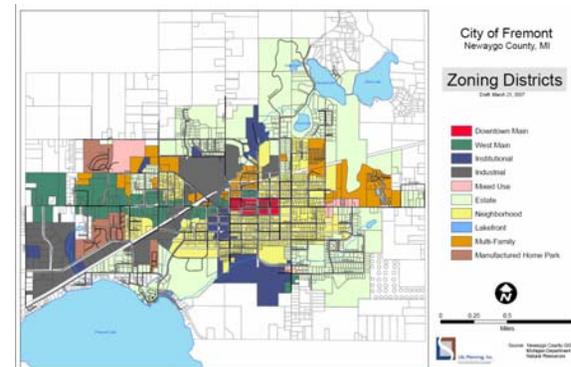


Form Based Code

Section 4.06	DOWNTOWN MAIN DISTRICT	Fremont Zoning Commission
Purpose and Intent:	The purpose of this Form-Based Zoning Code is to provide a framework for development in the Downtown Main District that is consistent with the City's Comprehensive Zoning Ordinance and the City's Comprehensive Zoning Ordinance. The purpose is to provide a framework for development in the Downtown Main District that is consistent with the City's Comprehensive Zoning Ordinance and the City's Comprehensive Zoning Ordinance.	
Use:	<ul style="list-style-type: none"> To enhance and enhance a compact development pattern. To improve mobility options downtown. To reduce the need for on-site parking by encouraging alternative means of access, including walking and bicycling. To accommodate and provide commercial, residential, employment, cultural, artistic, health care-related and governmental uses. To expand the employment base and the population of downtown. To preserve and restore historic architecture, and to provide a framework for the reconstruction and conservation of historic architecture. To address the community's special interest in the visual quality of downtown by establishing the minimum criteria for building design compatibility while providing alternatives necessary to attract business, residents and visitors. 	
Use:	<ul style="list-style-type: none"> Upper City Residential Medium Density Residential Office 	<ul style="list-style-type: none"> Residential Commercial & Institutional Office



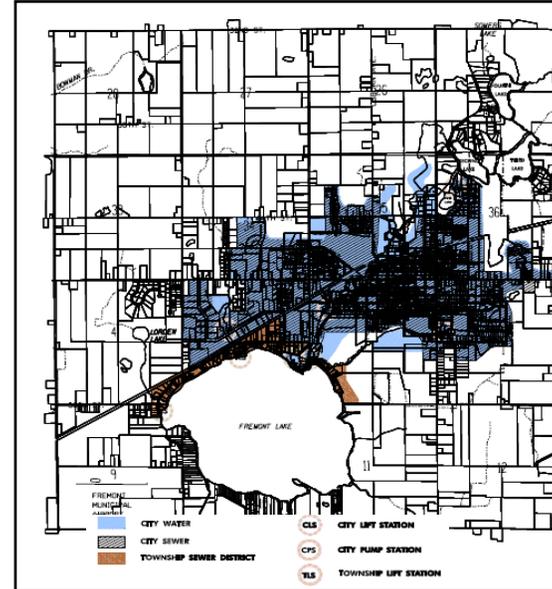
Update Zoning Map





Recommendations: Strategy 6

- **Review the location of the Urban Growth Boundary (UGB)**
- Strength: The UGB provides guidance to the location and timing of growth and the city maintains tools and incentives for focused growth.
- Challenge: Capacity of the infrastructure to absorb new growth is unknown, making it more difficult to plan for growth
- Action Steps
 - Determine capacity of infrastructure to support growth within the UGB
 - Evaluate the location of the UGB according to Smart Growth principles
 - Strengthen policies and ordinances as necessary to support the UGB



Existing Fremont Area Utility Service Area
A great place to start growth management.



Recommendations: Strategy 7

- **Coordinate multi-modal transportation improvement planning and financing on a multi-jurisdictional basis**
- Strength: Compact design allows area residents to bike and walk to numerous destinations.
- Challenge: Policies and regulations on a multi-jurisdictional basis appear to be ineffectively coordinated and applied
- Action Steps
 - Apply access management planning across the area using preexisting city policies and regulations as a model
 - Coordinate land use and transportation financing
 - Improve infrastructure for pedestrian transportation



Provide a Variety of Transportation Choices

What are a variety of transportation options?

- Equitable, healthy, cost-effective alternatives to automobile travel; including
 - Bus
 - Bike
 - Walk
 - Train, plane etc.



Providing public infrastructure (such as sidewalks and bikepaths) and connecting them to destinations is very important to making alternative transportation viable.





Recommendations: Strategy 8

- **Promote mixed-use development in the town center and along M-82 on the west side of the City**
- **Strength:** Compact design and location of neighborhood destinations creates a strong foundation to support current and future mixed-use and zoning supports mixed-use, live-work units and residential units in the Central Business District
- **Challenge:** Limited application of planning and zoning techniques to encourage and implement mixed-use
- **Action Steps**
 - Adopt form-based zoning regulations and Joint Area Plan policies to support mixed-use development
 - Provide incentives for mixed-use development
 - Build public support through education and outreach









Smart Growth Scenario

- Compact design
- Diverse business types and services
- Many local business owners
- Apartments or offices above businesses
- Walkable
- Unique identity
- Can accommodate a variety of uses depending on economic trends
- Emphasis on form and function

Common Scenario

- Low density design
- Large lot
- Single land use
- Separated from homes and other business
- Automobile-oriented
- Under-utilized parking
- Opportunities for infill development
- Attractive design in this example aims to replicate a traditional mixed-use downtown








Recommendations: Strategy 9

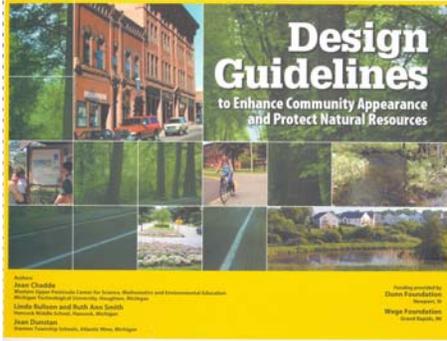
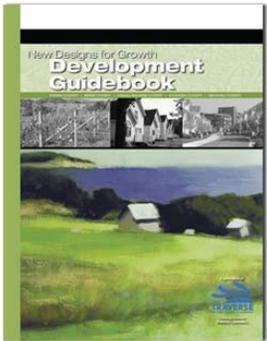
- **Develop design guidelines and other implementation tools to help property owners understand how to retain and enhance the distinctive and attractive character of the Fremont Area**
- **Strength:** Strong sense of community pride and involvement
- **Challenge:** Inconsistent design guidelines discourage a cohesive community image and identity
- **Action Steps**
 - Create consistent signage regulations to encourage attractive identification of area destinations
 - Update light regulations to improve on-site appearance and function through out the area
 - Preserve scenic viewsheds along primary transportation corridors through conservation easements, vegetative buffers or other applications








Design Guidebooks









Recommendations: Strategy 10

- **Develop a town center and major commercial services corridor plan as a part of or follow up to the Joint Master Plan**
- **Strength:** The City of Fremont appears to have goals and strategies to promote compact building design in the town center supported by local officials.
- **Challenge:** Lack of zoning to encourage mixed-use and TND as well as limited pedestrian connectivity.
- **Action Steps**
 - Provide for higher densities than currently are permitted
 - Provide the foundation for implementation tools such as Form Based Zoning and TND
 - Educate citizens and local officials about the economic and social advantages of compact design
 - Support pedestrian transportation options and policies









Smart Growth Scenario

- Infill development in downtown and previously developed areas
- Take advantage of under-utilized parking and brownfields
- Mixed-use development
- Compact communities
- Walkability
- Commercial supported with residential.

Common Scenario

- Development of greenfields
- Lack of connectivity to the surrounding community
- Low density
- Reductions in walkability, mixed-use, multiple transportation options.



How to Prioritize Action

- Don't expect to begin work on all recommendations at once or in only one jurisdiction at a time (multi-jurisdiction efforts are better).
- Put prioritization into the context of the Joint Plan update and take advantage of public and stakeholder input into that process.
- Possible strategies to prioritize Smart Growth recommendations include:
 - Analyze key recommendations and identify action steps and entities responsible for action
 - High priority: Actions that are a precursor to other steps
 - High priority: Actions assigned to a particular group
 - Low priority: Actions not assigned to a group or that broadly identify the "city" or "township" as the responsible party
 - Low priority: Actions that don't list a responsible party.








Relationship to Joint Master Plan Update

- Identify issues that need to be addressed to make the plan timely and properly focus on both the short term and the next 20 years, and be consistent with enabling acts.
- Let the public and stakeholder groups assist with issue identification, vision and goal refinement, and priority setting.
- Integrate Smart Growth Tenets into the Plan.
- Integrate priority actions into the Plan that **BOTH** advance achievement of Ten Smart Growth Tenets **AND** other issues deemed important to the Plan update.







QUESTIONS?








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Our Future and Our Children's Future

Yours to Protect!



Yours to Sustain!







Appendix B

First Public Meeting Feedback



Fremont Community Public Meeting July 23, 2007 SWOT Feedback

Local Economy

Strengths

Agriculture thriving
Retail center
Hospital, schools
Service economy
Shop locally – mostly
Trust and known by folks
Infrastructure

Weaknesses

Employment opportunities throughout
Agriculture also
Lack of local processors to add value to
agriculture
Need more restaurants
Not on north-south highway

Opportunities

Make more use of performing arts
Recreational opportunities
Access to water – recreation and
industry
Existing industrial park
Workforce quality

Threats

Loss of major employer
Uneven environmental regulation
Tax rates
Loss of support for schools

Natural Resources

Strengths

Lakes
Creeks and streams
Lay of the land
Good soils
Woods and forests
Agriculture
Diversity of wildlife

Weaknesses

Housing development near water
Less than stellar road maintenance

Opportunities

Improvements to city to encourage more
people to move there or stay
Purchasing of open properties
High density, compact development
(PUD)
Plan to conserve agriculture land using
“smart” planning
Preserve the good farming lands
Expanding sewer service

Threats

Conversion of farmland to large homes
Large lot zoning (5 acres)
Larger farms and conflicts with homes
(e.g. factory farms)
Big increase in businesses



Transportation, Utilities & Public Services

Strengths

NCCS
Water system in Fremont
Schools (public services)
Library
FACF
DPW/City of Fremont
Market Place
Municipal Airport
Outstanding public services

Weaknesses

Trucks and large equipment through town
Empty industrial park
Economic climate in Michigan
No intercity transportation

Opportunity

City cab
Commission on aging = transportation (expansion) = (out of town)
Industrial park and public services
Continuation of sewer project around Fremont Lake
Housing (senior)
Bio-digester project/act. Energy
Economic growth Foundation of E.G.

Threats

State funding local government schools
Nestle/Gerber
Natural resource protection
Price of energy (commuting)
“Outside” development

Housing

Strengths

Affordable
Diversity
Spread out
No large housing development in country, but in the city
Good neighbors
Variety
Community and safety

Weaknesses

Derelict housing in the city
General maintenance
Not regulated
Cut grass
Garbage on property
Not enough nursing homes
Privately owned vs. rental

Opportunities

Rules (carefully though through)
Road frontage
Rent out farmland
Letter of the law not the intent
More rental properties for young families
Education in regards to owning your property

Needed Improvement

Flexible land use
Want farmland to be used as farmland
Identify good farmland and housing land
Preserve good farmland



Community Character

Strengths

Connection between rural and city
Farmland
Rural atmosphere
Downtown farmers market
Wellness center (in old Wal-Mart)
Town & country path
Arts Place
Dogwood
Library
Hospital

Weaknesses

Accessibility (for disabled)
Lack of senior housing
Lack of public transportation
Might lose historic assets if something is not done now

School system (coordination)

Opportunities

Cluster housing
Investing in agriculture
Determining an “end point” (for services)
Trolley in town
Infill/reuse
School placement
Incentives for concentrating downtown
Walkability
Connecting city youth with farming for 4-H, county fair

Threats

Bad decisions
Hard to preserve agriculture
Growth for the sake of growth

Appendix C

Survey Results

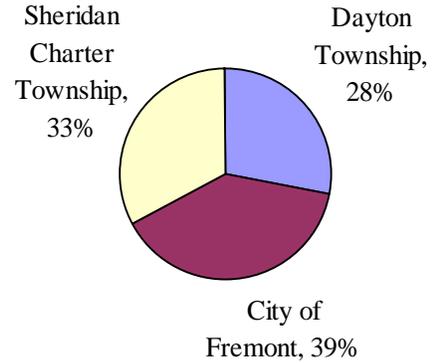


Survey Response Summary

Response Rate

Total Sent: 2,000
Total Responses: 381
Response Rate: 19%

Percentage of Responses by Jurisdiction



Existing Population by Percentage

Jurisdiction	Estimate 2005	Percent
Dayton Township	2,065	23%
Sheridan Township	2,473	28%
City of Fremont	4,256	48%
Total	8,794	100%

Demographics of Responders

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

Residential Land Use

Top Average Scores

Q2. The community should encourage housing affordable to all income levels.

Average Score: 4.00

Q8. Residential neighborhoods should be connected to other neighborhoods and commercial areas by pedestrian/bike paths.

Average Score: 3.79

Q1. The community should encourage a variety of housing types such as single-family homes, condominiums, townhouses, apartments and mobile or modular homes.

Average Score: 3.61



Common Comments

- Pave Luce Road
- Develop more pedestrian/bicycle paths
- No more mobile home parks
- Protect countryside

Agricultural Land Use

Top Average Scores

Q2. Farm and orchard land is valuable.

Average Score: 4.61

Q2a. If you agree that farm and orchard land is valuable, please check the reasons why.

Economic benefits/jobs 78%

Q1. Existing farms and orchards should be encouraged to remain in agricultural use.

Average Score: 4.52

Common Comments

- Preserve farmland
- No factory farms

Commercial Land Use

Top Average Scores

Q1. New, small-scale commercial uses, such as grocery stores, hair salons and offices should be encouraged.

Average Score: 3.98

Q4. Commercial developments should be encouraged to share road access, driveways, parking and signs.

Average Score: 3.80

Q5. Commercial buildings in the Fremont Area are generally attractive and well maintained.

Average Score: 3.72



Q7. There is adequate parking in the downtown area.

Average Score: 3.72

Common Comments

- Need bypass – especially for truck
- Need more restaurants, such as Applebees
- Snow removal is a concern

Industrial Land Use

Top Average Scores

Q1. Industrial development (expanding existing industries and recruiting new ones) should be encouraged.

Average Score: 4.35

Q3. Industries should be encouraged to locate only in the industrial park.

Average Score: 3.38

Common Comments

- Fill industrial park
- Need more jobs

Public/Quasi-Public Land Use

Top Average Scores

Q1. Educational facilities should be located within the City.

Average Score: 3.59

Common Comments

- Keep High School in City

Recreation and Tourism

Top Average Scores

Q1. The following recreation facilities are adequate for future needs.

- | | |
|----------------------|---------------------|
| a. Sports fields | Average Score: 3.51 |
| b. Playgrounds | Average Score: 3.66 |
| c. Boat launch sites | Average Score: 3.53 |



- Q2. How many times a year do you visit the following recreational facilities?**
a. Branstrom 47% c. GAR 60% e. Veterans 59% (% visited 4+ time per year)

Common Comments

- Proud of parks
- Keep beaches clean
- Expand bike paths and trails
- Increase tourism

General Planning Concepts

- Q4. Protect environmentally sensitive areas such as public and private wellheads, wetlands, inland lakes and recharge areas from the impacts of development that may tend to be incompatible with the natural environment.**

Average Score: 4.35

- Q2. Guide new development in a manner that conserves natural features and environmentally sensitive areas and meets the needs of the community both today and through the next twenty years.**

Average Score: 4.34

- Q8. Relate land use primarily to the natural characteristics of the land and the long-term needs of the community, rather than to short-term, private economic gain.**

Average Score: 4.33

Common Comments

- Keep farmland
- Respect private property rights
- More Jobs
- No factory farms

Overall Impressions

In general, the survey responses support previous public feedback, which includes maintaining the rural/small town character of the Area, preserving agriculture and natural features, and strengthening the downtown to serve as the community center. In addition, the public is concerned about declining employment opportunities, adequate housing, truck traffic through the city, and the need to improve certain community services, such as road conditions (i.e. Luce Road) and snow plowing.

RESIDENTIAL LAND USE

Please circle the number that most closely matches your opinion of each statement, using a scale from 1 for Strongly Disagree to 5 for Strongly Agree.

