

## APPENDIX A. RESOURCES

Designing Walkable Urban Thoroughfares: A Context Sensitive Approach, An ITE Recommended Practice  
by Institute of Transportation Engineers  
ITE, 2010

Form-Based Codes in 7 Steps: The Michigan Guide to Livability  
by Leslie Kettren et al  
CNU Michigan, 2010

New Urbanism: Best Practices Guide, Fourth Edition  
by Robert Steuteville, Philip Langdon and Special Contributors  
New Urban News Publications, 2009

Sprawl Repair Manual  
by Galina Tachieva et al  
Island Press, 2010

Placemaking as an Economic Development Tool  
A Placemaking Guidebook  
by Mark A. Wyckoff et al  
Land Institute and the Planning & Zoning Center  
Michigan State University, 2015

Low Impact Development Manual for Michigan  
A Design Guide for Implementors and Reviewers  
by Southeast Michigan Council of Governments  
SEMCOG, 2008

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## LEGEND

### ST. JOSEPH CHARTER TOWNSHIP

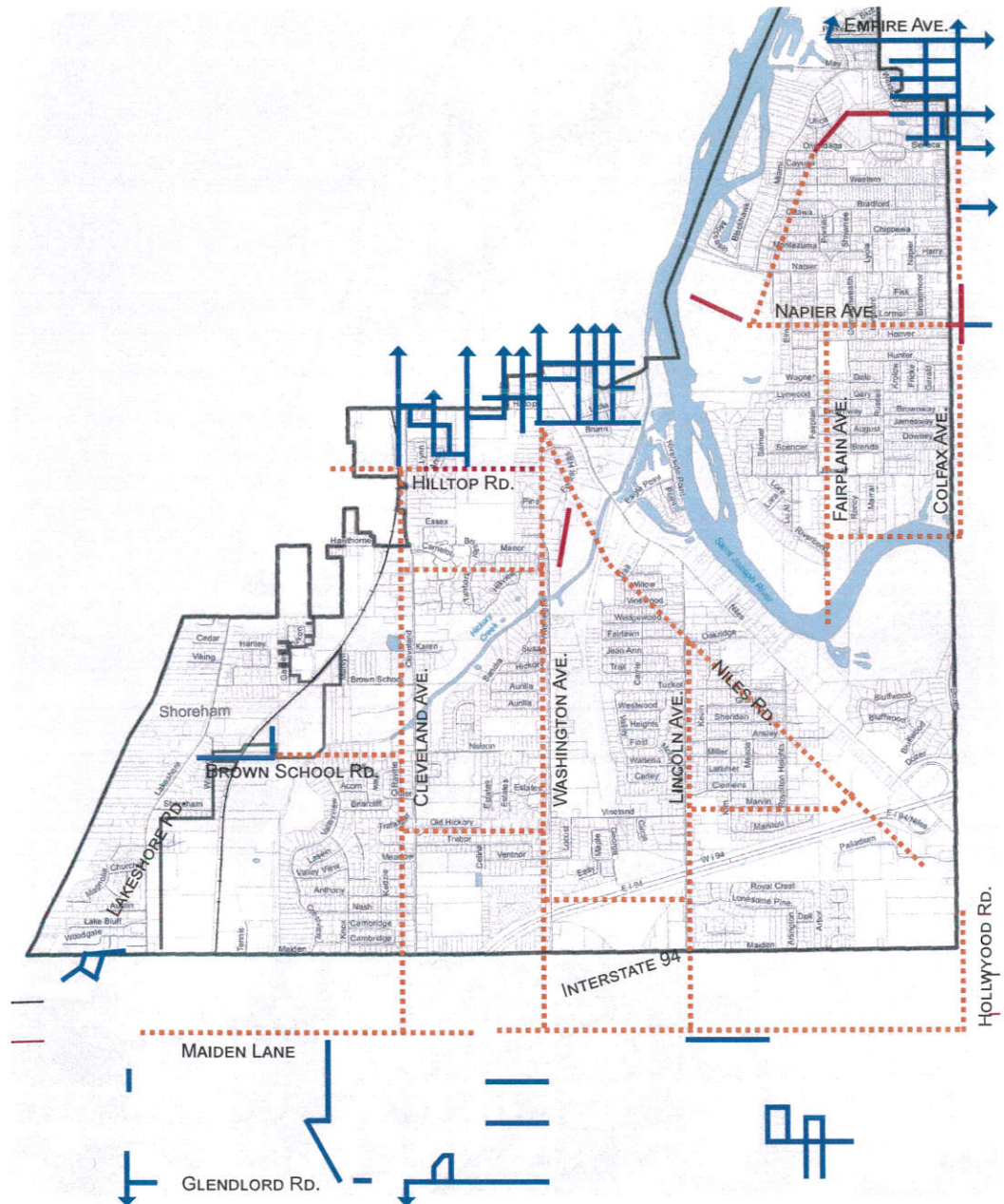
- EXISTING SIDEWALK
- ..... PROPOSED SIDEWALK
- ..... FUTURE SIDEWALK OPPORTUNITY

### ADJACENT COMMUNITY

- EXISTING SIDEWALK
- ..... PROPOSED SIDEWALK

## Sidewalk Inventory Map




NOTE: SIDEWALK INVENTORY CONDUCTED VIA WINDSHIELD SURVEY AND EXISTING AERIAL IMAGERY.