- Q1. The community should encourage a variety of housing types such as single-family homes, condominiums, townhouses, apartments and mobile or modular homes.**
- Average Score: 3.61
- Q2. The community should encourage housing affordable to all income levels.**
- Average Score: 4.00
- Q3. Residential development should be encouraged to provide lots clustered on a portion of the property, leaving the balance as common open space, as shown in Illustration B below.**
- Average Score: 3.22
- Q4. Strip residential development, consisting of multiple home sites with direct driveway access to main roads, should be encouraged, as shown in Illustration A below.**
- Average Score: 2.58
- Q5. Moderate density single-family residential development (¼ to ½ acre per home) should be encouraged.**
- Average Score: 3.55
- Q6. High density residential development (more than 4 single-family units per acre) should be encouraged.**
- Average Score: 2.30
- Q7. Multiple-family structures, such as apartments and townhouses, should be designed to blend with single-family neighborhoods.**
- Average Score: 3.31
- Q8. Residential neighborhoods should be connected to other neighborhoods and commercial areas by pedestrian/bike paths.**
- Average Score: 3.79
- Q9. Small commercial uses, such as coffee shops, should be allowed within single-family residential neighborhoods.**
- Average Score: 2.75

Q10. Home-based businesses (home occupations) should be allowed in residential neighborhoods

Average Score: 3.48

Q11. The community should allow developments that provide a mix of housing types with commercial and office uses.

Average Score: 2.81

Additional comments related to residential land use:

- Single and multifamily homes should be provided with garages - 2 stall
- Eliminate all township governments, they are a total waste, save money
- Do something with our present streets. Do! The cross town bypass both north and south of main!
- Q1. This is a big? How it is done would make a BIG difference. Basically, the value of someone's home shouldn't be lowered due to poor planning. Q10. As long as they are not disruptive in a major way.
- We are a small town and I would prefer to keep housing and commercial business separate
- I don't think good farmland should be taken for more development - like Fremont Meadows. Even if I had a dream I saw houses along the fence row. I thought I was living in the country.
- Housing development should be tailored to medium and upper income levels
- I like a walkable community. Convenience store etc on northeast part of city would help and complete trails.
- Required 300' of frontage in a township is a (ridiculous waste of farmland) that is being taken up too fast!!
- For the most part would like to see residential separated from business areas
- Why isn't S Luce Ave (off 48th) being paved? 1/2 mile out of town and we have a dirt road - an awful road
- Q10 depends on the home base business.
- No more "mobile home" parks
- New housing in a community should be of equal cost or quality
- We live in a country sitting we like our privacy
- Single family residents should not be built on any parcel of land smaller than 30 acres
- We should use our property as we please as long as it is a legal use according to law.
- Housing should be more affordable for middle & low-income people.
- Take care of what they have
- All these will not come about until more companies come in other than Gerbers.
- We need to keep the simple rural look with expansion.
- The community should be pro-active to attract quality residential/retirement developments
- Why did you build an industrial park next to the largest lake in the county? Lots of source point pollution & farming pollution to boot!
- Complete bicycle trail system
- Create pedestrian paths on both sides of the street.
- The "Empire co. Plat of Fremont has 66 ft lots. Look at current values vs. larger lots.
- Q10. I strongly agree if the residential neighborhoods are not then taxed as business zones.
- Q1. Only 3 because Fremont already has 4 mobile home parks. Q3. Encourage Dayton Twp.
- Q3 don't know.
- Do not make area for a residential to restrictive to make development to impractical
- No single or double wides
- Nothing wrong with traditional
- Q1. No to modular homes - with the housing market now repros are available down to \$35,000. No new housing needed now!! There are an over-abundance of low priced houses available now - we don't need any future slum areas.
- The person is free to use what they want.
- Should accommodate all income levels, but not necessarily with mobile homes (especially trailer trash). Standards must be implemented & enforced for the residents that have junk yards & landfills behind their homes, just fly over & look at the junk setting behind homes, hideouts.

- No commercial operations in residential areas.
- Q1. Not intermixed.
- Refer to Portland, Oregon development of neighbors.
- Vacant homes should be utilized first. All areas should be required to plant trees, etc.
- Pave Luce Ave. South of 48th!!!
- Q6 Depends on public utilities.
- Prohibiting home occupations would ignore technological development and telecommuting.
- Development of cropland or forested areas (both commercial/residential) while allowing the city center to atrophy should be discouraged.
- Single-family housing should be 1 acre per home. Residential development must have city water & sewer not wells & septic systems/ like Blue Bird south off 64th Street.
- No mobile homes.
- You're going to do whatever you want no matter how stupid it is, i.e. new school - you've got six schools & won't take care of them - why should you get another.

AGRICULTURAL LAND USE

Q1. Existing farms and orchards should be encouraged to remain in agricultural use.

Average Score: 4.52

Q2. Farm and orchard land is valuable.

Average Score: 4.61

Q2a. If you agree that farm and orchard land is valuable, please check the reasons why.

- Economic benefits/jobs 78%
- Scenic views/open space 63%
- Other _____

Q3. The following uses should be allowed in agricultural areas.

- a. Commercial recreation areas, such as golf courses and riding stables Average Score: 3.36
- b. Lodging facilities such as bed and breakfasts and resorts Average Score: 3.24
- c. Seasonal or specialty markets such as farm, artisan or antique markets Average Score: 3.75
- d. Commercial storage and/or warehouse facilities for boats, recreational vehicles and other personal property Average Score: 2.69
- e. Airports Average Score: 2.68
- f. Residential developments Average Score: 2.49
- g. Commercial developments Average Score: 2.11
- h. Industrial developments Average Score: 2.06
- i. Home occupations Average Score: 3.32

Q4. A portion of public funds should be allocated to farmland preservation programs.

Average Score: 3.49

Additional comments related to agricultural land use

- Industrial development should be restricted to land that has been set aside for that purpose
- Leave some natural
- business connected directly with a farm should be allowed
- Fremont is what it is because of agriculture; cater to the farmers!
- I grew up a farmgirl at heart. I like wide open spaces to crowded city places.
- We need to make every possible effort to preserve farmland and the farm economy
- No more CAFO's!
- Residential areas in farming area should not be allowed to complain about odors and farming practice
- Farmland for farm use only
- The world grows food. Why pay with tax money for special int farms. Let the market decide.
- I am interested in some developments but with some limitations (ex. Not allowing too much congestion.
- Someone need to get it done (paving) on S Luce Ave
- Amidst should not be discriminated against with their home based businesses.
- Q3 it all depends whether it is a working farm or orchard.
- Traditional farm usage as much as possible
- Don't allow 10 acre plots within a certain mileage of city or when using farmland.
- Keep farm land intact
- If not for agriculture Gerber may not have started the canning co. in Fremont.
- No urban sprawl. Dense city & open farms - save fuel & supply city transportation - public buses - bicycles & elec. vehicles

- Should be managed wisely.
- I don't understand Q4 if means a lower r/e tax rate fine but no grants.
- No more large commercial animal farms. Too much air pollution
- Buy development rights
- We must save our land for agriculture.
- Some of these do not deserve answers because they are hypothetical.
- The agricultural life styles teach life lessons that cannot be taught in schools. This should not be lost we need our farms!
- Use soil tests, topographical maps and some population data to chart good farmland, marginal farmland & poor quality/location. Then build a community scope around the results (as much as is possible). Q3a - only if the land isn't good for farming. Q3b. How large of an impact? Q3d. Only on tracts too small to farm well.
- Need more big companies to come in.
- Some of these would be marked higher if they were AG related
- I feel people would enjoy going out to a farm to stay at a Bed & Breakfast - shop for antiques - buy fresh produce at a market on a farm.
- Agricultural land needs to be preserved for agriculture.
- Q3a. & miniature golf. Q3i. If it doesn't raise taxes for other residents as a business zone.
- Owner rights for land use should be of primary concern in planning.
- Lot markets determine value of land, use tax break not public funds to preserve farmland
- Our good farmland is fast disappearing.
- Only wants bed & breakfast (Q3b) and farm (Q3c.)
- Forest preserves or similar non-commercial use.
- Q3i. ?. Don't forget current commercial/industrial spaces not being used.
- We need to maintain our ability to feed our country.
- Town and country path passing through farmlands, a corridor, circumnavigating the city would be an advantage.
- Only a small portion of agricultural land is good cropland. No development that use the sandy, swampy marginal land for housing and development.
- Trees should not be cut
- No more huge corporate farms that pollute our ground water and land!
- We need farmers - we need our land to remain as natural as possible.
- Q3g. Agri-business only.
- Leave it for agriculture.
- Q3. No to golf courses, riding stables ok.
- Forest areas, meadows, wild areas should be encouraged as well.
- Anything that is a provider for human consumption should be funded at the fullest level.
- Agriculture allows us to have food source within our own region. Overpopulating areas by multi-housing is not a solution.
- No mega farms.
- Save & preserve what we have left.
- Tax breaks for land in agriculture.
- Pathfinder school - nice but "prior planning prevents piss poor presentation." Windows too big to heat. Kids don't need to be looking out the windows in class.
- We need to keep all of the ag land that we have.
- Once farmland is divided for other uses, you will never get it back.

COMMERCIAL LAND USE

- Q1. New, small-scale commercial uses, such as grocery stores, hair salons and offices should be encouraged.**
Average Score: 3.98
- Q2. New, large-scale commercial uses, such as Meijer's and Wal-Mart stores should be encouraged.**
Average Score: 3.02
- Q3. Existing commercial development is adequate to meet the future needs of the community.**
Average Score: 2.99
- Q4. Commercial developments should be encouraged to share road access, driveways, parking and signs.**
Average Score: 3.80
- Q5. Commercial buildings in the Fremont Area are generally attractive and well maintained.**
Average Score: 3.72
- Q6. Fremont's business area provides a good mix of retail stores, restaurants, professional offices and services.**
Average Score: 3.21
- Q7. There is adequate parking in the downtown area.**
Average Score: 3.72
- Q8. The following public improvements in Fremont's business area are attractive and well maintained:**
- | | |
|-------------------|---------------------|
| a. Lighting | Average Score: 4.27 |
| b. Landscaping | Average Score: 4.18 |
| c. Seating | Average Score: 3.71 |
| d. Farmers market | Average Score: 4.34 |
| e. Snow removal | Average Score: 3.93 |
- Q9. Professional offices (i.e., healthcare, legal, financial) should be encouraged to locate adjacent to, but not within, prime commercial/retail areas.**
Average Score: 3.35
- Q10. Future commercial uses should be encouraged in the following areas:**
- | | |
|---|---------------------|
| a. Along M-82, south of Fremont | Average Score: 3.77 |
| b. Along M-82, west of Fremont | Average Score: 3.57 |
| c. Along 48 th Street, east of Fremont | Average Score: 3.01 |
| d. Along Green, north of M-82 | Average Score: 2.59 |
| e. Along Stone, north of M-82 | Average Score: 2.77 |
| f. Along Maple Island Road | Average Score: 2.80 |
| g. Main Street only, within the City | Average Score: 2.86 |

Q11. Current traffic volume and circulation inhibits shopping in the Fremont's business area.

Average Score: 2.64

Additional comments related to commercial land use:

- Need more stop lights
- Eliminate township government, save money
- Need cross town bypasses
- Keep major business along the main town corridor - not up Stone or Green
- I believe the lane @ Stone and 48th St. has helped traffic a lot
- Q8e. How can you plow the new parking lots near farmers market? The way they are design I think you will have trouble clearing them when snow comes.
- We need a large home improvement store, e.g. Home Depot, Lowes
- Get the huge semi trucks off Main Street!
- Would like a bookstore in the community. Am enjoying enhanced farmers market
- The farmers market was a waste of public funds
- Parking lots have to many islands and limit spaces and must cause a snow removal nightmare
- Restaurants are at a standstill in Fremont due to no available liquor licenses and big chains not wanting to build in the area if they cannot sell alcohol.
- Am believing new commercial dev is best suited in areas that are now expanding west/south of the city
- trucks, trucks, trucks
- Q8d. Tax supported competition. Q8e. Should have repaired side streets first. Need by pass road south to west. Our new shopping and main spending is Stone and West. Wake up.
- Why don't you promote the industrial park? It has just sat there, nothing being developed or businesses moving in. Why??? What a waste of our tax dollars.
- Almost always find parking on main street
- Our schools - the lawns especially are embarrassing. Weeds, tall grass, very unkempt - its a disgrace and people look at these areas when they are asked for more millage.
- Remove snow from downtown retail areas totally before 7am - no snow left in center turn lanes or edge of street parking areas! A good job cannot be done once cars are driving & parking!!! Like you do now.
- Trucks coming into factories & industrial parks should be routed around Main St. Special deliveries to in town stores should be allowed. WalMart trucks should be entering off Green Ave. Because that's where their delivery docks are. Plus some of the congestion on 48th would be eliminated if they had an entrance off Green Ave for both trucks & customers.
- Q2 not unless population grows. Q3 same.
- I don't go downtown because of the truck traffic. You can't even hear the concerts because of truck traffic. Sitting in front of the Koffee Kup could be pleasant experience w/o truck traffic.
- Fremont has become a materialist and not humanistic
- Dayton/division curbing project (new at Farmers Market) inhibits traffic flow - projects too far into street.
- Fremont is a destination & needs to hang on to that or die - Fremont needs jobs, taxes, growth of all types.
- Get Co-Op out of city into industrial park
- So the city itself grows the road ways will be more congested (downtown area) & parallel parking will be more dangerous.
- Bypass (es) needed now, not later.
- Q4 Commercial driveways be shared with commercial land only. I boycott Wal-Mart, Fremont needs a Meijers. Meijers has better products and they treat their employees better. Q6. Need a chicken place & steak place.
- We should focus on the commercial content and viability within the town - existing structures.
- Traffic, farmer's co-op, school buses all contribute to large amount of dirt and dust and especially noise. All dirt roads within the city should be paved.
- Q6. No to a good mix of retail stores.
- I did not circle future commercial use areas to be encouraged, because I believe you limit potential when you try to force area use and creativity.

- No need of bypass all cities have congestion. If you don't believe it go to GR or Phoenix, AZ, they have 7 lanes each way - still stopped. Q2 - very much so.
- Q7. For what currently exists business wise
- Community should be willing to offer credits/discounts to attract quality developments.
- Let's get some new businesses downtown and close the junk shops - tacky.
- Non-chain restaurant development with liquor licenses.
- Too much truck traffic.
- Traffic isn't the problem in downtown - its lack of attraction and support.
- Q9 - too late - look at Main St. or blocks.
- The business community needs to quit the "entire" focus on downtown & realize that growth is good without commercial growth we cannot attract new families to our community.
- Use existing areas wisely.
- Q8b. Not in parking spots on Main Street. Fremont should have stores that nothing costs more than \$1 (dollar stores).
- downtown does not need more parking save historical buildings
- Build by-pass around Main Street
- Keep commercial business on main road - take some traffic off the main roads.
- I don't have a strong opinion as to which direction commercial uses should be encouraged - a lack of knowledge. Q10 - Industrial park? Need expert study?
- The word encourage should be changed to "allow".
- Car dealers should expand to include foreign cars. There could be a secondary road for traffic off Main Street for better flow.
- No more pizza places or low paying jobs (part-time)
- Q8d. Overdone. Q8e. Too much road salt
- Challenge is competitive retail in downtown area. Some shops can't compete with big box stores in Muskegon, GR or Wal-Mart. Solution not certain, perhaps commercial renaissance zone with tax breaks to encourage retail & service provides a competitive foothold on our community.
- I'm not a fan of truck traffic through the city center and through the Stewart/Main Street 4-Way stop.
- Downtown is dying due to Wal-Mart/west end. Traffic flow is necessary for downtown area.
- There is too much traffic downtown we need a south side bypass
- Let people decide where they want to be.
- More lighting in Maple Grove Cemetery would be nice as it is a great place to walk, run, etc.
- Move the Baby Food Festival out of the city - reroute Hwy 82 out of the city.
- Considering population is nearly the same as 10 years ago, Fremont is seemingly growing too quickly for restaurants, need industry if want to grow Fremont.
- Q8e. Just moved. Q7. Getting better. Q11. Really depends on time of day.
- You are trying to take away farmland on A, B, C, D, E & F.
- Q8. Trees on Main Street are too big already!. Farmers market waste of money! Q11. Parking.
- Light pollution is becoming a problem! I live miles outside Fremont, but WalMart & others illuminate the night sky too much!
- Light pollution concerns are real.
- Truck traffic downtown needs to be addressed.
- Build south of town on M-82 1st then west on M-82 2nd.
- We have messy looking spots in Fremont - especially west of Veterans Park. We are lacking some better restaurants in Fremont - Applebees, Bob Evans. We are also lacking a hotel/motel like Super 8.
- None
- Cut downtown trees back or replant new ones.
- Applebee's would be nice as well as Wendy's
- Most desirable to maintain the small town feel, small interesting shops, least desirable - stores like WalMart.
- Fremont needs less pizza places and needs a country buffet or Ponderosa for older people that is used to a good nutritional meal.
- Downtown is dying. They have no incentives for commercial business to stay.

- I believe you will have less traffic accidents provided the commercial uses are spread out.
- We desperately need restaurants, i.e. Applebees, Chilis, etc. There isn't anything very good here!!!
- Nice lights on Main Street should be used more and not big overhead lights.
- Q6. Restaurants need help. We are in serious need of restaurants; moderate priced, that serve alcohol. Sports bar, Sam's Joint (type).
- Need better restaurants, Applebees, Perkins, etc.
- More stoplights on M-82 west of downtown.
- How many more dollar stores or pizza shops do we need? If you want an upscale community with the ability to support future tax initiatives there should be something upscale to offer, i.e. we need a decent place to have dinner!
- Re routing traffic south of downtown will not inhibit shopping in my estimation. People show downtown - will continue to shop downtown!
- Would like to see more variety of restaurants. More open on Sunday & breakfast.
- Need better restaurants
- Fix wall at sidewalk across from park.
- Need an upscale restaurant.
- The downtown area could be charming as retail instead of offices - wasting potential.

INDUSTRIAL LAND USE

Q1. Industrial development (expanding existing industries and recruiting new ones) should be encouraged.

Average Score: 4.35

Q2. Existing industrial development is adequate to meet the future needs of the community.

Average Score: 2.42

Q3. Industries should be encouraged to locate only in the industrial park.

Average Score: 3.38

Additional comments related to industrial land use:

- New industry should be encouraged. Many people travel to Muskegon and Grand Rapids who, if given an opportunity would work in Fremont. Many more people would not have to relocate to be closer to work either.
- Get the park full first before other land use.
- The park is nearly empty - fill it up.
- We need more jobs so people are not losing their homes.
- Fremont has great industrial park w/ plenty of room for more industry.
- I would prefer to see industrial use further from Fremont Lake, though light industry is ok.
- Do not allow waste (animal) to be recycled in the industrial park. Put it on agriculturally zoned away from residential neighborhoods, creeks and lakes.
- In my lifetime I've seen all the grocery stores move west of town. When originally Fremont Center started 1 mile east of Fremont. I would like to see a grocery store - south or east of Fremont.
- Fremont was too slow in providing industrial park and not aggressive enough to get industry - lost out to Newaygo.
- New industrial dev is healthy for the future tax base of the community
- Industries involved with new technologies should be encouraged.
- More industry should be encouraged to develop in the Fremont areas. Jobs.
- Anything to get jobs!
- Not one is in the there what a laugh. Who is promoting new businesses to come in? Newaygo and White Cloud welcomes their recent new businesses. Why couldn't Fremont have enticed them here in our industrial park? Someone asleep at the switch?
- Fremont needs more industry for more and better job opportunities.
- We need to supply more jobs, given the bad job climate and high rates of unemployment.
- Some businesses that are good for community and employment should not be industrial park but are welcome due to the economy. Like Slaughter Houses, Farm Implement sales.
- Open it up to retail & start collecting taxes on land. It has been an expense of the city for over 20 years???
- This needs to be your job #1. Be more proactive, as a newcomer to Fremont. It appears those in power & with \$ are satisfied with the status quo.
- Give Co-op a tax break to move.
- Don't let industrial development leapfrog out from current areas.
- Sorry, but rereading some of these I can only say it is confusing to answer the way it is written.
- Attracting future business is important for our community's stability
- We should fill available space before developing new.
- The industrial park is positioned as to carry all airborne pollution over the city most of the year - please be careful who locates here.

- I believe that the best hope for business growth and job creation is the small business who is burdened less by government restrictions and negative attitude and more of what can we do to help you be competitive and yet respect others.
- Need more big companies - until Fremont gets any bigger.
- We have too many vacant buildings.
- Put housing in present industrial park save the lake and DEQ penalties for pollution of it.
- Need more jobs.
- Why can't Fremont fill up industrial park? Other towns do not have trouble!!
- Use good common sense when deciding of industrial placement - adjacent to other industrial uses should be a major consideration.
- We shouldn't depend on Gerber to be our only tax based industry we should encourage other industries to come into help with taxes just in case Gerber ever leaves.
- Why aren't more spaces filled in the industrial park?
- Use what we have by Wal-Mart.
- Encourage use of areas already intended/designed for industrial use.
- We must have industrial development but only in appropriate areas.
- New industries should be encouraged to located in the industrial park.
- Q3 at this time.
- Fremont Metal & Paper should be relocated out of its current residential location. It's an eyesore so close the Band Shell.
- Fill industrial park 1st
- There are so many empty buildings not in use and they seem to keep building new buildings. Why?
- Pave Luce Ave. south of 48th Ave.
- Q1. The city will have to learn the art of returning phone calls. City is/appears difficult to work with. Question Mayor's honesty!
- We need new business of all types to encourage jobs. Without jobs, our community cannot grow.
- West 48th area & industrial park.
- It would be great to see the industrial park reach its potential. Green (south of M-82) should be repaired again. Build a road on a wetland?
- Industrial park set empty may be your should allow retail sales there.
- Your "Industrial Park" isn't happening. Why?
- We need to offer tax incentives to new business. There's no encouragement to come to Fremont.
- Industrial park needs to be more attractive to industry. In its current state, it is not serving its purpose.
- What use? Its mainly unoccupied.
- Industrial Park is poorly located - should be away from the lake and have better road connections.

PUBLIC/QUASI-PUBLIC LAND USE

Q1. Educational facilities should be located within the City.

Average Score: 3.59

Additional comments related to public/quasi-public land use:

- Keep the schools in town
- Restore H.S. don't build new
- Regarding the Fremont Baby Food Festival - the midway attractions should utilize the county fairgrounds
- I like how Grand Haven's new schools & athletic fields are on the outskirts of town.
- Schools, yes - but fields and other athletic facilities are running out of space within the city
- We have adequate facilities and buildings to handle all of our students. Don't need to pay more taxes for a new school. Who do we need to impress??
- Students numbers are falling we don't need new buildings
- City is a central location. Rehab, update, take care of what we have - don't build new, esp. out in the country.
- No school board should have the right to make decisions to buy property outside the city without being voted on by the taxpayers.
- The downtown needs to stay viable. The school brings in tremendous drive by and destination traffic.
- We don't care where the new high school is built - we just need a new one.
- The 'new' site outside of town is ideal. I am shocked at the low expectation of parents & students - where I come from 80% went to college.
- We feel that whoever said about building school. They will keep their word!
- Do not move schools into farming ground
- Wherever is best at the time. The vote of the people at the time is required.
- For schools to grow, they need large amounts of land. Children need space to grow physically and mentally & socially.
- Schools are part of the main town structure.
- Schools are fine just the way they are.
- We need a new high school without so many bells and whistles.
- Should have voted to buy the land for future high school.
- The schools service a large geographic area outside the city. Why would they have to be inside the city limits?
- Educational facilities should be either within the city or adjacent to the city.
- Within the city or closer to the city.
- We need a new high school. The land has been purchased. Now we need the township's vote.
- We do need a new High School building. We have waited too long. Previous mistakes by school boards have made people distrustful.
- I think the 40 acres that was purchased for a new school was a fiasco!
- School should sell properties already deemed too small or inadequate for future development. Are these administrative hunting lands?
- We need a new high school in the city!
- A new school developed within the city would have advantages - but may be unrealistic and less "user" friendly due to limited space for site development and related facilities (athletic/parking/grounds)
- Nowhere else.
- It depends which educational facilities.
- Needs to be centrally located.
- The kids are central to downtown!
- Demo a portion of the existing high school and rebuild on the same site.
- High school should not be built on prime farmland in Dayton Twp!
- Keep schools in city limits.
- Signage is lacking for Fremont Christian School

- High school could be outside the city limits.
- More citizens to keep eyes on perps.
- I believe the existing high school should remain. No other educational facilities should be built within city.
- When it's time for a new school. Approve millage first then buy property. The way the property was bought before is a very sore spot for a lot of people.
- Higher education beyond High School - doesn't need to be with city. Middle school, elementary school & high school most certainly needs to be within the city limits.
- I couldn't be more clear - keep the schools in the city limits.
- It is completely ridiculous to have a sports area so far from a school. Shame on all the people who allowed that situation to happen and continue.
- I don't care where but they should be all located together so out of town visitors can navigate to the location better.
- A new high school should be built on the existing property with room to grow (last bond proposal).
- School should sell their land or use it.
- Could be on property close to the city, if it's the right location.
- Educational facilities should be just that. Not something the school board pats themselves on the back for. How much money was thrown away on land for another school that wasn't voted for?
- School waste money. No incentives to save money.
- Don't use up any farmland.

RECREATION & TOURISM

Q1. The following recreation facilities are adequate for future needs.

- | | |
|------------------------|---------------------|
| a. Sports fields | Average Score: 3.51 |
| b. Playgrounds | Average Score: 3.66 |
| c. Boat launch sites | Average Score: 3.53 |
| d. Recreational trails | Average Score: 3.18 |
| e. Swimming areas | Average Score: 3.19 |
| f. Parks/open space | Average Score: 3.41 |
| g. Camping/RV sites | Average Score: 2.86 |

Q2. How many times a year do you visit the following recreational facilities?

a. Branstrom Park									
<u>14%</u>	0	<u>13%</u>	1	<u>15%</u>	2	<u>11%</u>	3	<u>47%</u>	4
b. Arboretum Park									
<u>47%</u>	0	<u>17%</u>	1	<u>16%</u>	2	<u>7%</u>	3	<u>14%</u>	4
c. GAR (Fremont Lake) Park									
<u>9%</u>	0	<u>7%</u>	1	<u>12%</u>	2	<u>12%</u>	3	<u>60%</u>	4
d. Sheridan Boat Launch									
<u>55%</u>	0	<u>10%</u>	1	<u>10%</u>	2	<u>8%</u>	3	<u>18%</u>	4
e. Veterans Memorial Park									
<u>7%</u>	0	<u>6%</u>	1	<u>14%</u>	2	<u>14%</u>	3	<u>59%</u>	4

Additional comments related to recreation and tourism

- Fremont Lake camping sites should be available for outside of the city campers not local residents who use it a very limited amount of the time.
- Public ball fields are not adequate
- Sheridan Boat launch needs to be improved Town & County Park is awesome. We use 3 - 4 times a week. Please confine development of the Town & Country Park. New Farmer Market Pavilion is also a great addition to our town.
- Do need more trails, even if its out of city limits
- Fremont's Parks are 2nd to none! Thumbs up to the City (public works)
- Swimming area should be checked for e coli at least once a year
- We don't use the park in town for our grandchildren to play because of the teens that congregate there and the language some of them use.
- Need more RV parks, flea markets. Develop our golf course to retirement destination. Facility with Fremont Foundation.
- Launch area - signs with times, rules and fees regulating all watercraft. Out of town residents taking walleyes, beyond their limit & then selling to Grand Rapids restaurants at a profit. A weekly ritual. Police this with DNR. It's a fact! Don't close your eyes to it.
- Fremont Lake RV Park is too cheap. Always full, raise rent.
- Q1 depends on population
- We need a sports complex that shares parking & concessions and can be used year around.
- Raise the fees at the park by the lake (campers)
- Need boat slips at Sheridan boat ramp. Fremont RV park is used by seasonal out of townspeople - no room for locals - Fremont needs public boat slips. Fremont Lake is slowly being closed off to the common people by the Sheridan Township board (new local laws) (zoning) & the natural increase in prime land prices.
- We should encourage more tourism.

- Our parks & recreation areas are a real plus for the community.
- We need recreational trails!
- The soccer facilities, especially for the younger children, are an embarrassment to the city.
- Group bench/table areas along the bike trail so we can welcome groups of 10+. Provide at least one water/bathroom site as the trails are connected. Where can overnight groups of bikers stay?
- I'd like to see more running trails, horse and just exercise areas.
- Q2c. Ice Cream
- Camping available on Fremont Lake besides the one at GAR Park. It might encourage tourism to people who camp.
- Q1e - polluted beach & seagulls. Improve Sheridan Boat Launch, maintain GAR boat launch, keep trash picked up in GAR park, fishermen are slob, leave their trash on scene bring milfoil and zebra mussels to lake, contain seagull population, check beach for Ecoli monthly.
- GAR boat launch to shallow and in poor condition, Sheridan boat launch no dock or poor dock
- Q1f. Enough parks - but not enough picnic tables in them.
- Primary users should pay - ex. Campsites should not be publicly subsidized.
- Keep smoke free
- A continued expansion/development of the town and country path, connecting neighborhood and making it easy to access retail developments (west side of town) without having to use high traffic roadways. Look at Boulder, Colorado's path system as a guide. Get people moving on foot and bike more and car less.
- Bike paths should be encouraged along the roads in the City & County.
- The beach is tragic -the wind blows everything/debris to the east, ending up on the beach. If we created a minimum wage summer job for a couple of high school students to rake the beach each morning and possibly in the evenings, the increase in beach use/tourism may help pay for the upgrade.
- There are not many tourists around here.
- Boat launch has been way too shallow for 5+ years, sold my 18' boat because could not easily get it into lake.
- Q1a. Depends on the sport. We desperately need a centrally located soccer fields L& baseball fields. A complex for out schools, community and churches to use.
- There is nothing to do at Arboretum Park and there is no parking available. If I lived within a few blocks of it, I would/might use it.
- Town & Country Park should be expanded. Great recreation and economic development element.
- Improve Sheridan boat launch, add dock, lights.
- In the statement area - "your opinion or use of each facility" it is noted Terrible Analogy answers can be misconstrued.
- Need more parking lots for city launch site.
- Finish/extend the bike path.
- Q1. Fremont athletic field parking is inadequate.
- More nature trails - information for people regarding existing facilities.
- Pave Luce Ave.
- Fremont Lake Park need to have weekly camping not all season camping.
- The bike path is great. I have heard from many people that it would be nice to have signs showing the way from Fremont lake path to Pathfinder/Branstrom Park.
- We can bring in tourists with our parks but there is not enough retail & restaurants - not chains - local charm is what we need and NO MORE fast food or dollar stores or auto parts or pizza places.

GENERAL PLANNING CONCEPTS

THE FREMONT COMMUNITY SHOULD...

- Q1. Create an optimum living environment for the present and future residents of the Fremont Area, which will solve their physical needs; avoid nuisance effects such as noise and water pollution; and offer a variety of choice as well as opportunity for chance an individual growth.**
- Average Score: 4.21
- Q2. Guide new development in a manner that conserves natural features and environmentally sensitive areas and meets the needs of the community both today and through the next twenty years.**
- Average Score: 4.34
- Q3. Guide future growth and development in a manner that respects both the City's traditional and compact character and the Townships' rural atmosphere.**
- Average Score: 4.19
- Q4. Protect environmentally sensitive areas such as public and private wellheads, wetlands, inland lakes and recharge areas from the impacts of development that may tend to be incompatible with the natural environment.**
- Average Score: 4.35
- Q5. Foster recreational opportunities that meet the needs of area residents.**
- Average Score: 4.18
- Q6. Balance the rate of land development with the availability of public facilities and services such as roads and utilities.**
- Average Score: 4.15
- Q7. Promote the cooperation with each other and among other governmental units in the Newaygo County area through continued joint meetings and shared awareness of proposed development areas.**
- Average Score: 4.32
- Q8. Relate land use primarily to the natural characteristics of the land and the long-term needs of the community, rather than to short-term, private economic gain.**
- Average Score: 4.33
- Q9. Balance the rights of the individual property owner with the needs of the public interest.**
- Average Score: 4.12

Additional comments related to general planning concepts:

- More time should be spent by city employees in maintaining city streets, repair and cleaning residential vs. main street
- Q6. Just because it's available shouldn't mean it has to be used.
- I believe Fremont has planned for economic growth better than other communities in the county.
- Q2. In whose eyes? Q3. Too old fashion -stops growth. Q4. Overdone excuse to not develop. Q6. I must be first. Q7. But don't meeting it to death. Q8. Stop progress who determines. Towns & cities that set on their hands die. Fremont has been too slow to compete in the 21st century - check out Ludington, Cadillac & Big Rapids.
- On Q9 I believe the property owners rights should be number 1.
- No more golf courses
- No factory farms. It is easy to formulate ideas, but quite another matter to get people to agree and work together. Good luck...
- Q3 Please do not stop a school from going rural as it is usually a safer environment for children.
- No one likes change when it affects them personally. Someone has to be the bad guy. Get the bypass around the city - get ride of the downtown truck traffic.
- Michigan, Newaygo Co, Fremont all have too many bureaucrats. A business who wants to start must jump too many hoops therefore goes to Indiana & gets one meeting with empowered gov. decision makers!
- There are some things more important than more taxes, especially when development adds to wetlands (no matter how big or small) destruction of plant and tree growth, septic tank discharge, and poor drainage to say nothing of atmospheric heating-check out the temperature in Fremont & note the difference 1-2 miles north - it's usually a 5 degree difference in the summer. And cannot even begin to argue for wildlife. The more people the more noise and pollution. Do not allow building where any of this is impacted referring to environmentally sensitive areas.
- Common sense is what is needed in all of these areas.
- Sometimes Fremont tries to outdo rather than to be practical - Fremont needs a lot but the farmers market is over & beyond. Understand \$1 million and no safety railings - hard to walk on bricks.
- We should plan to grow and occupy within existing boundaries before looking forward. We need to apply and enforce speed limits in the outlying areas of Fremont. Speeding is RAMPANT and our pets, children and pedestrians are constantly at risk. This should be top priority. I would be happy to help if it is needed. M. Myers.
- Help!! Deer population within the city limits of Fremont is dangerous!! Many accidents with deer all year. How can this become safer for resident? Deer are running into cars on Hillcrest, 48th. They walk down our city streets and eat/graze in Vets Memorial Park. More condominiums should be encouraged.
- I enjoyed your presentation immensely and applaud the efforts of the forward thinking committee. You have your work cut out for you. At a single public forum meeting, I attended, I was surprised at the number of "personal-agenda" comments. I was expecting a sharing of views for the general good of the area.
- Fremont will not get any bigger until big business comes in.
- Close industrial park.
- Fremont needs to join the 21st century and not be such a closed community. We need jobs & new people & services to accommodate them.
- Please work with the public schools to build a new high school!!
- We need to stop fearing change and realize the need to improve our schools and economic development is essential to our sustainability.
- Q4 - State not city-twp. More "Planning" means more regulation on property owner's rights? Probably need another "zoning" person.
- Q5. - miniature golf. Q9 - the rights of property owners should come first - above public interest.
- Q4. - questioned recharge.
- City should not have more members than townships.
- Our city officials should be much more aware of what makes a community grow - re. Bypasses have been proven to harm existing commercial area as well as a major capital expenditure and additional operating costs. Promoting industrial and commercial growth should be a primary concern - not farmers market.
- Greater emphasis on "green" planning. Enhance & protect our beautiful environment.
- I am 93 years old and am content with way things are.