### LEGEND

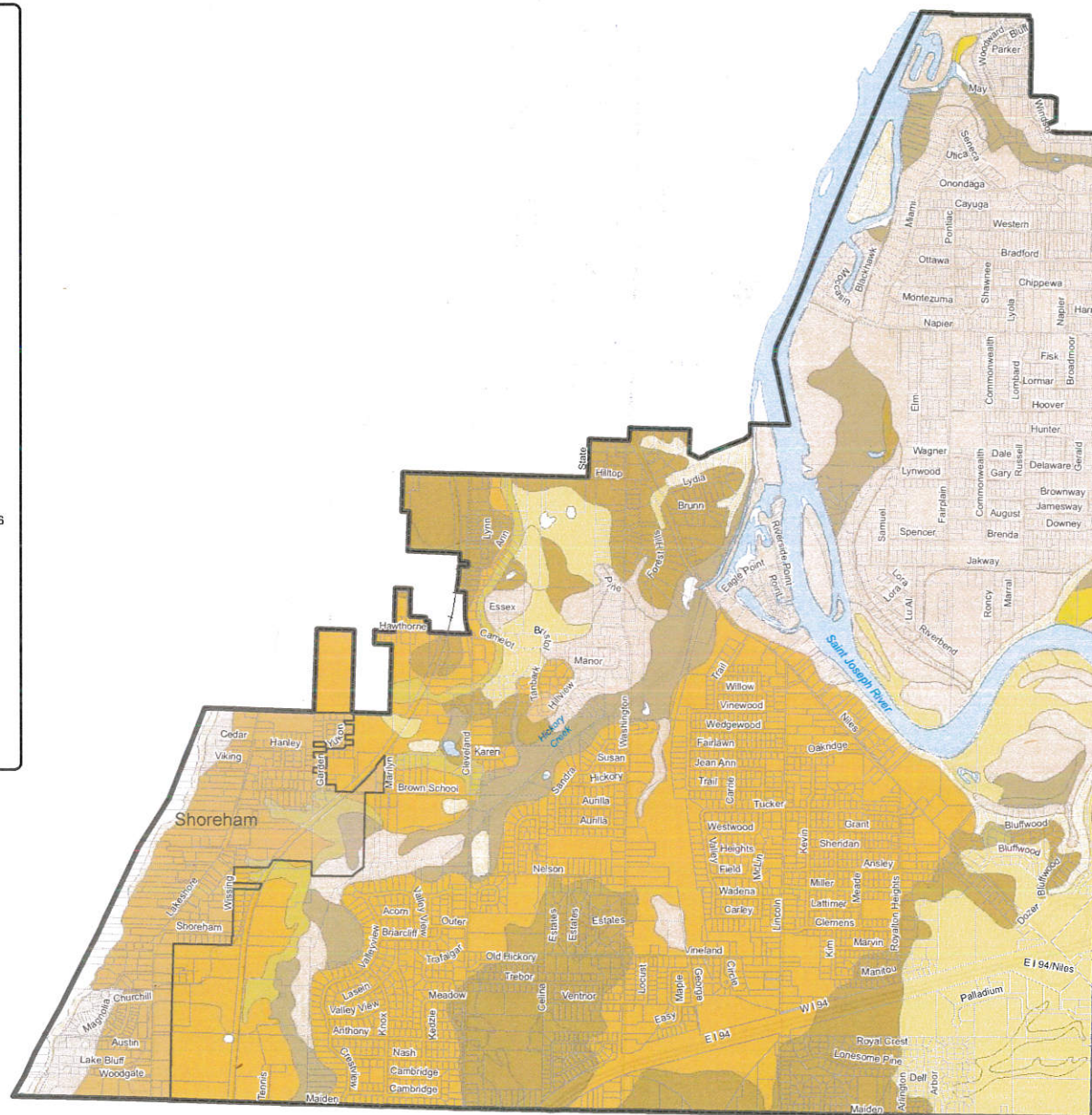
## SOIL TYPES

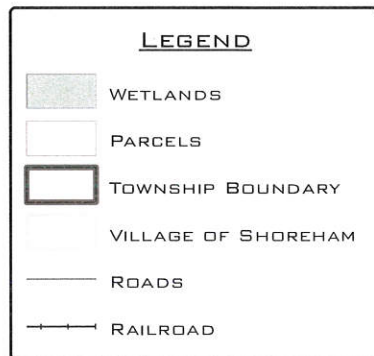
- |   |                             |
|---|-----------------------------|
|  | SANDY GRAVEL LOAM           |
|  | AQUENTS AND HISTOSOLS       |
|  | SANDY SILTY LOAM            |
|  | SILTY LOAM SOILS            |
|  | MUCKS                       |
|  | LOAM                        |
|  | FINE SAND                   |
|  | SAND, PRIMARILY SANDY SOILS |
|  | SANDY CLAYEY LOAM           |
|  | UDIPSAMMERTS AND UDORTHENTS |
|  | PARCELS                     |
|  | TOWNSHIP BOUNDARY           |
|   | VILLAGE OF SHOREHAM         |
|  | ROADS                       |
|  | RAILROAD                    |

## Soils Map

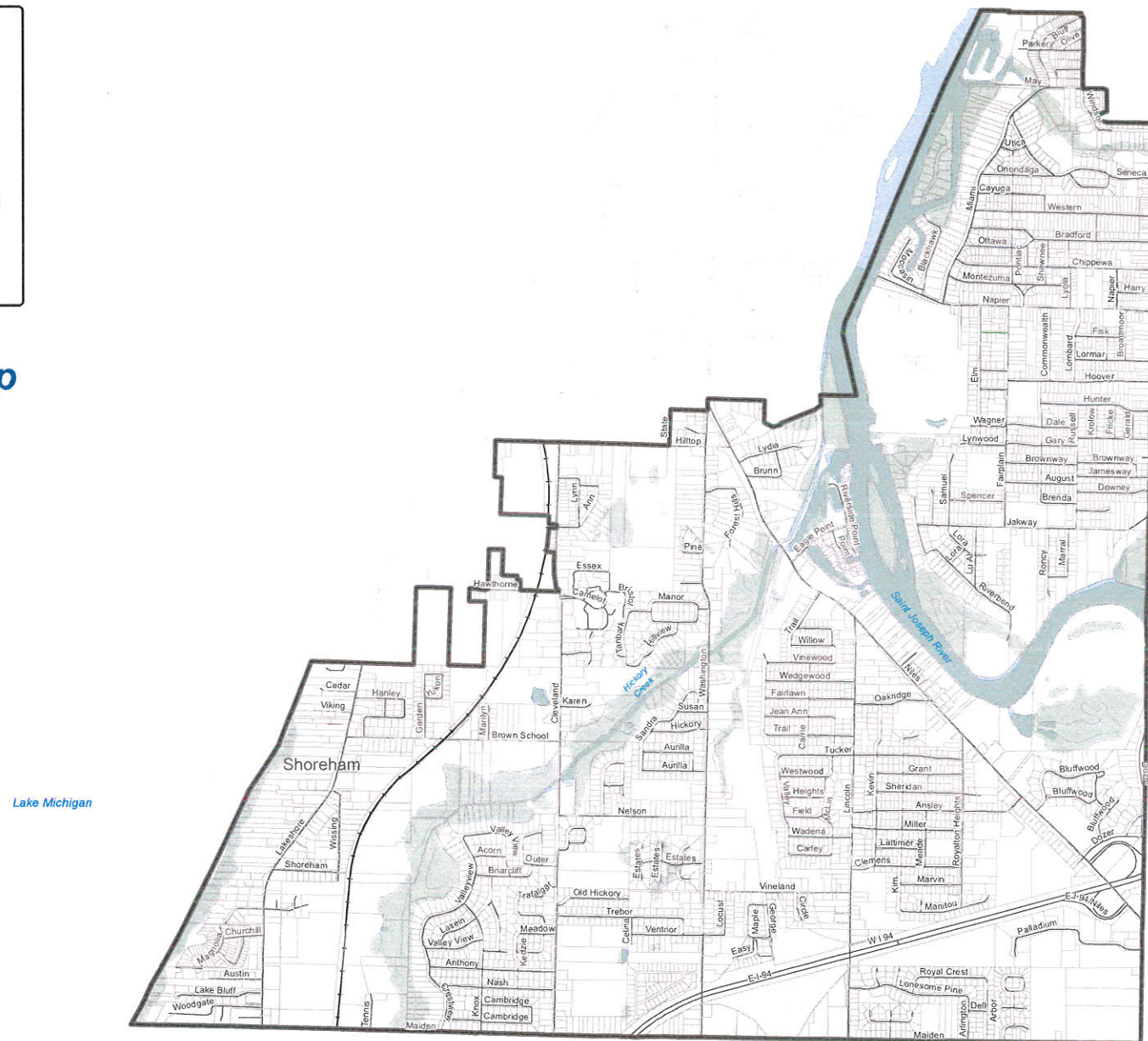
### Lake Michigan

DATA SOURCES:  
USA SOIL TYPES: ESRI  
BERRIEN COUNTY GIS  
STATE OF MICHIGAN GEOGRAPHIC DATA LIBRARY



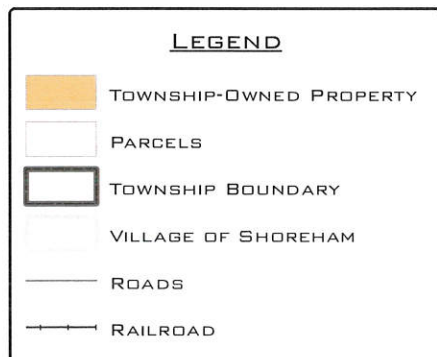


## Wetlands Map



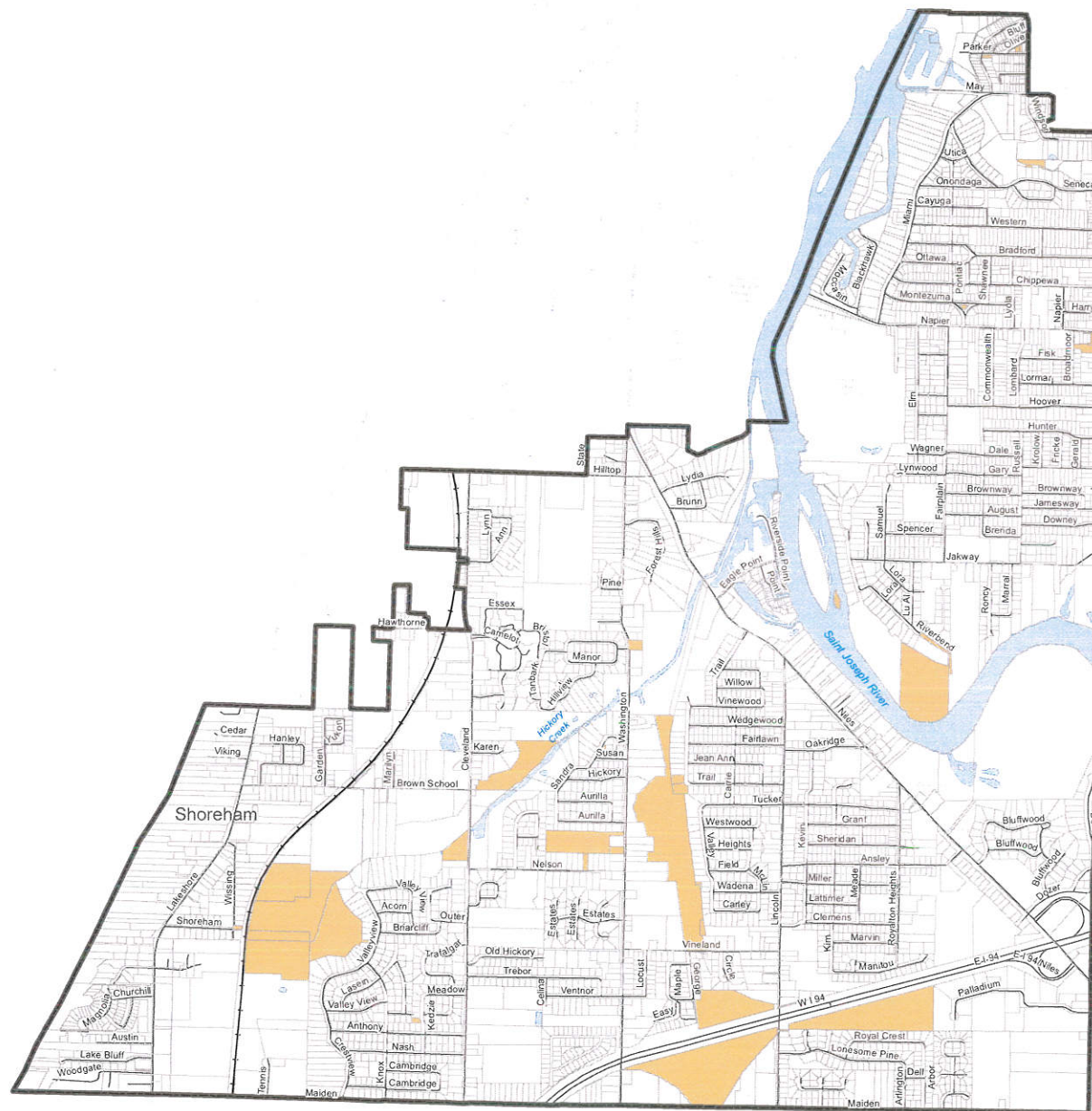
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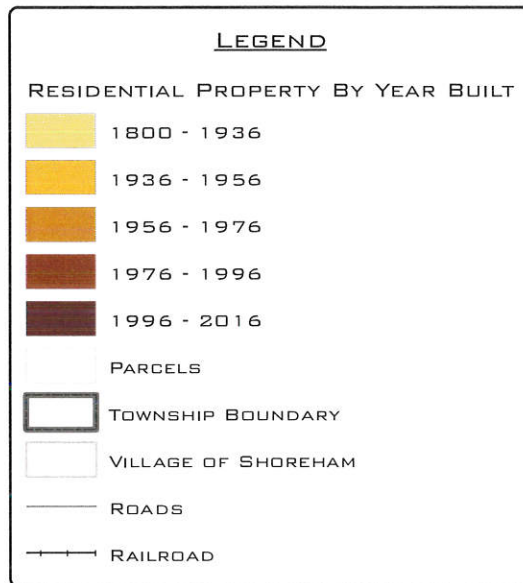