- Q3. Must be partnership - shared vision. Q5. Promote - get more people moving. Q7. Yes! Must be partnership - shared vision. Do what is possible to control/limit freelance development like that between Luce and the 2nd CRC.
- Q4. No more high-density housing or factory farms.
- Q9. Respect property owners rights, there's no "balance" if you attempt to trample property rights.
- Q1. What is this? Utopia? How would you expect the city to solve people's physical needs?
- The rights of property owners should be first.
- Q5. Bike paths throughout - huge. Thank you - please save our wonderful community!
- I didn't care for the way the questions were phrased very one sided.
- Leave farmland alone.
- Ag preservation also needs to be a top priority. Open space is key to our community's charm. Thanks for asking!
- These are all rhetorical in nature.
- Not at the expense of individual, though
- Your questions only learn one answer but how it is done is the question.
- More fish in Fremont Lake. More swimming areas around the lake and as property owner I would like to see at Sheridan a boat launch, a gazebo, a fish cleaning station and picnic tables for property owner's use.
- Pave Luce Ave. south of 48th St.!!! This is a must! We built our home knowing we had a paved road! Now it is a nasty dirt road!!!
- The rights of the individual property owner should be protected.
- The school board should read this section before every meeting.
- The city reacts - they are not innovators. Need a change of attitude.
- Please - don't take away anymore farmland. Work hard to create interesting and successful farm ventures.

DEMOGRAPHIC INFORMATION

Q1. In which jurisdiction of the Fremont Community do you live?

28% Dayton Township 39% City of Fremont 33% Sheridan Charter Township

Q2. What is your residential status in the Fremont Community?

93% Year Round Resident 4% Seasonal Resident 3% Not a Resident

Q3. How many people live in your household?

15% 1 52% 2 10% 3 22% 4-6 1% More than 6

Q4. Do you own property in the Fremont Community?

95% Yes 5% No

Q5. Are you a registered voter in the Fremont Community?

93% Yes 7% No

Q6. Which best describes your home?

11% Farmstead 43% Single family home on one acre or more 37% Single family home on less than one acre 5% Duplex 0% Apartment 3% Condominium 1% Other

Q7. What is your age group?

1% Under 25 years 15% 25-44 years 46% 45-64 years 39% 65 years or older

Q8. Where is your primary place of employment?

60% Fremont Area 1% City of Newaygo 4% Other Newaygo County Communities
3% Muskegon Area 3% Grand Rapids Area 0% Big Rapids Area 29% Other (note: many people 65 and older marked this category)

Q9. Do you have school-age children (18 years old or younger) in your household?

26% Yes 74% No

Q10. Where do you do most of your routine shopping?

90% Fremont Area 0% City of Newaygo 1% Other Newaygo County Communities
5% Muskegon Area 2% Grand Rapids Area 0% Big Rapids Area 2% Other

Appendix D

Second Public Meeting Feedback



Fremont Community Public Meeting October 29, 2007 Goals Feedback

1. Create a range of housing options

Townships and City are very different

Concern: lots of interest in living out in the country (large lots)

Consider additional housing in downtown

- Focus on certain age groups (common area for socializing)

- Not just apartments

- Look for grants to help refurbish upper story

- Work to convince people to live in higher density areas

Assess rural areas to determine which areas are most acceptable for housing/residential use versus farmland

Site planning could help reduce impacts to key natural features

2. Create walkable communities

Keep at it

Recreational issue

Can't walk/bike groceries home

Fire department model keep/good – apply to other services

3. Encourage community and stakeholder collaboration in development decisions

Community pride activities

Home improvement programs

Block groups

Intergovernmental and institutional coordination (e.g. schools, hospital)



4. Foster distinctive, attractive communities with a strong sense of place

Apartment complex/condos

Replace urban blight (e.g. between Daisy Brook and Gerber)

Historic districts

- Incentives to improve and preserve structures

- Inventory and id history homes and buildings

- Connect homeowners with “sweat equity” grants and programs

- “block pride”/”block groups”

- Community associations

- Work with landlords

Work with developers to meeting community wishes

Use façade plan

Signs that celebrate Fremont’s history

Wayfinding signs

Strengthening partnerships to maintain facilities

Propose a millage to finish Town and Country path

5. Make development decisions predictable, fair, and cost effective

Cost of effective expansion of services – water, sewer, roads and sidewalks

Provide single zoning ordinance for joint area

Find ways to incentivize citizen participation

More information to citizens



6. Mix land uses

Form based zoning ordinance

Finish sidewalks/accessibility

Improve internet/bandwidth access

7. Preserve open space, farmland, natural beauty and critical environment areas

Educate people on the value of preserving wetlands and wildlife habitat

Provide incentive (e.g. tax breaks) for private property owners to use/present open space

Promote Town and Country Path – regionally

What does open space mean?

Use zoning to preserve Land Information Access Association

Educate people on ways farmland can be protected (e.g. PDR and quarter/quarter system)

8. Provide a variety of transportation options

Form based code

Not just developing areas – existing as well

Possible in a community this size? Cost?

Public services

- Keep them concentrated (development)

- Don't overly invest in expanded infrastructure

- Build infrastructure in a measured way

- Encourage to bury power lines – more attractive

- Consistent availability of high speed internet access

9. Strengthen and direct development towards existing communities

Marketing and incentives for business growth and new jobs

Provide economic incentives to grow within boundary

Community education on issues about growth



10. Take advantage of compact building design

Put zoning in place that encourages infill development

Appendix E

Third Public Meeting Feedback



**Goals, Objectives and Strategies
Third Public Meeting Feedback
July 28, 2008**

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

Comment: Good concept – downtown upper stories look awful ragged and in poor condition.

Strategy: Establish Traditional Neighborhood Development (TND) near the city center, jobs and schools through the zoning code.

Comment: Good concept to maintain.

Strategy: Implement “Conservation Design” subdivisions to preserve open space and cluster housing in rural areas.

Good for long term.

2. Create walkable communities

Objective: A pedestrian sidewalk or trail system that connects to keep the community walkable and connected.



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

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

Comment: Safety for all ages (comment refers to both strategies listed above).

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

Comment: Good to involve the youth on multiple levels.

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.

Comment: Good to address this growing area – home businesses.



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.

Comment: Buffers and transition areas are always important.

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

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

Comment/Question: You need to add the concept of "noise pollution" – Have you heard the "loudness" of the new unit at Gerber hospital?

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.

Question: What happened to the extension of the camping area of Fremont Lake Park to the north? The area where the house burned?

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.

Comment: All are good (referring to the above objectives and strategies).

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.

Comment: Communicate in tax bills.

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

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.

Comment: Very good to coordinate – avoid repeat services/ideas.



6. Mix 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: 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.

Comment: educate/inform all of those who have “first contact” with new people – lay positive groundwork.

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

Question: Are you aware of the new surface material being used in Chicago which allows water to “drain through” rather than run off?

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 a 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.

Comment: All good goals (referring to the above objectives and strategies).



8. Provide a variety of transportation options

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

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

Comment: Yes please.

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.

Comment: Bike rack areas are needed.

Comment: Widen these lanes – pick-ups with extended mirrors come too close for comfort.

9. Strengthen and direct development towards existing communities

No comments provided for this 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.



Fremont Community Joint Planning Commission

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.

Comment: Please include green space in high density areas.

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.

Question: Congestion issue?

General Questions

Question: How many LEED certified-environmental responsible ideas can also be "coded" into these wonderful goals?

Question: How does implementation work and who is responsible for what?

Future Land Use Map Comment

Comment: Need to show current use vs. future use.

Comment: Public restaurant on the lake.

Comment: Completion of the south alternate route.

Appendix F

425 Agreement

DEVELOPMENT COOPERATION AGREEMENT AMONG THE CITY OF FREMONT, DAYTON TOWNSHIP AND SHERIDAN CHARTER TOWNSHIP

This Development Cooperation Agreement is made as of December 29, 2004, among the City of Fremont, a home rule city the principal business address of which is 101 East Main Street, Fremont, MI 49412 ("Fremont"), Dayton Township, a general law township the principal business address of which is 3215 S. Stone Rd., P.O. Box 68, Fremont, MI 49412 ("Dayton") and Sheridan Charter Township, a charter township the principal business address of which is 6525 W. 64th St., P.O. Box 53, Fremont, MI 49412 ("Sheridan").

RECITALS

A. The parties desire, through cooperation, to foster quality economic development to benefit their respective communities.

B. The cooperation among the parties is intended to ensure managed and controlled growth; to ensure the availability of certain services needed to accommodate that growth while preserving the environment and protecting the public health, safety and welfare; to contain and minimize sprawl and blight; to limit the adverse effects on residential uses; to preserve farmland and open space; to protect and enhance the property values, tax base, employment and general economic vitality of the greater Fremont community; to preserve and enhance the relationships among the parties by minimizing causes of disputes; to provide for cooperative efforts to further the needs and goals of the parties; to avoid the duplication of certain services; and to otherwise preserve and advance the general welfare of the people of the greater Fremont community.

TERMS AND CONDITIONS

NOW, THEREFORE, in exchange for the consideration in and referred to by this Agreement, the parties agree as follows:

ARTICLE I

Purpose, Authority, Representations and Findings

1.1 Purpose.

(a) **General Framework.** This Agreement is intended to fully address the issues regarding City water, sanitary sewer and other urban services to areas of the townships and the conditional transfer of the property described in this Agreement. In doing so, this Agreement provides for the property described in this Agreement to be addressed in one of two ways, which are generally described as follows but described in more detail in Articles II and III of this Agreement.

(1) First, property which is (a) to be immediately served by city water or sanitary sewer service and (b) is within the Fremont's Growth Area boundary as depicted on the map attached as Exhibit A and as generally described on the attached Exhibit B (the "Growth Area") is to be immediately conditionally transferred to Fremont's jurisdiction (generally, "Phase 1"). This phase is more particularly described and provided for in Article II of this Agreement.

(2) Second, other property within the Growth Area is to be conditionally transferred to Fremont's jurisdiction when there is a request for public water or sanitary sewer services for the property and Fremont has the capability of providing such service, all as more specifically defined and explained in Article III of this Agreement (generally, "Phase 2").

(b) Comprehensive Approach. The parties have found it difficult to deal with development on an *ad hoc* basis. Doing so results in an inability to provide for the coordinated development of the area and to make the best decisions with respect to the sizing and location of infrastructure improvements. It also results in a process that is cumbersome to developers as well as the parties themselves in that it is difficult to deal intermittently with individual parcels because such a piecemeal approach fails to deal with the overall policy and economic impacts upon the parties. It is therefore the intent to minimize, if not all together prevent, future discomfort, delays, frustration and costs suffered and incurred by the parties and by affected property owners, developers and others interested in any of the property addressed by this Agreement.

1.2 Authority. This Agreement is made pursuant to the current provisions of Act 425 of the Public Acts of Michigan of 1984, as amended, MCL 124.21 *et seq.* ("Act 425"), the general authority of each of the parties under the statutes authorizing their organization and existence, and the Fremont City Charter.

1.3 Findings (and Representations). Fremont, by action of its City Council in approving this Agreement, and the townships, by action of their township boards in approving this Agreement, have made the following findings and representations:

(a) Local Units. Fremont, organized and existing as a home rule city under the Home Rule Cities Act, Act 279 of the Public Acts of Michigan of 1909, as amended, MCLA 117.1, *et seq.*, Dayton, a Michigan general law township, organized and existing pursuant to Article VII, Section 17 of the 1963 Michigan Constitution and Revised Statutes of Michigan of 1846, c.16, as amended, MCLA 41.1, *et seq.*, and Sheridan, a Michigan charter township, organized and existing pursuant to Article VII, Section 17 of the 1963 Michigan Constitution and Act 359 of the Public Acts of Michigan of 1947, as amended, MCL 42.1 *et seq.*, are all "local governmental units" as defined by Act 425.

(b) Projects. This agreement is intended to provide the needed utility and other services to enable, encourage or enhance commercial development or redevelopment, the development or redevelopment of residential property, and the protection of the groundwater and surface water by providing public sanitary sewer service to property not currently provided such service. The development or redevelopment is anticipated to include new buildings and other structures or the expansion or renovation of existing buildings and other structures, together with land improvements, machinery, furnishings and equipment suitable, intended for or incidental to such real property improvements. They are therefore "economic development projects" as defined in Act 425.

(c) Considered Factors. The parties have, as required by Act 425, considered certain factors prior to entering into this contract conditionally transferring property, including the following:

(1) Composition of the population; population density; land area and land uses; assessed valuation; topography, natural boundaries and drainage basins; past and probable future growth, including population increase and business, commercial, and industrial development in the conditionally transferred areas (as described on the attached exhibits); and the comparative data for the townships and the portions of the townships remaining after the transfer of the conditionally transferred areas.

(2) Need for organized community services; the present costs and adequacy of governmental services in the conditionally transferred areas (as described on the attached exhibits); the probable future need for services in the conditionally

transferred areas; the practicability of supplying such services to the conditionally transferred areas; the probable effect of the transfers and of alternative courses of action on the cost and adequacy of services in the conditionally transferred areas and on the remaining portions of the townships; the probable changes in taxes and tax rates in the conditionally transferred areas in relation to the benefits expected to accrue from the transfers; and the financial ability of Fremont to provide and maintain services in the conditionally transferred areas.

(3) The general effect of the conditional transfers upon Fremont and the townships and the relationship of the conditional transfers to any established land use plans.

(d) Public Hearing. Pursuant to Act 425, the Fremont City Council, Dayton Township Board and the Sheridan Township Board held a joint public hearing on October 7, 2004, at 7:00 p.m. regarding the conditional transfer of the property that is the subject of this Agreement and the sharing of revenues as provided in this Agreement, notices of which the public hearing were given in the manner provided by the Open Meetings Act, Act 267 of the Public Acts of Michigan of 1976, as amended.

(e) Majority Vote. The Fremont City Council and each of the township boards have each decided, by majority vote of the members elected and serving on each body, to enter into this Agreement.

(f) Hearings, Notice and No Referendum. Neither the Fremont City Council nor either of the township boards adopted a resolution calling for a referendum on the conditional transfer to be made pursuant to this Agreement. More than 30 days have elapsed since the Fremont City Council and each of the township boards held their public hearings regarding this Agreement and adopted resolutions indicating their intention to enter into this Agreement and none of the clerks for any of the parties has received a petition calling for a referendum on this Agreement or the conditional transfer of property to occur pursuant to this Agreement.

1.4 Townships' Representations Concerning Property for Transfer. Each township represents and covenants that it has not pledged any revenue from and has not represented to any obligees, lenders, bond holders or creditors that it is dependent upon or anticipating any revenue from either the Growth Area to meet any township obligations or any obligations of any entity it created or controls. Each township further represents and covenants that there are no special assessments that have been levied by it against any parcel of property within the Growth Area. Each township also represents that no township created or related entity is collecting tax increment revenues from any property within the Growth Area.

ARTICLE II

Phase 1

2.1 Conditional Transfer of Phase 1 Property. The Phase 1 Property as depicted on the attached Exhibit A and as generally described on the attached Exhibit B is conditionally transferred from the jurisdictions of Dayton and Sheridan to the jurisdiction of Fremont.