## Township-Owned Properties Map

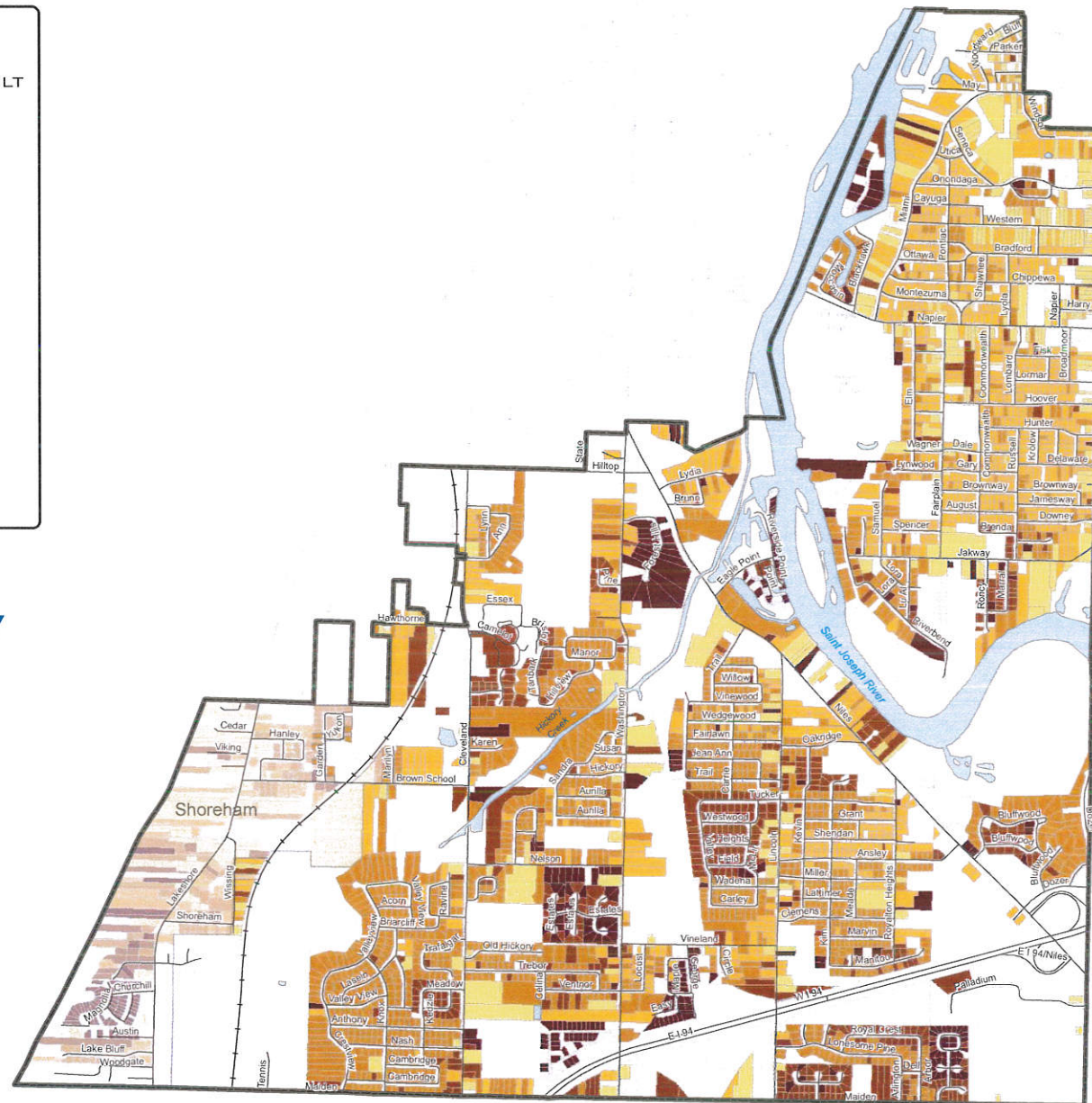
Lake Michigan



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 STATE OF MICHIGAN GEOGRAPHIC DATA LIBRARY

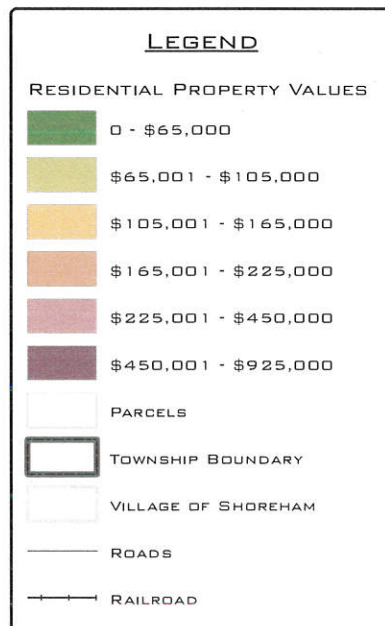


## Residential Property Age Map

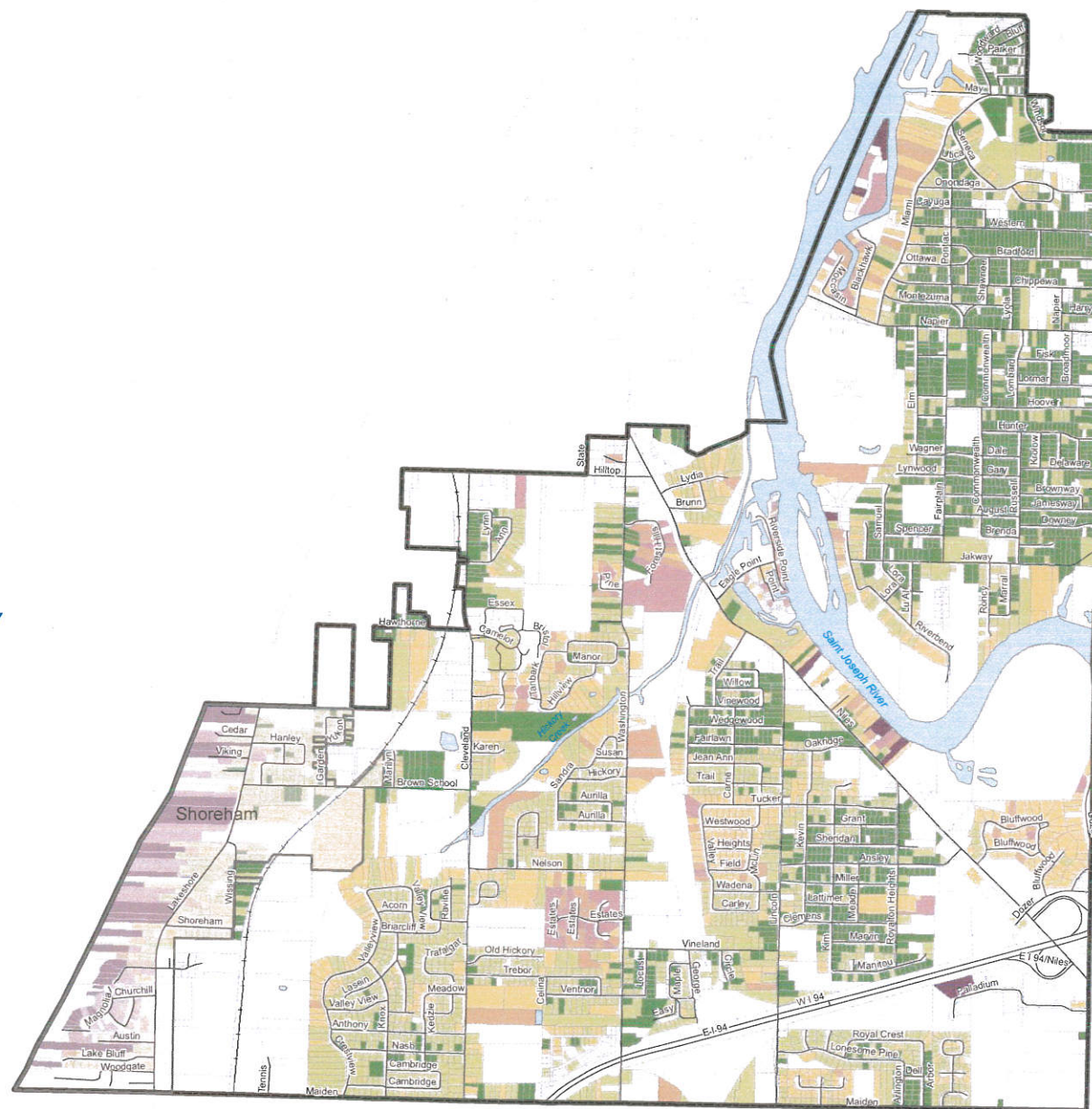


DATA SOURCES:  
 TOWNSHIP ASSESSOR DATABASE DOWNLOAD 11/2/2016  
 SOUTHWEST MICHIGAN PLANNING COMMISSION  
 BERRIEN COUNTY GIS  
 STATE OF MICHIGAN GEOGRAPHIC DATA LIBRARY