2.2 Effect of Transfer. The property transferred to the jurisdiction of Fremont pursuant to this Article II shall, for all purposes, be within the jurisdiction of Fremont. Neither Dayton nor Sheridan shall have any further jurisdiction over such area. Without limiting the generality of Fremont's jurisdiction and the effect of that jurisdiction, the parties wish to emphasize the following:

- (a) Zoning of Transferred Area. Unless and until rezoned, the Phase 1 Property will retain the zoning it had in the Township. Fremont shall have jurisdiction over zoning of, and Fremont's zoning ordinance shall apply to the rezoning of any parcel of the Phase 1 Property.
- (b) Governmental Services. All governmental services available to other property in Fremont shall be provided by Fremont to the Phase 1 Property and its occupants on the same basis and to the same extent as Fremont provides such governmental services within the legal limits of Fremont. Neither Dayton nor Sheridan shall have any obligation to provide any services to the Phase 1 Property or its occupants. The rates, fees and charges, if any, for all such services shall be as established by Fremont as applicable within the legal limits of Fremont.
- (c) Applicability and Enforcement of Ordinances. The Phase 1 Property will be treated as being within the legal limits of Fremont for the purpose of applying and enforcing all ordinances, rules, and regulations. Fremont shall be responsible for enforcing all such ordinances, rules and regulations.
- (d) Provision of Water and Sewer Services. Fremont will provide to the Phase 1 Property City water and sanitary sewer services on the same basis and to the same extent as other property located within the legal jurisdictional limits of Fremont.
- (e) Taxes. For the purposes of all taxation, including, without limitation, *ad valorem* real and personal property taxes, industrial facilities taxes, income taxes, hotel/motel tax, etc., the Phase 1 Property shall be considered as being within the legal limits and jurisdiction of Fremont.
- (f) Special Assessments. The Phase 1 Property shall be within the legal limits and jurisdiction of Fremont for purposes of special assessments.
- (g) Rates, Charges and Fees. All rates, charges, fees, and other costs for governmental services provided to the Phase 1 Property or its occupants shall be calculated, levied, charged, billed and collected on the same basis as all other property within the legal limits and jurisdiction of Fremont.
- (h) Voting. Any persons residing within the Phase 1 Property shall be entitled to vote on the same basis as all other persons residing within the legal limits of Fremont.
- (i) Records Transfers. Each township shall provided Fremont with copies of all tax assessment, zoning, zoning enforcement, voting and other records it has regarding parcels comprising the Phase 1 Property.
- (j) Street Addresses. Fremont may, in its discretion, require that any parcel that is part of the Phase 1 Property convert its address to the city address system.

2.3 Phase 1 Revenue Sharing. Revenues from the Phase 1 Property shall be shared by Fremont and the township from which it was conditionally transferred as follows:

- (a) Formula for Sharing Taxes. Fremont shall levy and collect *ad valorem* real and personal property taxes, industrial facilities taxes, payments-in-lieu-of-taxes, income taxes and any other taxes or revenues-in-lieu-of-taxes from and against the Phase 1 Property at the same rate and in the same manner as it levies and collects such taxes and other revenues throughout Fremont. Fremont shall return to the township from which it was conditionally transferred an amount equal to 2 mills (\$2.00 per \$1,000 of taxable value) levied against the Phase 1 Property and any improvements and personal property located thereon during the calendar years 2005 through 2014, inclusive. Such

an amount shall be paid regardless of whether Fremont chooses not to levy such taxes, refuses to levy such taxes or in any other manner knowingly fails to levy such taxes. Each year, Fremont shall, on September 15 of each year (or, if September 15 is not a City business day because it is a Saturday, Sunday, holiday or some emergency exists, the next City business day thereafter), pay to each township its portion of the collected taxes levied on the summer tax roll and, on May 30 of each year (or, if May 30 is not a City business day because it is a Saturday, Sunday, holiday or some emergency exists, the next City business day thereafter) pay to each township its portion of the taxes received from the county delinquent tax revolving fund. Any amount not paid by Fremont when due shall bear interest at a rate of 1.0% per month until paid. If, subsequent to the payment of such taxes, an owner of any of the Phase 1 Property successfully challenges all or a portion of such taxes, and Fremont is for that or another reason, such as the return of the property for delinquent taxes, required to refund all or a portion of those taxes to the property owner, the county or others, upon notice from Fremont, the Township shall promptly repay Fremont the Township's *pro rata* share of any such tax refund together with the Township's share of any interest due on the tax refund.

(b) Tax Exemptions and Abatements.

(1) General Procedure and Effect. Any provision of the agreement to the contrary, notwithstanding, upon any request for a tax abatement or tax exemption for any portion of the Phase 1 Property, the Fremont City Council shall give to the township from which that property was conditionally transferred, written notice of that request, and of the date and time of the hearing on or consideration of that request. With respect to such abatement and applications therefor, that township shall have rights as if it levied taxes against the parcel(s) subject to the application or abatement. If the Fremont City Council grants the abatement, the parties shall share proportionately in the loss of tax revenues resulting from the abatement or exemption.

(2) Statutory Exemptions. If a tax exemption is required by statute, such as by way of example and not by limitation, for religious, charitable or educational institutions, for hospitals, etc., then the parties will share equally in the effects of such exemption. Said sharing shall be proportionate to the millage agreement as outlined within this Agreement.

(c) Replacement of Property Taxes. If Fremont, because of changes in law, no longer levies the same amount of property tax and receives additional revenues from other sources, such as income taxes, sales taxes, value added taxes, revenue sharing, or other sources of municipal revenues that are in whole or in part received by Fremont and have the effect of replacing the property tax revenues, Fremont shall, within 45 days of the receipt of those other revenues, pay to the township from which that portion of the Phase 1 Property was conditionally transferred a portion of these new revenues equal in proportion to the Township's shared millage rate (*i.e.*, the 2 mills provided in subparagraph (a) above) and Fremont's millage rate immediately before the reduction in Fremont's *ad valorem* property tax receipts from the property conditionally transferred to Fremont as part of Phase 1.

(d) Captured Tax Increment Revenues. Fremont's obligations under this section shall continue even if Fremont does not receive or retain any portion of the collected tax because of the capture of tax increment revenues by a downtown development

authority, local development finance authority, brownfield redevelopment authority, or similar entity.

(e) State and Federal Shared Revenue. Fremont will pay to the township from which the parcel was conditionally transferred as part of the Phase 1 Property a portion of the state and federal revenue sharing funds Fremont receives due to the conditional transfer of that portion of the Phase 1 Property determined by multiplying the number of household on that portion of the Phase 1 Property times 2.7 residents (a negotiated number the parties have determined to use to avoid exacting population counts) times the per capita rate for state or federal revenue sharing that is applicable to the township from which that Phase 1 Property originated. Such amount shall be paid to the Township within 30 days of Fremont's receipt of such funds.

2.4 End of Phase 1. Except for Fremont's obligation to pay to the townships the tax or other funds levied against the Phase 1 Property prior to December 30, 2014, Phase 1 and the obligations under this Article II shall terminate on December 30, 2014 and the Phase 1 Property shall for all purposes be and remain within Fremont's legal limits and jurisdiction. If further action is needed to carry out the intent of this provision, such as consent to the annexation of the Phase 1 Property after December 30, 2014, this Agreement shall constitute such consent and each township covenants that it shall execute such documents as are required to ensure the intent of this provisions is fully implemented.

ARTICLE III

Phase 2

3.1 Intent. The delayed conditional transfer of the jurisdiction of certain parcels as part of Phase 2 shall occur as provided in this Article III. By this Agreement, the parties are approving the delayed conditional transfer of property pursuant to Act 425 as part of Phase 2. Therefore, no further action of either of the townships shall be required to accomplish any transfer of property under this Article III. However, the transfers for property in Phase 2 shall be delayed until there occurs during the term of this Agreement or any renewal of this Agreement certain events as provided in this Article III of this Agreement. However, if additional documentation is needed, the township from which the affected property is to be conditionally transferred shall execute and deliver any additional documents reasonably needed to accomplish those conditional transfers.

3.2 Triggering Conditions. The conditional transfer of property within the Growth Area depicted on the attached Exhibit A and generally described on the attached Exhibit C to the jurisdiction of Fremont shall be completed upon the occurrence of all of the conditions and events described in the subsections to this section 3.2.

(a) Request for Service. The owner or another person with the consent of the owner of the parcel within the Growth Area submits to Fremont a written request for city water or sanitary sewer service with a copy of that request to the affected township.

(b) Service Can Be Provided. At the time of the written request for city water or sanitary sewer service Fremont's engineers determine such service can reasonably be provided to the property for which Fremont received the written request.

(c) Other Parcels to Be Served. Fremont determines what other parcels within the Growth Area will be served or could be served when water and/or sanitary sewer lines are extended to serve the property for which Fremont received the written request and Fremont also determines it is willing, under the circumstances then existing or under

circumstances Fremont is willing to provide, to construct and/or allow to be constructed such extensions to its water and/or sanitary sewer system(s).

(d) Consent of Property Owners. If the required water and/or sanitary sewer line extension could serve more parcels in the Growth Area than the parcel(s) for which the written request for service was filed, one of the following conditions must exist:

(1) No parcel except the parcel for the written request for service was made as provided in subsection (a) will be specially assessed, will be required to connect to, or will be otherwise required to pay for city water or sanitary sewer service until such time as the owner (or another person with the consent of the owner) makes a written request for service, and only the parcel for the written request for service was made as provided in subsection (a) will be conditionally transferred to the jurisdiction of Fremont.

(2) The owners (or other persons with the consents of the owners) of a majority of the property area that will be served or could be served by the proposed extended city water and/or sanitary sewer lines have joined in a written request for such service as provided in subsection (a). In this situation, all of the property that can be served by the extended lines may be conditionally transferred.

(3) The written request is for property that could be served by an existing city water or sanitary sewer line constructed in response to a previous written request for service under the situation described in paragraph (1) of this subsection (d) but which property has not yet been conditionally transferred to Fremont's jurisdiction.

(4) A written request is made as provided in paragraph (3) of this subsection (d) that, when combined with previously approved requests under that paragraph (3) and the original request under paragraph (1), results in a situation where written requests have been made by the owners (or other persons with the consents of the owners) of a majority of the property area being served or that could be served by the existing city water and/or sanitary sewer line extended in response to the initial service request made pursuant to paragraph (1). In this situation, the jurisdiction of all of the property that could be served by that existing water and/or sanitary sewer line extension initially constructed to provide service to a parcel pursuant to paragraph (1) may be conditionally transferred to Fremont.

(e) Filing. A certified copy of a resolution of Fremont City Council that:

(1) Acknowledges the written request; and

(2) Approves the request; and

(3) Legally describes all of the property within the Growth Area to be conditionally transferred as a result of the request; and

(4) States the date city water or sanitary sewer service will first be provided to that property; and

(5) Refers to this Agreement

is filed together with a copy of this Agreement with the Newaygo County Register of Deeds, the Newaygo County Clerk, the Great Seal Unit of the Michigan Secretary of State, and the clerk of the affected township.

(f) Zoning. Any conditional transfer pursuant to this section shall be completed only if, in Fremont's sole determination, the use or proposed use of the subject property complies with Fremont's zoning ordinance and master land use plan.

3.3 Duration of Transfer. Any conditional transfer of property pursuant to this Article III shall terminate upon the termination of this Agreement or any renewal of this Agreement, or on December 30 of the year that is 10 years after the effective date of the conditional transfer, whichever occurs first. At the end of such transfer, the property shall for all purposes be and remain within Fremont's legal limits and jurisdiction. However, Fremont shall remain obligated to pay to the township(s) from which the property was conditionally transferred the portion of the taxes levied against that property or revenue sharing funds derived from that property at any time prior to December 30 of the year that is 10 years after the effective date of the conditional transfer. Any then existing 10-year revenue sharing payment obligation shall survive the expiration or other termination of this Agreement.

3.4 Effect of Transfer. The property transferred to the jurisdiction of Fremont pursuant to this Article III shall, for all purposes, be within the jurisdiction of Fremont. Neither Dayton nor Sheridan shall have any further jurisdiction over such area. Without limiting the generality of Fremont's jurisdiction and the effect of that jurisdiction, the parties wish to emphasize the following:

(a) Zoning of Transferred Area. Unless and until rezoned, the property conditionally transferred pursuant to this Article III will retain the zoning it had in the township. Fremont shall have jurisdiction over zoning of and Fremont's zoning ordinance shall apply to the rezoning of any parcel of property conditionally transferred pursuant to this Article III.

(b) Governmental Services. All governmental services available to other property in Fremont shall be provided by Fremont to the property conditionally transferred pursuant to this Article III and its occupants on the same basis and to the same extent as Fremont provides such governmental services within the legal limits of Fremont. Neither Dayton nor Sheridan shall have any obligation to provide any services to the property conditionally transferred pursuant to this Article III or its occupants. The rates, fees and charges, if any, for all such services shall be as established by Fremont as applicable within the legal limits of Fremont.

(c) Applicability and Enforcement of Ordinances. Property conditionally transferred pursuant to this Article III will be treated as being within the legal limits of Fremont for the purpose of applying and enforcing all ordinances, rules, and regulations. Fremont shall be responsible for enforcing all such ordinances, rules and regulations.

(d) Provision of Water and Sewer Services. Fremont will provide to property conditionally transferred pursuant to this Article III, city water and sanitary sewer services on the same basis and to the same extent as other property located within the legal jurisdictional limits of Fremont.

(e) Taxes. For the purposes of all taxation, including, without limitation, *ad valorem* real and personal property taxes, industrial facilities taxes, income taxes, hotel/motel tax, etc., property conditionally transferred pursuant to this Article III shall be considered as being within the legal limits and jurisdiction of Fremont.

(f) Special Assessments. Property conditionally transferred pursuant to this Article III shall be within the legal limits and jurisdiction of Fremont for purposes of special assessments.

(g) Rates, Charges and Fees. All rates, charges, fees, and other costs for governmental services provided for to property conditionally transferred pursuant to this Article III or its occupants shall be calculated, levied, charged, billed and collected on the same basis as all other property within the legal limits and jurisdiction of Fremont.

(h) Voting. Any persons residing within property conditionally transferred pursuant to this Article III shall be entitled to vote on the same basis as all other persons residing within the legal limits of Fremont.

(i) Records Transfers. Each township shall provided Fremont with copies of all tax assessment, zoning, zoning enforcement, voting and other records it has regarding property conditionally transferred pursuant to this Article III.

(j) Street Addresses. Fremont may, in its discretion, require that any parcel that is conditionally transferred pursuant to this Article III convert its address to the city address system.

3.5 Phase 2 Revenue Sharing. Revenues from property conditionally transferred pursuant to this Article III shall, during the duration of the conditional transfer, be shared by Fremont and the township from which it was conditionally transferred as follows:

(a) Formula for Sharing Taxes. Fremont shall levy and collect *ad valorem* real and personal property taxes, industrial facilities taxes, payments-in-lieu-of-taxes, income taxes and any other taxes or revenues-in-lieu-of-taxes from and against property conditionally transferred pursuant to this Article III at the same rate and in the same manner as it levies and collects such taxes and other revenues throughout Fremont. Fremont shall return to the township from which it was conditionally transferred an amount equal to 2 mills (\$2.00 per \$1,000 of taxable value) levied against property conditionally transferred pursuant to this Article III, and any improvements and personal property located thereon during the 10 calendar years following the effective date of such conditional transfer. Such an amount shall be paid regardless of whether Fremont chooses not to levy such taxes, refuses to levy such taxes or in any other manner knowingly fails to levy such taxes. Each year, Fremont shall, on September 15 of each year (or, if September 15 is not a City business day because it is a Saturday, Sunday, holiday or some emergency exists, the next City business day thereafter), pay to each township its portion of the collected taxes levied on the summer tax roll and, on May 30 of each year (or, if May 30 is not a City business day because it is a Saturday, Sunday, holiday or some emergency exists, the next City business day thereafter), pay to each township its portion of the taxes received from the county delinquent tax revolving fund. Any amount not paid by Fremont when due shall bear interest at a rate of 1.0% per month until paid. If, subsequent to the payment of such taxes, an owner of any property conditionally transferred pursuant to this Article III, successfully challenges all or a portion of such taxes, and Fremont is for that or another reason, such as the return of the property for delinquent taxes, required to refund all or a portion of those taxes to the property owner, the county or others, upon notice from Fremont, the Township shall promptly repay Fremont the Township's *pro rata* share of any such tax refund together with the Township's share of any interest due on the tax refund.

(b) Tax Exemptions and Abatements.

(1) General Procedure and Effect. Any provision of the agreement to the contrary, notwithstanding, upon any request for a tax abatement or tax exemption for any portion of property conditionally transferred pursuant to this Article III, the Fremont City Council shall give to the township from which that property was conditionally transferred written notice of that request and of the date and time of the hearing on or consideration of that request. With respect to such abatement and applications therefor, that township shall have rights as if it levied taxes against the parcel(s) subject to the application or abatement. If the Fremont City Council grants the abatement, the parties shall share proportionately in the loss of tax revenues resulting from the abatement or exemption.

(2) Statutory Exemptions. If a tax exemption is required by statute, such as by way of example and not by limitation, for religious, charitable or educational institutions, for hospitals, etc., then the parties will share equally in the effects of such exemption. Said sharing shall be proportionate to the millage agreement as outlined within this Agreement.