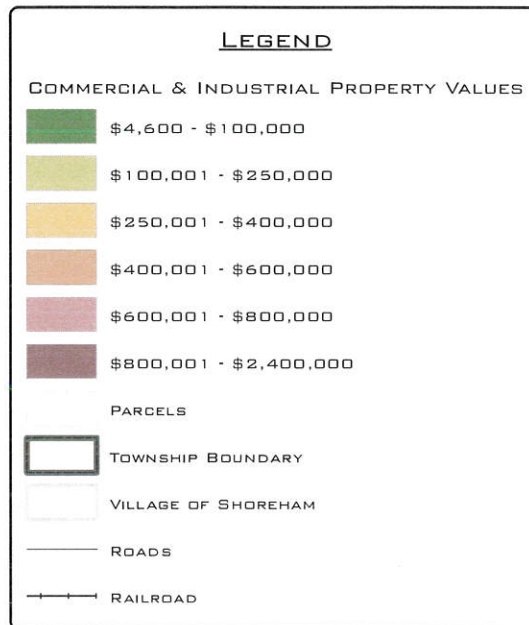
## Residential Property Values Map



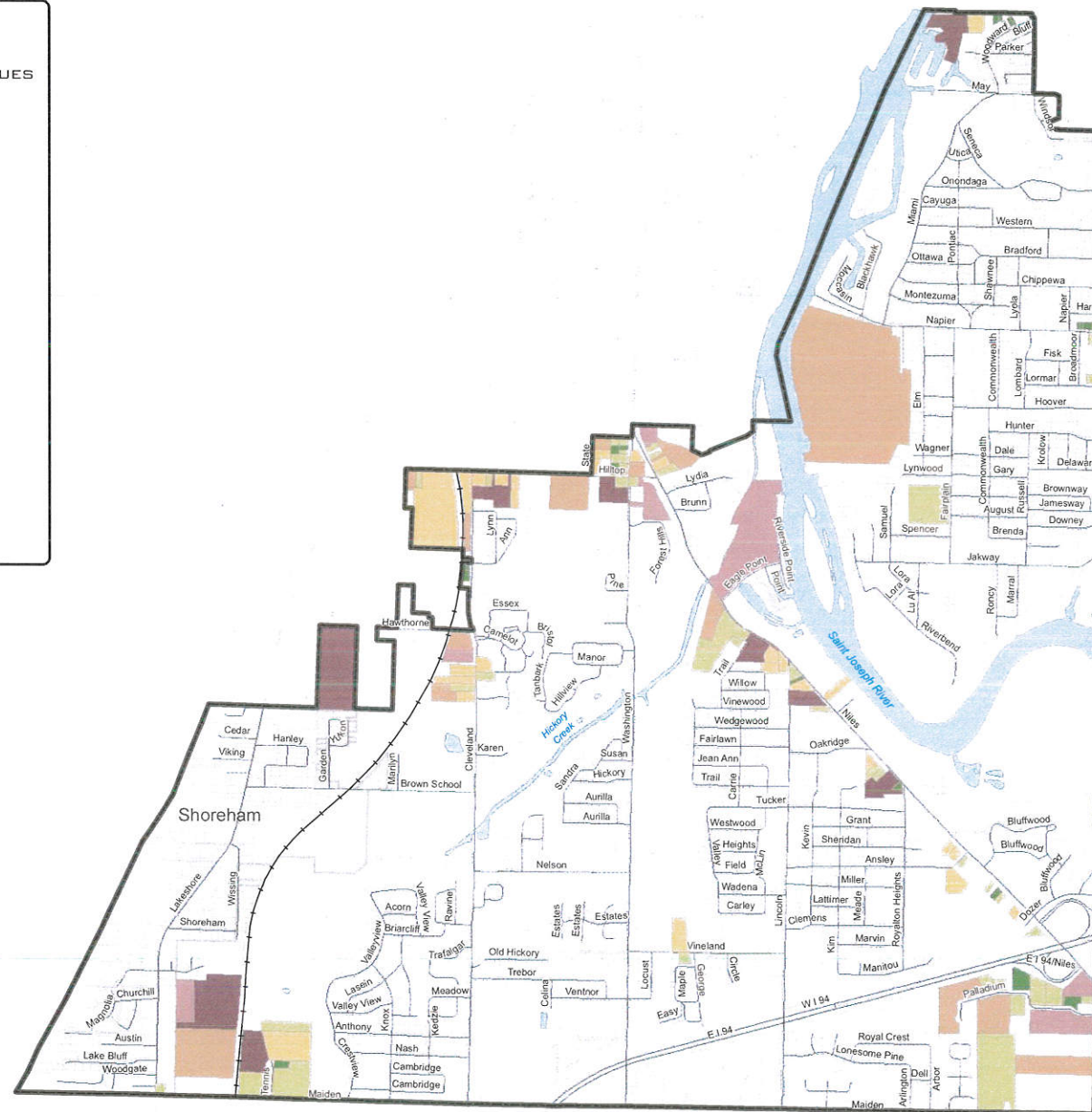
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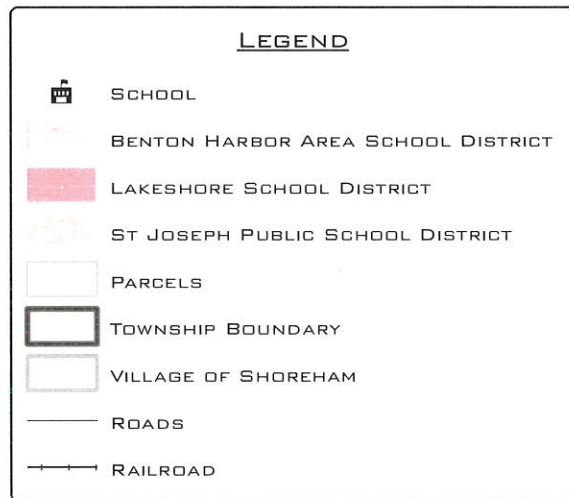


## Commercial and Industrial Property Values Map



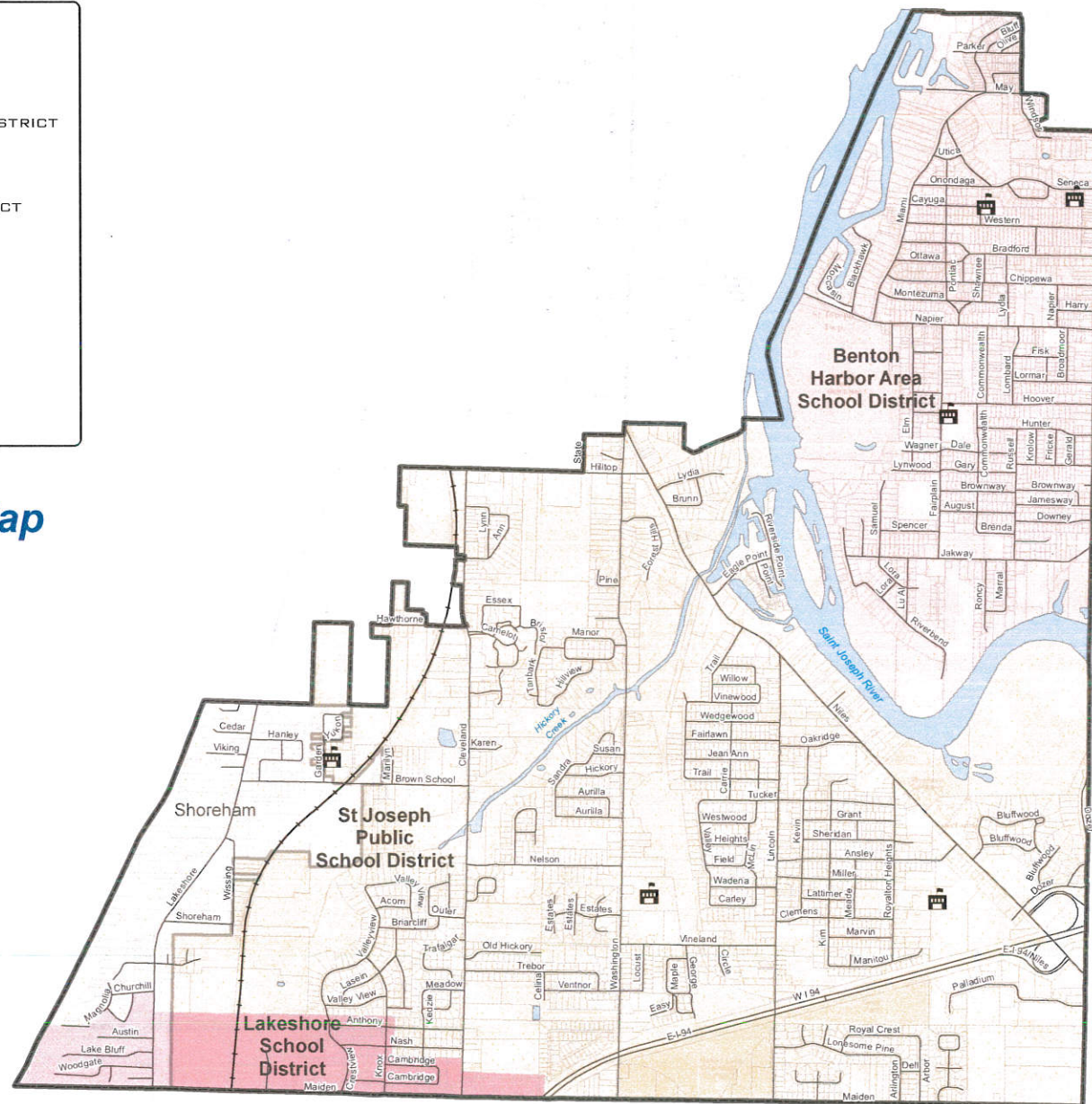
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 STATE OF MICHIGAN GEOGRAPHIC DATA LIBRARY  
 SOUTHWEST MICHIGAN PLANNING COMMISSION  
 TOWNSHIP ASSESSOR DATABASE DOWNLOAD 11/2/2016