(c) Replacement of Property Taxes. If Fremont, because of changes in law, no longer levies the same amount of property tax and receives additional revenues from other sources, such as income taxes, sales taxes, value added taxes, revenue sharing, or other sources of municipal revenues that are in whole or in part received by Fremont and have the effect of replacing the property tax revenues, Fremont shall, within 45 days of the receipt of those other revenues, pay to the township from which that portion of the property conditionally transferred pursuant to this Article III was conditionally transferred a portion of these new revenues equal in proportion to the Township's shared millage rate (*i.e.*, the 2 mills provided in subparagraph (a) above) and Fremont's millage rate immediately before the reduction in Fremont's *ad valorem* property tax receipts from the property conditionally transferred to Fremont as part of Phase 2.

(d) Captured Tax Increment Revenues. Fremont's obligations under this section shall continue even if Fremont does not receive or retain any portion of the collected tax because of the capture of tax increment revenues by a downtown development authority, local development finance authority, brownfield redevelopment authority, or similar entity.

(e) State and Federal Shared Revenue. Fremont will pay to the township from which the parcel was conditionally transferred a portion of the state and federal revenue sharing funds Fremont receives due to the conditional transfer of that portion of the property conditionally transferred pursuant to this Article III determined by multiplying the number of household on that portion of the property conditionally transferred pursuant to this Article III times 2.7 residents (a negotiated number the parties have determined to use to avoid exacting population counts) times the per capita rate for state or federal revenue sharing that is applicable to the township from which that Phase 1 Property originated. Such amount shall be paid to the Township within 30 days of Fremont's receipt of such funds. This obligation shall remain in effect for 10 calendar years following the effective date of the conditional transfer of the affected Phase 2 parcel to Fremont's jurisdiction.

ARTICLE IV

Other Requirements

4.1 No Other Annexation or Conditional Transfer. During the term of this Agreement or any renewal of this Agreement, Fremont and its officers and employees acting in their official capacities shall not, without the prior written consent of the affected township following action by its township board, initiate, maintain, encourage, sponsor or otherwise participate in any efforts to annex or conditionally transfer property from the jurisdiction of that township to the jurisdiction of Fremont. If a property owner initiates any such action, Fremont and its officers and employees acting in their official capacities shall maintain a neutral stance with regard to any such actions. If any action is initiated by any person to annex or conditionally transfer any parcel from the jurisdiction of either of the townships to the jurisdiction of Fremont (other than as expressly and specifically provided in this Agreement), the affected township may use a copy of this Agreement as Fremont's stance with respect to any such effort. However, Fremont may annex parcels of property which, due to expiration of the conditional transfers in Phase 1 or Phase 2, no longer have any nexus with the affected township.

4.2 No Detachment. During the term of this Agreement or any renewal of this Agreement, neither township, nor any officers or employees of either township acting in their official capacities shall, without Fremont's prior written consent following action by its City Council, initiate, maintain, encourage, sponsor or otherwise participate in any efforts to detach property from Fremont's jurisdiction to the jurisdiction of that township. If a property owner initiates any such action, the affected township and its officers and employees acting in their official capacities shall maintain a neutral stance with regard to any such actions. If any action is initiated by any person to detach any parcel from Fremont's jurisdiction to the jurisdiction of either township, Fremont may use a copy of this Agreement as the affected township's stance with respect to any such effort.

4.3 Millage Set Aside. During the first 50-year term of this Agreement, or until the expiration of all conditional transfers occurring under this Agreement, whichever occurs, Fremont and each township for which a conditional transfer pursuant to this Agreement is still in effect, shall each set aside from their portions of the taxes collected and revenues shared from parcels conditionally transferred pursuant to Articles II or III of this Agreement, an amount equivalent to 0.5 mill from the affected township and 0.5 mill from Fremont of the total recovered pursuant to this Agreement in separate accounts, which funds shall be pooled and jointly expended on joint recreation, joint master plan, joint street, joint utility or other joint projects and services beneficial to both Fremont and the affected township, as approved by Fremont City Council and the township board of that township. The parties may agree by action of Fremont City Council and the affected townships board to separate disbursement and use of those funds by Fremont and the affected township for their own projects or purposes.

ARTICLE V

Term and Termination

5.1 Term. This Agreement shall terminate at 11:59 p.m. on December 30, 2054. However, either township together with Fremont may, by written notice to the other parties on or before December 30, 2053, renew this Agreement for up to an additional 50 years with respect to any Phase 2 Property remaining within that township. So, this Agreement could be renewed between one township and Fremont even though it expires and will no longer be in effect with respect to the other township.

ARTICLE VI

Miscellaneous

6.1 **Notices.** Any notice, demand, or communication required, permitted, or desired to be given under this Agreement shall be deemed effectively given when personally delivered or mailed by first-class mail addressed to those addresses first provided above. The parties may, by written notice, designate any further or different address to which subsequent notices, demands, or communications may be given.

6.2 **Interpretation**

(a) **Article and Other Headings.** The Article and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. The recitals, however, are an integral part of this Agreement.

(b) **Entire Agreement.** Except for previous agreements between the parties under Act 425 and the agreement among the parties and others with respect to fire protection, this Agreement is the entire agreement between the parties with respect to Phase 1 and Phase 2 Property. Except for previous agreements between the parties under Act 425 and any agreement with respect to fire protection, this Agreement supersedes and replaces all previous or contemporaneous, express or implied, written or oral statements, covenants, representations or agreements with respect to Phase 1 and Phase 2 Property and no oral statements or other prior or contemporaneous written material not specifically incorporated in this Agreement shall be of any effect. All parties acknowledge that, in entering into and executing this Agreement, they are relying solely upon the representations and agreements contained in this Agreement and no others.

(c) **Amendment.** This Agreement may not be amended except in writing signed by the parties following public hearings before and resolutions adopted by their respective township boards and the Fremont City Council. Its interpretation shall not be affected by any course of dealing between the parties.

(d) **Benefits.** No party shall be entitled to benefits other than those specified herein. No other party is intended to be a beneficiary of this Agreement.

(e) **Counterparts.** This Agreement may be executed in any number of counterparts and each such counterpart shall be considered a valid original.

(f) **Counsel.** All parties consulted with legal counsel or had an opportunity to consult with separate legal counsel and all parties had input into the drafting of this Agreement. It should therefore be construed as if it were mutually drafted.

6.3 **Remedies.** The parties agree that remedies at law are inadequate and both parties shall have the right to all equitable remedies including, without limitation, mandamus, specific performance and injunctive relief. The prevailing party in any such action shall, in addition to any other remedies available at law or in equity, be entitled to recover its actual reasonable costs, including without limitation, actual reasonable attorneys fees, filing fees, expert witness costs, discovery expenses and other legal expenses, incurred to investigate, bring, maintain or defend any such action from its first accrual of the first notice thereof, through any and all appellate and collection proceedings.

6.4 **Filing and Effective Date.**

(a) **Initial Filing and Effective Date.** In accordance with Act 425, following the execution of this Agreement, a duplicate original of the Agreement shall be filed with the

Newaygo County Clerk and with the Michigan Secretary of State. This Agreement, certified by such County Clerk or Secretary of State, shall be *prima facie* evidence of the conditional transfer of the areas pursuant to this Agreement. This Agreement shall be effective at 12:01 a.m. on December 30, 2004, provided it has been filed with the County Clerk and Secretary of State.

(b) Additional Filing. The parties agree to the filing of additional documents, such as notices, forms and reports that may be required or requested by county, state or other agencies to give full effect and to fully implement this Agreement. The parties also understand Fremont will, from time to time, be filing certified copies of resolutions, together with additional copies of this Agreement in order to complete the conditional transfers of parcels as provided in Article III of this Agreement. If required, the affected township shall countersign such resolutions and/or take any other action required to give effect to those delayed conditional transfers.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above by authority of their respective governing bodies.

CITY OF FREMONT

STATE OF MICHIGAN
COUNTY OF NEWAYGO

By: _____
James Rynberg, Mayor

This document was acknowledged before me on December _____, 2004 by James Rynberg and Todd Blake, the Mayor and Clerk, respectively, of the City of Fremont who are personally known to me or whose pictured identification I reviewed.

By: _____
Todd Blake, Clerk

*
Notary Public, Newaygo County, Michigan
Acting in that county
My commission expires: _____

TOWNSHIP OF DAYTON

STATE OF MICHIGAN
COUNTY OF NEWAYGO

By: _____
Paul W. Edbrooke, Supervisor

This document was acknowledged before me on December _____, 2004 by Paul W. Edbrooke and William Kunnen, the Supervisor and Clerk, respectively, of Dayton Township who are personally known to me or whose pictured identification I reviewed.

By: _____
William Kunnen, Clerk

*
Notary Public, Newaygo County, Michigan
Acting in that county
My commission expires: _____

CHARTER TOWNSHIP OF SHERIDAN

STATE OF MICHIGAN
COUNTY OF NEWAYGO

By: _____
David Lue, Supervisor

This document was acknowledged before me on December _____, 2004 by David Lue and Maggie Kolk, the Supervisor and Clerk, respectively, of Sheridan Charter Township who are personally known to me or whose pictured identification I reviewed.

By: _____
Maggie Kolk, Clerk

*
Notary Public, Newaygo County, Michigan
Acting in that county
My commission expires: _____

Drafted by:
Scott G. Smith
LAW, WEATHERS & RICHARDSON, P.C.
333 Bridge Street, NW, Suite 800
Grand Rapids, MI 49504

Reviewed by:
Keith J. Schuiteman, City Attorney
REBER, GREER, SCHUITEMAN & GREER, P.C.
40 W. Sheridan Street, P.O. Box 40
Fremont, MI 49412

EXHIBIT A MAP DEPICTING PHASE 1 (Red) AND PHASE 2 (Green) GROWTH AREAS

The map showing the Growth Areas is below. It is for illustrative purposes only and is not exact. The properties included are generally described on the following Exhibits B and C. Parties agree that in case of a discrepancy between the map and the general property descriptions, parcel numbers or current owners as listed in Exhibits B and C, the intent of the map below shall prevail. Any discrepancies in the general property descriptions, parcel numbers or current owners and the map below are unintended and may be the result of using incorrect data provided by the City, Townships, County Equalization Department, property owners or other parties. The Agreement shall survive any such discrepancies.

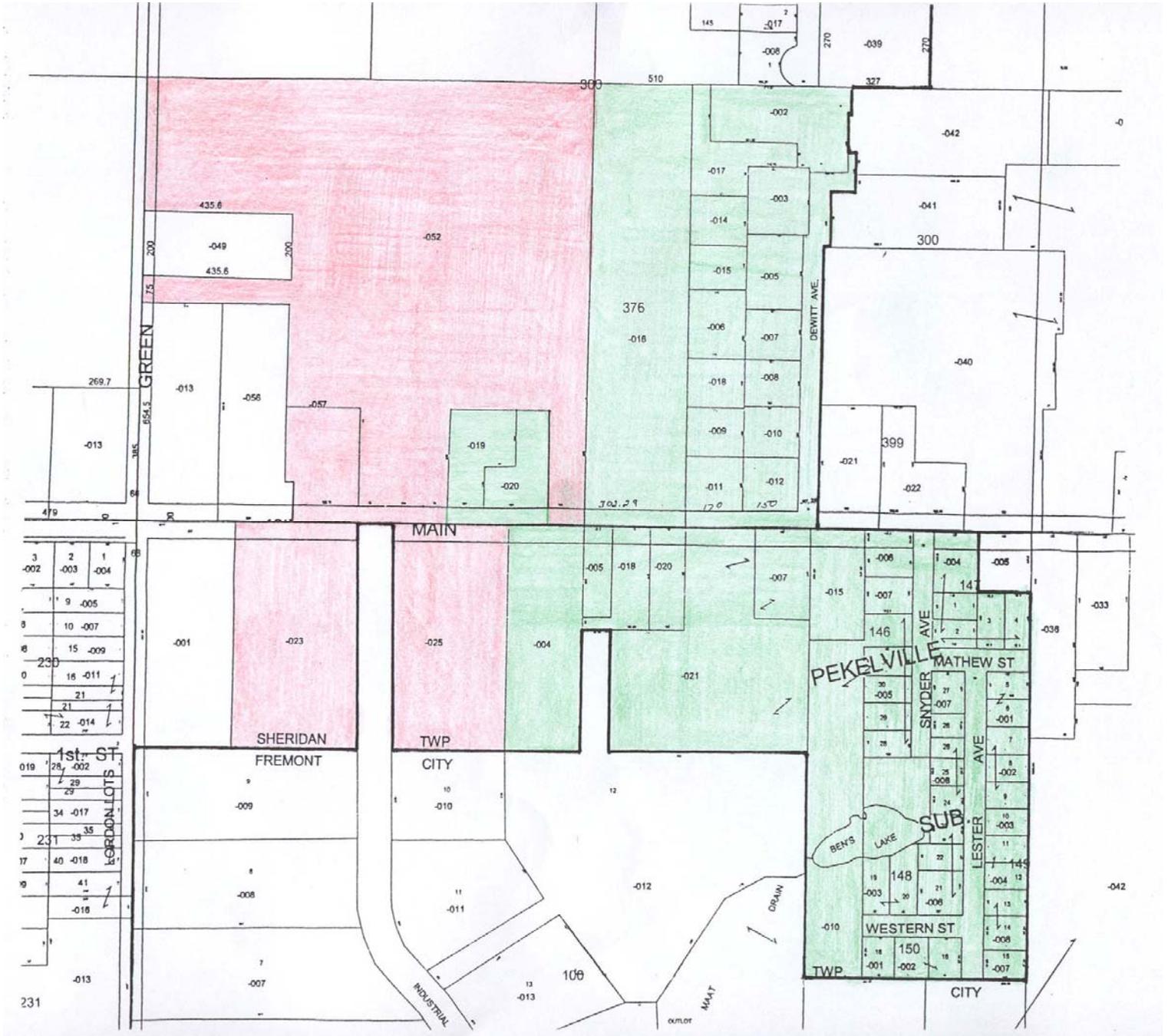


EXHIBIT B
DESCRIPTIONS OF PHASE 1 AREA

The Phase 1 Growth Area includes the following generally described properties in Dayton Township:

<u>Permanent Parcel No.</u>	<u>Current Owner</u>
62-13-34-300-067 Property Description:	<u>Wal-Mart Real Estate Trust</u> (Wal-Mart Superstore, Gas Station) COM 655.53 FT E OF SW COR, SW ¼, SW ¼, SEC. 34 TO POB, TH N 330 FT, W 219.95 FT, N 324.5 FT, W 435.61 FT, N 75 FT, E 435.60 FT, N 200 FT, W 435.60 FT, N 381.67 FT, TO N. LN OF SW ¼, SW ¼, TH E 1,311.36 FT TO E. LN OF SW ¼, SW ¼, TH S 1,313.95 FT TO S. LN OF SW ¼ OF SW ¼, TH W 102 FT, N 330 FT, W 295.60 FT, S 330 FT, W 264 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-300-068 Property Description:	<u>Harold E. Smith, Et Ux</u> (Sears, Gold Key Realty, New Restaurant) COM 655.53 FT E OF SW COR, SW ¼, SW ¼, SEC. 34 TO POB, TH N 330 FT, W 217.35 FT, S 230.60 FT, E 42.5 FT, S 99.40 FT, E 174.85 FT TO POB, SEC. 34, T13N, R14W.

All of the M-82 ROW within the Phase 1 Growth Area, SEC. 34, T13N, R14W.

The Phase 1 Growth Area includes the following described properties in Sheridan Charter Township:

<u>Permanent Parcel No.</u>	<u>Current Owner</u>
62-17-03-100-025 Property Description:	<u>Kool Real Estate, LLC</u> (Freedom Chevrolet) E 400 FT OF W 1,100 FT OF N 660 FT OF W ½ OF NW ¼, SEC. 3, T12N, R14W <u>EXC</u> COM ON N. LN OF SEC. 3 AT A PT S 89D 46M 00S E 700 FT FROM NW COR OF SD SEC., TH S 89D 46M 00S E 50.80 FT, TH S 00D 14M 00S W 660 FT, TH N 89D 46M 00S W TO A PT LYING S 00D 02M 34S W OF POB, TH N 00D 02M 34S E 660 FT TO POB.
62-17-03-100-023 Property Description:	<u>Lane Estates, LLC</u> (Fremont Ford) PT OF N ¼ OF NW ¼, SEC. 3, T12N, R14W, COM 300 FT E OF NW COR TH'OF, TH S 89D 46M E 370.80 FT, TH S 00D 14M 00S W 661.11 FT TO S. LN OF SD N ¼, TH N 89D 47M 25S W ALG SD S LN TO A PT 300 FT E OF W SEC. LN, TH N TO POB.

All of the M-82 ROW within the Phase 1 Growth Area, SEC. 3, T12N, R14W.

EXHIBIT C
DESCRIPTION OF PHASE 2 GROWTH AREA

The Phase 2 Growth Area includes the following described properties in Dayton Township:

<u>Permanent Parcel No.</u>	<u>Current Owner</u>
62-13-34-300-019 Property Description:	<u>Kurt Schornagel (White Cloud)</u> COM 264 FT E & 47.35 FT N OF SW COR, E ½, SW ¼, SW ¼, TH N 330 FT, E 195 FT, S 200 FT, W 95 FT, S 130 FT, W 100 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-300-063 Property Description:	<u>West End Properties of Fremont (Betty Mousel)</u> COM 368 FT E & 47.35 FT N OF SW COR, E ½, SW ¼, SW ¼, TH N 130 FT, E 95 FT, N 200 FT, E 95 FT, S 330 FT, W 190 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-002 Property Description:	<u>Benjamin J. Sovinski</u> COM 1,317.6 FT N & 569 FT W OF S ¼ POST, SEC. 34, TH W 414.62 FT, S 170 FT, E 261.62 FT, S 62 FT, E 46.24 FT, S 11 FT, E 100.76 FT, N 158 FT, E 6 FT, N 85 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-003 Property Description:	<u>Ryan & Lindsay Boike, Et Ux</u> COM 675.76 FT W & 885 FT N OF S ¼ COR, TH N 200 FT, W 163 FT, S 200 FT, E 163 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-005 Property Description:	<u>Mrs. Harvey VanHemert</u> COM AT PT 685.76 FT W & 660 FT N OF S ¼ COR, SEC. 34, TH N 225 FT, W 153 FT, S 225 FT, E 153 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-006 Property Description:	<u>Lee Edward Kraley, Et Ux</u> COM AT PT 510 FT N & 838.76 FT W OF S ¼ COR, SEC. 34, TH N 200 FT, W 170 FT, S 200 FT, E 170 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-007 Property Description:	<u>Jason W. & Heidi Frens, Et Ux</u> COM 685.76 FT W & 510 FT N OF S ¼ COR, SEC. 34, TH N 150 FT, W 153 FT, S 150 FT, E 153 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-008 Property Description:	<u>Timothy P. & Vicki L. Wimmer, Et Ux</u> COM AT A PT 685.76 FT & 375 FT N OF S ¼ POST, TH N 135 FT, W 153 FT, S 135 FT, E 153 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-009 Property Description:	<u>Bethany Christian Services</u> COM AT A PT 210 FT N & 838.76 FT W OF S ¼ COR, SEC. 34, TH N 150 FT, W 170 FT, S 150 FT, E 170 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-010 Property Description:	<u>Steven C. & Hile Miller, Et Al</u> COM 688.76 FT W & 220 FT N OF S ¼ COR, SEC. 34, TH N 155 FT, W 150 FT, S 155 FT, E 150 FT TO POB, SEC. 34, T13N, R14W.

62-13-34-376-011	<u>Bethany Christian Services</u>
Property Description:	COM ON N ROW LN OF M-82 AT A POINT 50 FT N & 838.76 FT W OF S ¼ COR, SEC. 34, TH N 160 FT, W 170 FT, S 160 FT TO N LN SD ROW, E ALG SD ROW 170 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-012	<u>Jack Church, Et Ux</u>
Property Description:	COM 688.76 FT W OF S ¼ POST, SEC. 34, TH N 220 FT, W 150 FT, S 220 FT, E 150 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-014	<u>Ricki C. Dumont, Et Ux</u>
Property Description:	COM 838.76 FT W & 855 FT N OF S ¼ COR, SEC. 34, TH N 145 FT, W 170 FT, S 145 FT, E 170 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-015	<u>Shirley Hooker Trust</u>
Property Description:	COM 838.76 FT W & 710 FT N OF S ¼ COR, SEC. 34, TH N 145 FT, W 170 FT, S 145 FT, E 170 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-016	<u>Marjorie A. Robinson Trust</u>
Property Description:	COM 1,008.76 FT W OF SW ¼ COR, SEC. 34, TH N TO N LN SE ¼, SW ¼, W ALG SD N LN TO NW COR, SE ¼, SW ¼, S ALG W LN, SE ¼, SW ¼ TO SW COR THEREOF, TH E ALG S LN SEC. TO POB, SEC. 34, T13N, R14W.
62-13-34-376-017	<u>Benjamin J. Sovinski</u>
Property Description:	PART OF SE ¼, SW ¼, COM 1,008.76 FT W & 1,000 FT N OF S ¼ COR, TH N TO N LN OF SE ¼, SW ¼, TH E TO PT 983.62 FT W OF NE COR, SE ¼, SW ¼, TH S 170 FT, E 261.62 FT, S 62 FT, W 116.76 FT, S 85 FT, W 170 FT TO POB, SEC. 34, T13N, R14W.
62-13-34-376-018	<u>Gary Hooker, Et Ux</u>
Property Description:	PART OF SE ¼, SW ¼ COM 1,008.76 FT W & 360 FT N OF S ¼ COR, SEC. 34, TH E 170 FT, N 150 FT, W 170 FT, S 150 FT TO POB, SEC. 34, T13N, R14W.

All of DeWitt Avenue, including, but not limited to the property described as:

COM ON N ROW LINE OF M-82, AT A PT 688.76 FT W & 50 FT N OF SE COR OF SW ¼, TH N 845 FT, E 10 FT, N 200 FT, E 100.76 FT, N 60 FT, E 20 FT, S 120 FT, W 70 FT, S 150 FT, W 20 FT, S 793.63 FT, W 60 FT TO POB, ALSO THAT PORTION OF PARCEL 62-13-34-376-002 DEDICATED FOR USE AS A PORTION OF THE CUL-DE-SAC AT THE N END OF DEWITT AVE., SEC. 34, T13N, R14W.

All of the M-82 ROW within the Phase 2 Growth Area, SEC. 24, T13N, R14W.

The Phase 2 Growth Area includes the following generally described properties in Sheridan Charter Township:

<u>Permanent Parcel No.</u>	<u>Current Owner</u>
62-17-03-100-004	<u>Elaine Ekdorn, Et Al Trust</u> (Fremont Mobile Homes)
Property Description:	E 200 FT OF THE NE ¼ OF THE NW ¼, NW ¼, SEC. 3, T12N, R14W.

- 62-17-03-100-005 Gerrit J. Ruiter, Et Al (Fremont Mobile Homes)
Property Description: PAR 82.5 FT E & W BY 264 FT N & S, IN NW COR OF THE NW ¼, NE ¼, NW ¼, SEC. 3, T12N, R14W.
- 62-17-03-100-007 Al Throop, Et Ux
Property Description: COM AT NE COR, NW ¼, NE ¼, NW ¼, TH W 165 FT, S 264 FT, E 165 FT, N 264 FT TO POB, SEC. 3, T12N, R14W.
- 62-17-03-100-010 Mary R. Pekel Trust
Property Description: PART OF W ½, W ½, E ½, NE ¼, NW ¼, COM AT SW COR THEREOF, TH E TO SW COR LOT 18, PEKELVILLE PLAT, TH N TO S SHORE OF BEN'S LAKE, TH W ALG SHORE TO W LN, SD W ½, W ½, E ½, NE ¼, NW ¼, TH S TO POB, SEC. 3, T12N, R14W.
- 62-17-03-100-015 Ibeam Properties, LLC (Allendale)
Property Description: PART OF W ½, NW ¼, NE ¼, NE ¼, NW ¼, COM 505.3 FT W OF NE COR THEREOF, TH S 324.59 FT, W TO W LINE OF W ½, NW ¼, NE ¼, NE ¼, NW ¼, TH N 324.59 FT TO N SEC. LINE, TH E TO POB, SEC. 3, T12N, R14W.
- 62-17-03-100-018 Anthony W. & Margaret K. Johnson, Et Ux
Property Description: COM AT A PT 82.5 FT W OF NW COR OF NW ¼, NW ¼, NE ¼, NW ¼, TH E 110 FT, S 300 FT, W 192.5 FT, N 36 FT, E 82.5 FT, N 264 FT TO POB, SEC. 3, T12N, R14W.
- 62-17-03-100-020 Gregory E. Cook (Grand Haven)
Property Description: N 300 FT OF W 292.5 FT OF NE ¼, NW ¼, EXC W 192.5 FT THEREOF, SEC. 3, T12N, R14W.
- 62-17-03-100-021 Richard & Katherine Young, Et Ux
Property Description: N 660 FT OF W ½, NE ¼, NW ¼, EXC N 264 FT OF E 165 FT, ALSO EXC COM AT NW COR, NE ¼, NW ¼, TH E 292.5 FT, S 300 FT, W 210 FT, S 360 FT, W 82.5 FT TO W LINE OF NE ¼, NW ¼, TH N 660 FT M/L TO POB, SEC. 3, T12N, R14W.
- 62-17-03-146-005 VKT Properties, LLC (Fremont)
Property Description: LOTS 28 THRU 31 INCL, PEKELVILLE PLAT, ALSO PART E ½, NE ¼, NW ¼, COM 363.17 FT W & 245.59 FT S OF N ¼ COR, TH W 142.30 FT, S 117.41 FT, W TO W LINE E ½, NE ¼, NW ¼, S TO N'LY SHORE OF BEN'S LAKE, NE'LY ALG SHORE TO W LINE OF PEKELVILLE PLAT, N TO NW COR LOT 31 SD PLAT, E 132 FT, TH N 96.41 FT TO POB, PEKELVILLE PLAT & SEC. 3, T12N, R14W.
- 62-17-03-146-006 Bla Real Estate, LLC
Property Description: PART E ½, NW ¼, NE ¼, NE ¼, NW ¼, COM AT POINT 363.17 FT W OF N ¼ COR, TH S 140.59 FT ALG W LINE SNYDER ST, W 142.30 FT, N 140.59 FT TO N SEC. LINE, TH E 142.30 FT TO POB, SEC. 3, T12N, R14W.

- 62-17-03-146-007 Richard G. Russell
Property Description: PART OF E ½, NW ¼, NE ¼, NE ¼, NW ¼, COM AT POINT 363.17 FT W & 140.59 FT S OF N ¼ COR, TH S 105 FT, W 142.30 FT, N 105 FT, E 142.30 FT TO POB, SEC. 3, T12N, R14W.
- 62-17-03-147-004 Borgman Family Trust, Et Al
Property Description: W 132 FT OF E 297 FT OF N 181.5 FT OF NW ¼, ALSO LOTS 1 THRU 4 INCL OF PEKELVILLE PLAT & SEC. 3, T12N, R14W.
- 62-17-03-148-003 Mark & Melanie Baden, Et Ux
Property Description: LOTS 19 & 20, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-148-006 Richard A Tubbs, Et Ux
Property Description: LOTS 21, 22 & 23, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-148-007 Harry C. Hook, III
Property Description: LOT 27, ALSO N 91.5 FT OF LOT 26, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-148-008 Patrick & Tracey Stern, Et Ux
Property Description: LOTS 24 THRU 26 INCL, EXC N 91.5 FT OF LOT 26, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-149-001 Dorothy May Culp, Et Al
Property Description: LOTS 5 & 6, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-149-002 Harry H. & Lynn A. Braafhart, Et Ux
Property Description: LOTS 7, 8 & 9, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-149-003 Tonya Walton & Charles Potter, Et Al
Property Description: LOT 10, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-149-004 David J. & Florence Petropoulos, Et Ux
Property Description: LOTS 11 & 12, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-149-007 Mark W. Robinson, Et Ux
Property Description: LOT 15, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-149-008 Linda Smith, Et Al
Property Description: LOTS 13 & 14, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-150-001 Terry W. Snyder, Et Ux
Property Description: LOT 18, PEKELVILLE PLAT, SEC. 3, T12N, R14W.
- 62-17-03-150-002 Robert A. Wildfong, Et Ux
Property Description: LOTS 16 & 17, PEKELVILLE PLAT, SEC. 3, T12N, R14W.

All of the following public streets as platted within the Pekelville Plat:

SNYDER AVE., MATHEW ST., LESTER AVE. AND WESTERN ST.

All of the M-82 ROW within the Phase 2 Growth Area, SEC. 3, T12N, R14W.

Appendix G

City Capital Improvement Plan

**CITY OF FREMONT
CAPITAL IMPROVEMENT PROJECT SCHEDULE
FOR FY 2014 - 2018**

CATEGORY & PROJECT	FY 14-15	FY 15-16	FY 16-17	FY 17-18	TOTAL COST	AFTER 3-YEARS	FUNDING SOURCE
ENVIRONMENT							
SANITARY SEWER SYSTEM							
Main Repair / Replacement							
Replace Sewer on N. Division Ave at Creek	138,700				138,700		Sewer Fund
TV'ing Sewer System over 2-yrs		100,000	100,000		200,000		Sewer Fund
Fremont St.(Main - State)		80,000			80,000		Sewer Fund
Slip-Lining Program (coat innerlining of pipe to extend pipe life)				200,000	200,000		Sewer Fund
Total Main Repair / Replacement	138,700	180,000	100,000	200,000	618,700	0	
New Sanitary Main Installation							
Elm Street Extension (Hillcrest - Smith Property)					0	31,000	Sewer Fund & Private Development
Stoney Creek #4 (Stoney Creek & Fieldstone)					0	31,000	Private- Riebel Development Co.
Total New Sanitary Main Installation	0	0	0	0	0	62,000	
Sewage Lift Stations							
Oak Street Main Pumping Station (2 Pumps)	25,500				25,500		Sewer Fund
Install Grinder Pump at Main Pumping Station		22,000			22,000		Sewer Fund
56th Street & Warner Ave (Design & Construction)					0	250,000	Sewer Fund & Special Assessments (50/50)
Total Sewage Lift Stations	25,500	22,000	0	0	47,500	250,000	
Wastewater Treatment Plant							
Wastewater Plant Building Repairs (eves, windows & roof)		12,000			12,000		Sewer Fund
Total Wastewater Treatment Plant	0	12,000	0	0	12,000	0	
TOTAL SANITARY SEWER SYSTEM	164,200	214,000	100,000	200,000	678,200	312,000	
STORMWATER CONTROL SEWER SYSTEM							
Catchbasin / Manhole Repair / Replacement							
Culvert Repairs (Locust Ave)			10,000		10,000		Major St. Fund & LDFA TIF funds
Catchbasin / Manhole Repair / Replacement	2,500	2,500	2,500	2,500	10,000	2,500	Major St. Fund
Catchbasin / Manhole Repair / Replacement	2,500	2,500	2,500	2,500	10,000	2,500	Local St. Fund
Total CB / MH Repair/Replacement	5,000	5,000	15,000	5,000	30,000	5,000	
New Storm Main Installation							
Elm Street Extension (Hillcrest - Smith Property)					0	20,000	Local St & Private Development
Total New Storm Main Installation	0	0	0	0	0	20,000	
Stormwater Control Ponds Other Storm System Work							
TOTAL STORM SEWER SYSTEM	5,000	5,000	15,000	5,000	30,000	25,000	

**CITY OF FREMONT
CAPITAL IMPROVEMENT PROJECT SCHEDULE
FOR FY 2014 - 2018**

CATEGORY & PROJECT	FY 14-15	FY 15-16	FY 16-17	FY 16-17	TOTAL COST	AFTER 3-YEARS	FUNDING SOURCE
WATER SYSTEM							
Watermain Repair / Replacement							
Fremont St. (Main-State)		90,000			90,000		Water Fund
Oak St. (Mechanic - Stewart Ave.)	153,895				153,895		Water Fund
Stewart Ave (M-82) (Main - Apache)					0	1,000,000	MDOT & Water Fd
					0		Water Fund
Total Watermain Repair / Replacement	153,895	90,000	0	0	243,895	1,000,000	
New Watermain Installation							
Elm Street Extension (Hillcrest - Smith Property)					0	35,000	Water Fund & Private Development
Stoney Creek #4 (Stoney Creek & Fieldstone)					0	12,000	Water Fund
Stoney Creek #4 (Stoney Creek & Fieldstone)					0	24,000	Private- Riebel Development Co.
Total New Watermain Installation	0	0	0	0	0	71,000	
Wells, Pumps & Major Equipment							
Rehabilitate 1 Well every other year (8-Yr. Cycle)	21,500		25,000	25,000	71,500	25,000	Water Fund
Water Reliability Study Update (5-Yr. Cycle)					0		Water Fund
Well-Head Protection Plan Update (15-Yr. Cycle)					0		Water Fund
Drill new Well (#11) & Well House					0	400,000	Water Fund & Grant
Total Wells, Pumps & Major Equipment	21,500	0	25,000	25,000	71,500	425,000	
Elevated Storage Tanks							
TOTAL WATER SYSTEM	175,395	90,000	25,000	25,000	315,395	1,496,000	
YARDWASTE COLLECTION / DISPOSAL							
Replace Leaf-Vac Machine					0	125,000	Equipment Fund
TOTAL YARDWASTE COLLECTION	0	0	0	0	0	125,000	
TOTAL ENVIRONMENT	344,595	309,000	140,000	230,000	1,023,595	1,958,000	