## School District Map

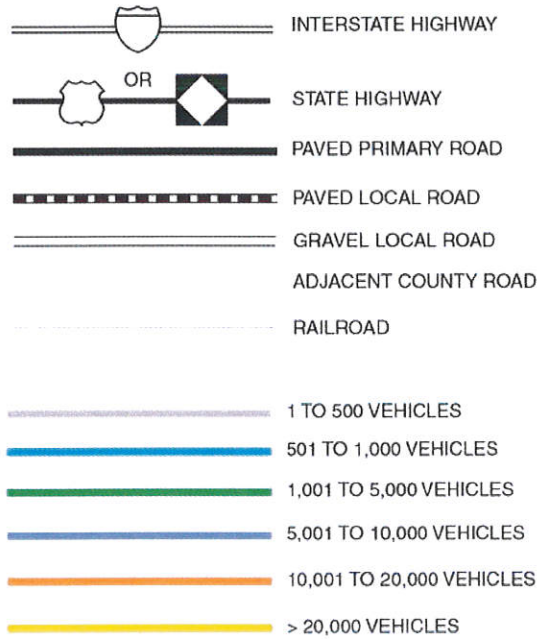
Lake Michigan



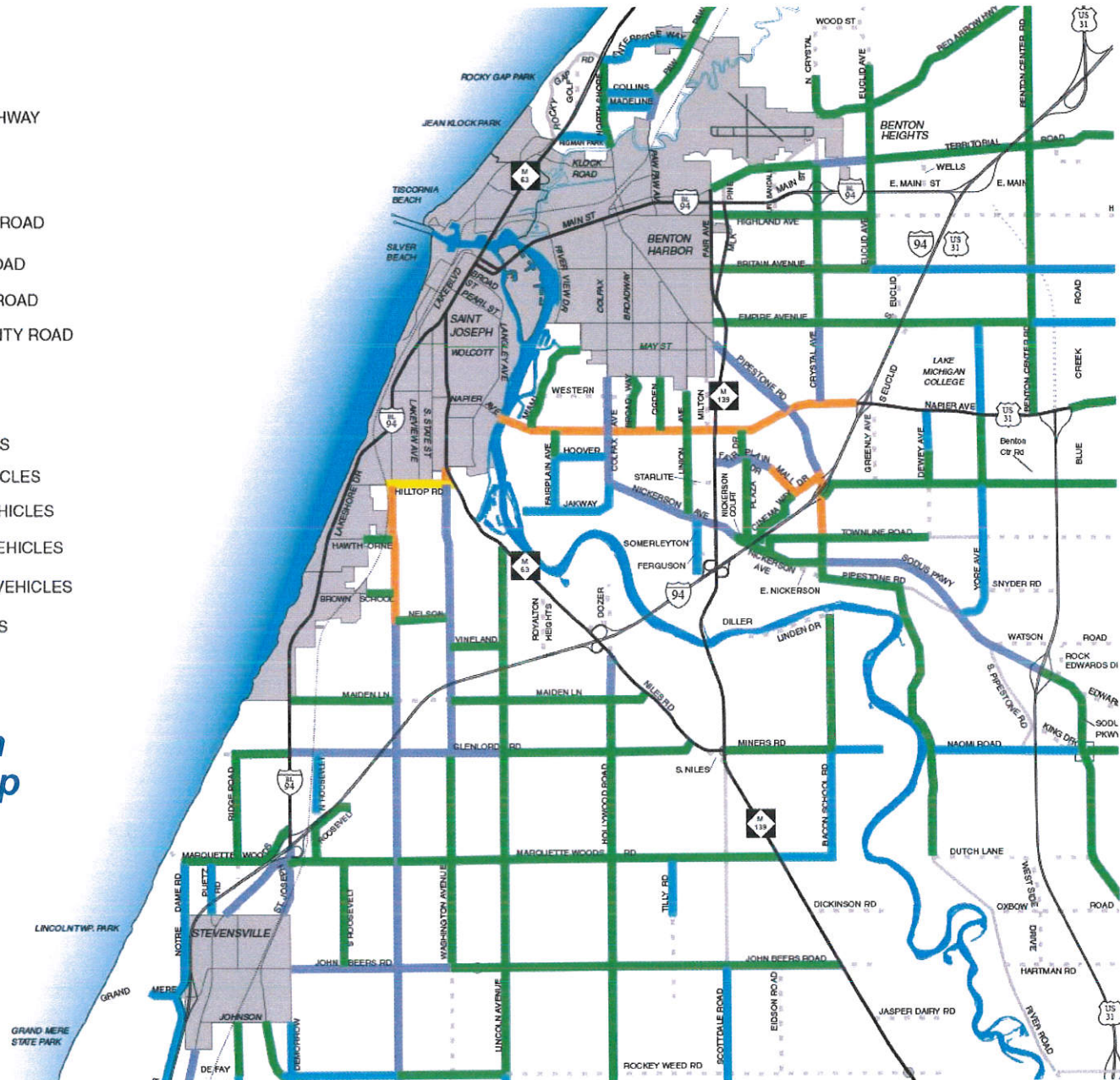
DATA SOURCES:  
 BERRIEN COUNTY GIS  
 STATE OF MICHIGAN GEOGRAPHIC DATA LIBRARY  
 GOOGLE MAPS