**CITY OF FREMONT
CAPITAL IMPROVEMENT PROJECT SCHEDULE
FOR FY 2014 - 2018**

CATEGORY & PROJECT	FY 14-15	FY 15-16	FY 16-17	FY 17-18	TOTAL COST	AFTER 3-YEARS	FUNDING SOURCE
TRANSPORTATION							
Street Resurfacing							
					0		
Merchant Ave (Dayton - Cherry)		30,000			30,000		Local St. Fund
Apache (Stewart - Iroquois)	105,000				105,000		Local St. Fund
Pine (Stewart - Cherokee)	94,500				94,500		Local St. Fund
Industrial Dr (Main - Locust)			180,000		180,000		Major St. Fund & LDFA TIF Captures
Locust St (Connie - Green)			210,000		210,000		Major St. Fund & LDFA TIF Captures
East Ave (Maple - Pine)		30,000			30,000		Local St. Fund
Weaver Ave (Oak - Pine)		15,000			15,000		Local St. Fund
Darling Ave (Maple - Pine)			35,000		35,000		Local St. Fund
Merchant Ave (Pine - Sheridan)			48,000		48,000		Local St. Fund
Dayton St (Weaver - Hillcrest)				100,000	100,000		Local St. Fund
Total Street Resurfacing	199,500	75,000	473,000	100,000	847,500		
Street Reconstruction							
Fremont St. (Main-State)-engineering	10,000				10,000		Local St funded (Water/Sewer Fund Project)
Main St (Fire Dept Approach)		20,000			20,000		Major St Fund & MDOT State Hwy
					0		
Total Street Reconstruction	10,000	20,000	0	0	30,000	0	
New Street Construction							
Cedar St / Oak St (Gerber-Connie) - engineering		35,000			35,000		Major St Fund
Cedar St / Oak St (Gerber-Connie)					0	725,000	Major St, Gen Fd & Econ Dev Grant
Main St. Right-Turn Lane (Darling-Stewart)		125,000			125,000	150,000	Major St Fund & MDOT State Hwy Grant
Elm St. (Hillcrest east to new Development)					0	180,000	Special Assessments & Private Devel.
Stoney Creek #4 (Stoney Creek & Fieldstone)					0	35,000	Private- Riebel Development Co.
Total New Street Construction	0	125,000	0	0	125,000	1,090,000	
Alley Resurfacing (Non Commercial)							
Sidewalks- Replacement & New							
Annual Replacement Program	5,000	5,000	5,000	5,000	20,000	10,000	General Fund
Stone Rd (Main - 44th Street)		20,000			20,000		General Fund & Special Assessments
W. Main St. (Dewitt - Walmart East Drive)		10,000			10,000		General Fund & Special Assessments
Stoney Creek #4 (Stoney Creek & Fieldstone)					0	25,000	Private- Riebel Development Co.
Total Sidewalks- Replacement & New	5,000	35,000	5,000	5,000	50,000	35,000	

**CITY OF FREMONT
CAPITAL IMPROVEMENT PROJECT SCHEDULE
FOR FY 2014 - 2018**

CATEGORY & PROJECT	FY 14-15	FY 15-16	FY 16-17	FY 17-18	TOTAL COST	AFTER 3-YEARS	FUNDING SOURCE
Fremont Municipal Airport							
Crack Sealing & Stripe Repainting	20,000			20,000	40,000	25,000	Federal Aviat & MDOT Grants 95%
Install Credit Card Fuel System	52,100				52,100		Federal Aviat & MDOT Grants 95%
Purchase new Truck/ Snow Plow & Construct Bldg for Truck	125,000				125,000		Federal Aviat & MDOT Grants 95%
Airport Layout Plan (ALP) Update		125,000			125,000		Federal Aviat & MDOT Grants 95%
N/S Runway Remilling of PFS (4,700')				1,500,000	1,500,000		Federal Aviat & MDOT Grants 95%
Total Fremont Municipal Airport	197,100	125,000	0	1,520,000	1,842,100	25,000	
TOTAL TRANSPORTATION	411,600	380,000	478,000	1,625,000	2,894,600	1,150,000	
PARKS, RECREATION & CEMETERIES							
PARKS FACILITIES							
Arboretum Park							
Replace / Replenish Landscaping & Trees	1,000			1,000	2,000	2,000	General Fund
Branstrom Park							
Multi-Purpose Court - Annual Joint Repair	500	500	500	500	2,000		General Fund
Ice Rink Pavilion & Wall Replacement		150,000			150,000		Branstrom Park Fund & Grants
Lodge -New Building between Rink & Sledding Hill		150,000			150,000		Branstrom Park Fund & Grants
Fremont Dog Park		15,000			15,000		City(1/3), FACF Grant (1/3) & Donations (1/3)
Veterans Memorial Park							
Replace Benches around Memorial Wall	2,500	2,500			5,000		General Fund
Fremont Lake Park							
Total Parks Facilities	4,000	318,000	500	1,500	324,000	2,000	
RECREATION FACILITIES							
Skate / Bike Park -Replace Ramp Boards & Purchase New Ramp	1,000	5,000	0	0	6,000	0	General Fd & Donation Drive by Youth Group
Town & Country Path Network							
Phase 3 Construction (5 miles) & Future Phases					0	750,000	State/Federal Grants, FACF, Other Private
Total Town & Country Path	0	0	0	0	0	750,000	
Total Recreation Facilities	1,000	5,000	0	0	6,000	750,000	
CEMETERIES							
Decorative fence install-replace: West (Phase 1) & East (Phase 2)	40,600				40,600		General Fd & Cemetery Sinking (50/50)
Crack Sealing & Seal Coating Cemetery Streets		15,000			15,000		General Fund
Crematorium Monument (120 vaults)		75,000			75,000		Cemetery Perpetual Care Fund
TOTAL PARKS, REC. & CEMETERIES	5,000	398,000	500	1,500	405,000	752,000	

**CITY OF FREMONT
CAPITAL IMPROVEMENT PROJECT SCHEDULE
FOR FY 2014 - 2018**

CATEGORY & PROJECT	FY 14-15	FY 15-16	FY 16-17	FY 17-18	TOTAL COST	AFTER 3-YEARS	FUNDING SOURCE
PUBLIC BUILDINGS							
Municipal Building (City Hall, Police & Fire)							
Administration							
Replace Video Server & 2 Workstations			10,000		10,000		General Fund
Refurbish Councilroom (walls, carpet, table & chairs)					0		General Fund
Replace 3 Workstations		3,000			3,000		General Fund
Replace Phone System (Digital VOIP System)	10,000				10,000		General Fund
Replace Accounting Operating Server & 5 Workstations	10,200				10,200		General Fund
Exterior Building & Grounds							
Replace/ Convert Entry Doors for ADA Accessibilitiy		10,000			10,000		State ADA Grant & GF (80/20)
Install Digital Video Security System (Indoor/Outdoor)	10,000				10,000		General Fund & PD Forfeiture Fund
Repair / Replace HVAC Air Handling System					0	30,000	General Fund
Purchase Recycling Enclosures for Municipal Building					0	15,000	General Fund & DDA
Other Areas & Systems - Replace Equipment Room Machinery	5,000		5,000		10,000		General Fund
Total Municipal Buildings	35,200	13,000	15,000	0	63,200	45,000	
Public Works Facilities							
Public Works Garage - roof repairs on old garage		12,000			12,000		Equipment Fund
Exterior Building & Grounds					0		
Total Public Works Facilities	0	12,000	0	0	12,000	0	
Other Miscellaneous Improvements					0		
TOTAL PUBLIC BUILDINGS	35,200	25,000	15,000	0	75,200	45,000	
ECONOMIC DEVELOPMENT							
DOWNTOWN DEVELOPMENT AUTHORITY							
Public Parking Lots- Downtown							
Parking Area Expansions- Dayton St North & West of Chemical Bk					0	150,000	TIF Captures / Parking Prog Spec Assess
Total Public Parking Lots	0	0	0	0	0	150,000	
Sidewalks / Walk-Throughs / Market Pavilion	0	0	0	0	0	0	
Lighting							
South DT Parking Lot Decorative Lighting		45,000			45,000		DDA TIF Capture-Carryover funds
Total Lighting	0	45,000	0	0	45,000	0	
Private Utility Relocations							
Main Blvd. (Stone - Green)- Underground Utilities					0	500,000	DDA Bonds-TIF Captures-Wal-Mart Grant
Main Blvd. (Weaver - Stone)- Underground Utilities					0	250,000	DDA Bonds-TIF Captures
Total Private Utility Relocations					0	750,000	

**CITY OF FREMONT
CAPITAL IMPROVEMENT PROJECT SCHEDULE
FOR FY 2014 - 2018**

CATEGORY & PROJECT	FY 14-15	FY 15-16	FY 16-17	FY 17-18	TOTAL COST	AFTER 3-YEARS	FUNDING SOURCE
Signage							
Total Signage	0	0	0	0	0	0	
Trees / Landscaping / Misc Improvements							
New / Replacement Street Parkway Trees	5,000	2,500	2,500	2,500	12,500	2,500	General Fd, FAF, Consumers, Michcon, Other
Flower Planters & DT Fower Bed areas	5,000	5,000	6,000	6,000	22,000	7,000	General Fund & DDA
New Parkway Trees along Cedar Street (Div - Gerber)	2,000				2,000		General Fd & Private Donation
Total Trees / Landscaping / Misc Improvements	12,000	7,500	8,500	8,500	36,500	9,500	
DT Building Façade Renovation Program							
Design & Construction Grants		20,000	20,000	30,000	70,000	30,000	General Fund & DDA TIFA funds
Total DT Building Façade Renovation Program	0	20,000	20,000	30,000	70,000	30,000	
Corridor Improvements							
DT Retaining Wall across from Vets Park		20,000			20,000		Property Owner Spec Assess & City
Total Corridor Improvements	0	20,000	0	0	20,000	0	
TOTAL DOWNTOWN DEVELOPMENT AUTH.	12,000	72,500	8,500	8,500	101,500	909,500	
LOCAL DEVELOP. FINANCE AUTH. (LDFA)							
LDFA Industrial Park Bond Retirement	0	0	0	0	0	0	
Fremont Industrial Park Improvements							
Locust St Resurfacing (Green - Connie)			*See Street Section		0		LDFA Fund & Major St
Industrial Park Dr (Locust - Main)			*See Street Section		0		LDFA Fund & Major St
Total Fremont Industrial Park Improve.	0	0	0	0	0	0	
TOTAL LOCAL DEVELOP. FINANCE AUTHORITY	0	0	0	0	0	0	
BROWNFIELD REDEVELOPMENT PROJECTS							
DT Buildings (Rental Rehab Projects)	100,000	150,000			250,000		NCBRA TIFA Capture & Private Development
TOTAL BROWNFIELD REDEVELOPMENT PROJ.	100,000	150,000	0	0	250,000	0	
TOTAL ECONOMIC DEVELOPMENT	112,000	222,500	8,500	8,500	351,500	909,500	
TOTAL ALL CATEGORIES	908,395	1,334,500	642,000	1,865,000	4,749,895	4,814,500	

Appendix H

Airport Improvement Plan

**MICHIGAN AIRPORT DEVELOPMENT
PROGRAM PACKAGE
MDOT Office of Aeronautics**

**Airport Capital Improvement Plan
2015-2020**

Prepared for:

**Fremont Municipal Airport
Fremont, Michigan**

October 15, 2014

Contact:

Mr. Todd Blake
City of Fremont
101 E Main Street
Fremont, MI 49412
231-924-2101
fax 231-924-2888

Prepared by:

Mead&Hunt

MICHIGAN STATE BLOCK GRANT PROGRAM
MULTI-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP) FY-2015* to FY-2019

*ACIP includes current development year (2014 already programmed - minor changes acceptable)

Airport Name: Fremont Municipal Airport	Date last revised: 9/17/2014
Associated City: Fremont, MI	Prepared By: GWS, JAK, SADW
Sponsor: City of Fremont, MI	Sponsor email address & phone: tblake@cityoffremont.net (231) 924-2101
Airport Identifier: FFX	FINAL ACIP due to MDOT AERO no later than 10/15/14

Development Year	Project Description	Shown on ALP? (Yes or No)	ACIP Code**	NPIAS Priority Rating**	Federal Entitlements	Federal Apportionment	Federal Discretionary	State	Local	Total	Remarks/Item Justification - Provide as much detail as possible.
	Carryover: \$108,936										
2015	Carryover Funds to 2016										
	Carryover: \$258,936										
2016	(Design) Rehabilitate Runway, 18/36 PFC Replacement	Yes	RE-RW-CO	72	\$90,000			\$5,000	\$5,000	\$100,000	See Concept (Project) Narrative and Justification Sheet provided by MDOT-AERO, included with project cost estimate(s).
	Carryover: \$318,936										
2017	Rehabilitate Runway, 18/36 PFC Replacement	Yes	RE-RW-CO	72	\$468,936	\$908,064		\$76,500	\$76,500	\$1,530,000	See Concept (Project) Narrative and Justification Sheet provided by MDOT-AERO, included with project cost estimate(s).
	Carryover: \$0										
2018	Carryover Funds to 2019										
	Carryover: \$150,000										
2019	(Design) Construct Building, 10-Unit T Hangar	Yes	ST-BD-MS	31	\$45,000			\$2,500	\$2,500	\$50,000	See Concept (Project) Narrative and Justification Sheet provided by MDOT-AERO, included with project cost estimate(s).
	Carryover: \$255,000										
2020	Construct Building, 10-Unit T Hangar	Yes	ST-BD-MS	31	\$405,000	\$27,000		\$24,000	\$24,000	\$480,000	See Concept (Project) Narrative and Justification Sheet provided by MDOT-AERO, included with project cost estimate(s).
	Carryover: \$0										

**In accordance with FAA Order 5100.39A, Appendix 6 - Fields need to be completed

CONCEPT (PROJECT) NARRATIVE AND JUSTIFICATION SHEET FOR AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP)

Airport and Associated City Fremont Municipal Airport	Concept(s) Development Year 2016 and 2017	
Concept(s) Description Rehabilitate Runway: 18/36 PFC Replacement		
Concept(s) Narrative/Justification (see guidance on preparing your project's justification) The original porous friction course (PFC) on Runway 18/36 south of 9/27 was built in 1997 and is at the beginning stages of decline. The PFC may exhibit more rapid decline towards the end of its life and create a significant foreign object debris (FOD) issue. The runway appears to suffer only from weathering/age related distress as opposed to aircraft loading issues. As a PFC, this surface is not a candidate for typical crack sealing measures which would choke off the water dispersion. Other than deterioration from age, the airport is pleased with the drainage performance and functionality of the PFC. Currently, the City has implemented a regular schedule of sweeping to eliminate FOD issues stemming from the PFC.		
PCI Information for pavement rehabilitation (Please provide PCI rating(s) and year surveyed for proposed project)		
Section RW1836FM-10	Date of PCI Survey 2010	PCI Rating 82
Section	Date of PCI Survey	PCI Rating
Section	Date of PCI Survey	PCI Rating
ALP Verification (Please provide date of approved ALP and applicable sheet number(s) where proposed project is located)		
Verify Project is on ALP <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Date of Original FAA Approved ALP August 1994	Sheet Number(s) 3
Date(s) of Approved Update(s)		
Comments The Airport is currently in the process of completing an ALP update project.		

ALP Note: If not on Airport Layout Plan (ALP), project cannot be programmed until the proposed development, if applicable is on an approved ALP.

CONCEPT (PROJECT) NARRATIVE AND JUSTIFICATION SHEET FOR AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP)

Airport and Associated City Fremont Municipal Airport	Concept(s) Development Year 2019 and 2020	
Concept(s) Description Construct Building, 10-Unit T Hangar		
Concept(s) Narrative/Justification (see guidance on preparing your project's justification) The sponsor has very few empty hangars and would like to develop a new T-hangar area. The design shall include the hangar building plus taxilanes to serve the tenants.		
PCI Information for pavement rehabilitation (Please provide PCI rating(s) and year surveyed for proposed project)		
Section	Date of PCI Survey	PCI Rating
Section	Date of PCI Survey	PCI Rating
Section	Date of PCI Survey	PCI Rating
ALP Verification (Please provide date of approved ALP and applicable sheet number(s) where proposed project is located)		
Verify Project is on ALP <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Date of Original FAA Approved ALP August 1994	Sheet Number(s) 4
Date(s) of Approved Update(s)		
Comments The Airport is currently in the process of completing an ALP update project.		

ALP Note: If not on Airport Layout Plan (ALP), project cannot be programmed until the proposed development, if applicable is on an approved ALP.

FREMONT MUNICIPAL AIRPORT

FREMONT, MICHIGAN



MULTI-YEAR DEVELOPMENT PLAN - YEARS 2015 TO 2020

FAA IDENTIFIER: FFX
STATE ID: 62-03

<p>YEAR - 2015</p> <p>Carryover Funds to 2016</p>
<p>YEAR - 2016</p> <p>A (Design) Rehabilitate Runway, 18/36 PFC Replacement</p>
<p>YEAR - 2017</p> <p>A Rehabilitate Runway, 18/36 PFC Replacement</p>
<p>YEAR - 2018</p> <p>Carryover Funds to 2019</p>
<p>YEAR - 2019</p> <p>B (Design) Construct Building, 10-Unit T Hangar</p>
<p>YEAR - 2020</p> <p>B Construct Building, 10-Unit T Hangar</p>