# LEGEND



## Berrien County Road Commission Traffic Volume Map



Source: Berrien County Road Commission: August, 2011



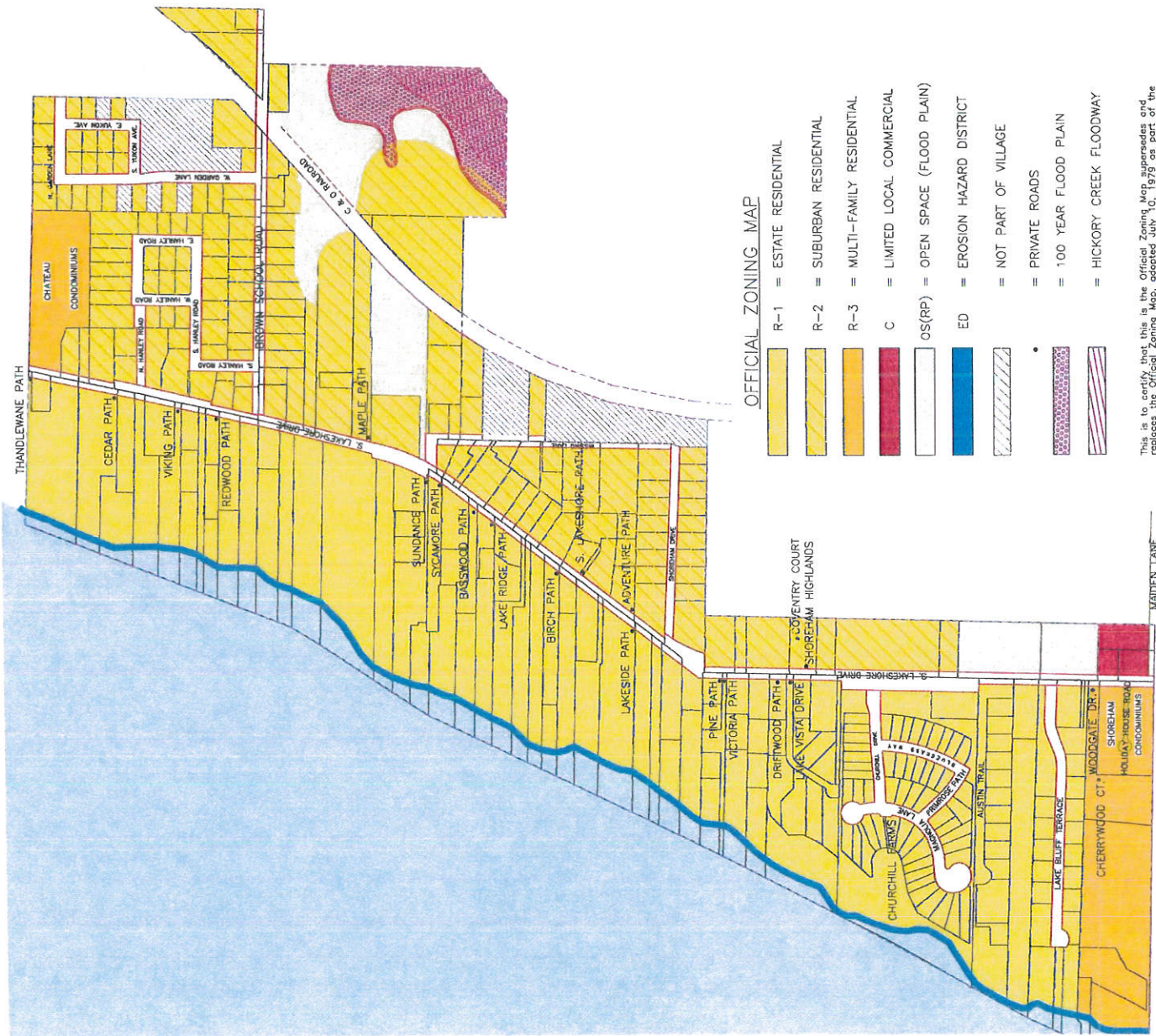






**MAP 4  
 VILLAGE OF SHOREHAM  
 EXISTING LAND USE MAP**

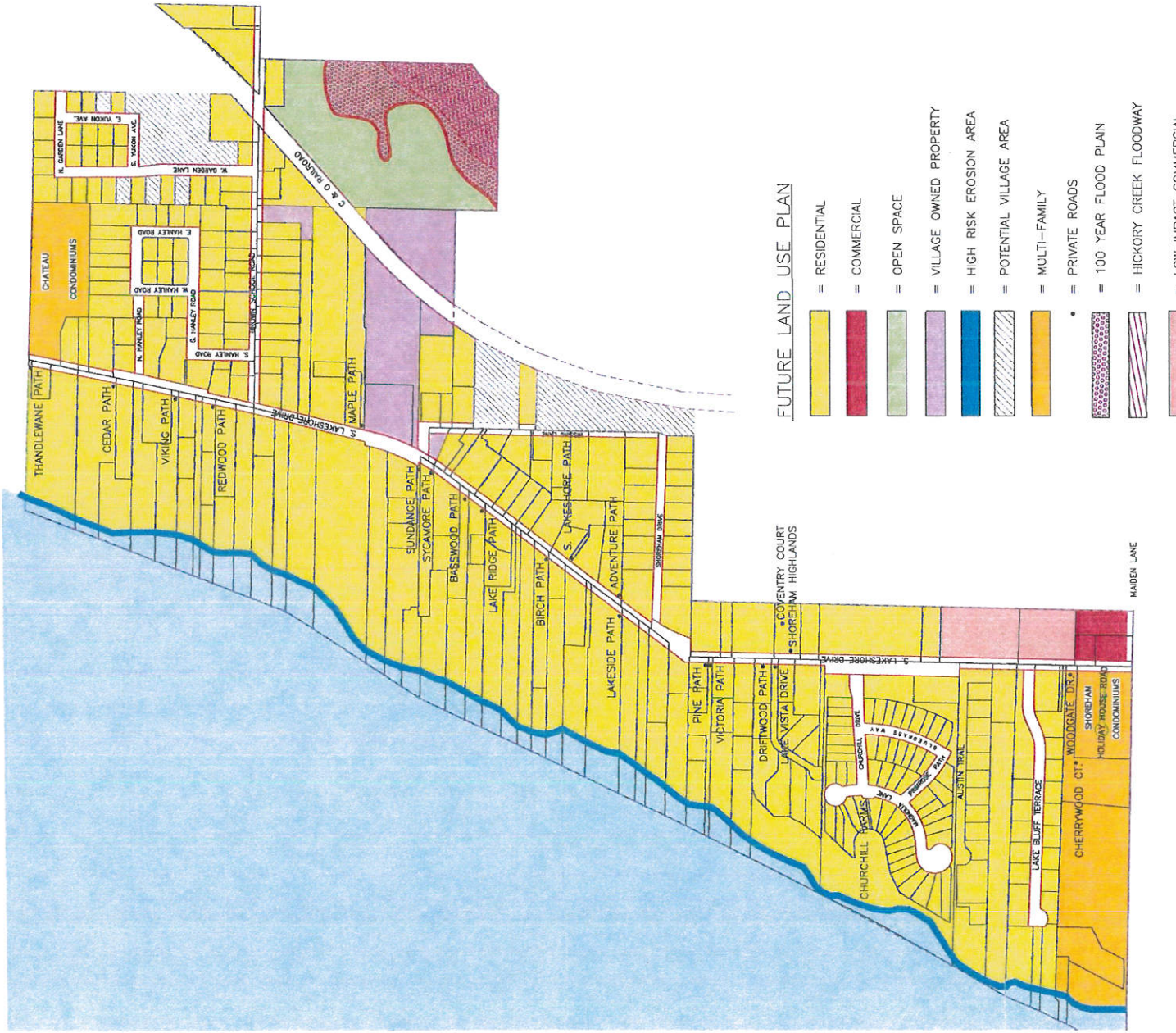




# MAP 6 VILLAGE OF SHOREHAM OFFICIAL ZONING MAP







**MAP 5  
VILLAGE OF SHOREHAM  
FUTURE LAND USE PLAN**



## APPENDIX C. EXPENDITURES PER PERSON ACTUAL & PROJECTED

The overarching goal of the St. Joseph Charter Township Master Plan is to have “A community of healthy living opportunity connected to nature.” The individual goals in Chapter 3, detail paths to achieving the overarching goal by taking advantage of opportunities and overcoming obstacles.

Accomplishing those individual goals represents a degree of change in the community. What is the driving factor behind that change? It is the need to have sufficient revenues to support the operation of the Township in terms of facilities and personnel to provide services to the residents.

Consider the following table. It shows actual expenditures expressed as dollars per person. During the six-year period from 2010 to 2016 annual General Fund expenditures increased from \$1.13 million to \$1.39 million. This \$256,000 increase represents a 22.6% change in annual expenditures. With a very stable population the expenditures per person increased from \$113.26 to \$140.90.

This is not an unexpected or excessive change. Munetrix, an independent private sector firm, evaluates critical financial metrics from Township and Michigan Department of Treasury data and provides a rating of the municipal fiscal health. St. Joseph Charter Township received an “excellent” rating. Quite simply while the Township manages its resources well, the cost of operating government does increase.

The following graph illustrates what the projected expenditure in dollars per person is likely to be under three scenarios.

1. Stable – the population remains virtually unchanged during this period
2. 2% Growth – the overall population grows 2% annually
3. 3% Growth – the overall population grows 3% annually

An assumption is the cost of Township government is independent of growth in population. In a township that is almost built-out this is a supportable assumption. The area to be maintained is not going to change. Municipal services do not have to be extended. Therefore, a built-out municipality can provide services more efficiently through a higher density of population than a more rural, developing municipality.

Year	Population	Expenditures	Expenditure per Person
2016	9,879	\$1,391,980	\$140.90
2015	9,879	\$1,244,958	\$126.02
2014	9,923	\$1,095,171	\$110.37
2013	9,934	\$1,198,540	\$120.65
2012	9,970	\$1,212,442	\$121.61
2011	10,011	\$1,058,117	\$105.70
2010	10,027	\$1,135,648	\$113.26

While the “burden” of operating government is spread out over more persons, the underlying driving factor is the increase in taxable revenue that an expanded population represents.

To fund the increasing cost of government, the three options for enhancing revenue are to increase the tax rate, increase the number of taxable entities, or increase the taxable value. The latter two options are inherently more supportable.

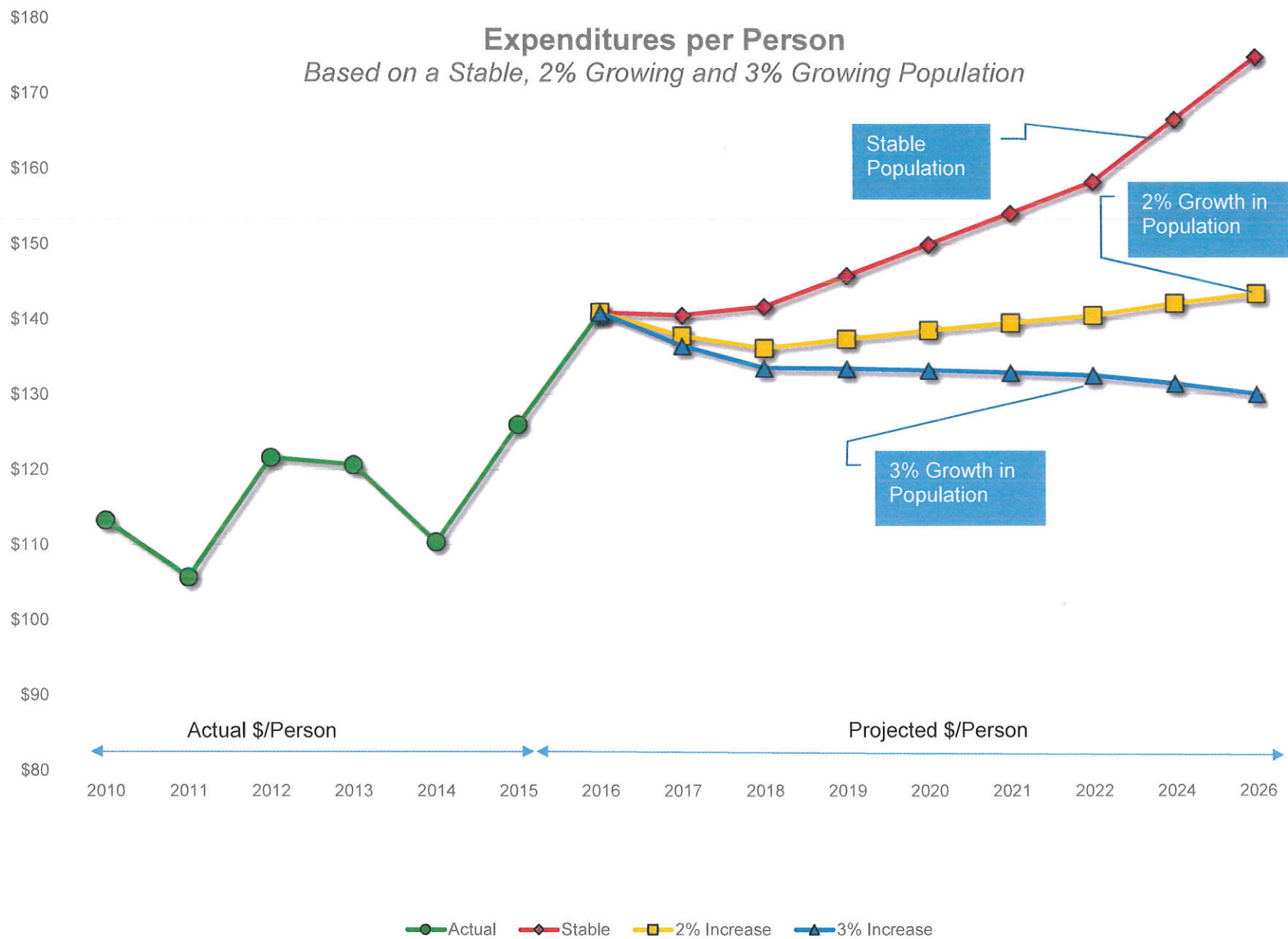
In an established area, supporting a larger population is best accomplished through “in-filling” where possible. Since multiple large tracts of land for traditional single-family homes are not available, what land remains needs to have a higher density and associated higher valuation to generate additional revenues.

This supports the concept of providing “missing middle housing” in selected areas of the Township. It will provide for a larger population and increase the tax base while also affording alternative housing types that many in the next generation are seeking. This will keep St. Joseph Charter Township an attractive and desirable community.

**In summary:**

- **The costs of operating government is increasing and the Township, despite its “excellent” rating and efficient use of resources, is not immune to the aforementioned fiscal pressures.**
- **Increasing the number of taxable entities and taxable value is more supportable than raising the tax rate.**
- **High quality and compact development is key because it leverages and aligns the economic and demographic opportunities.**



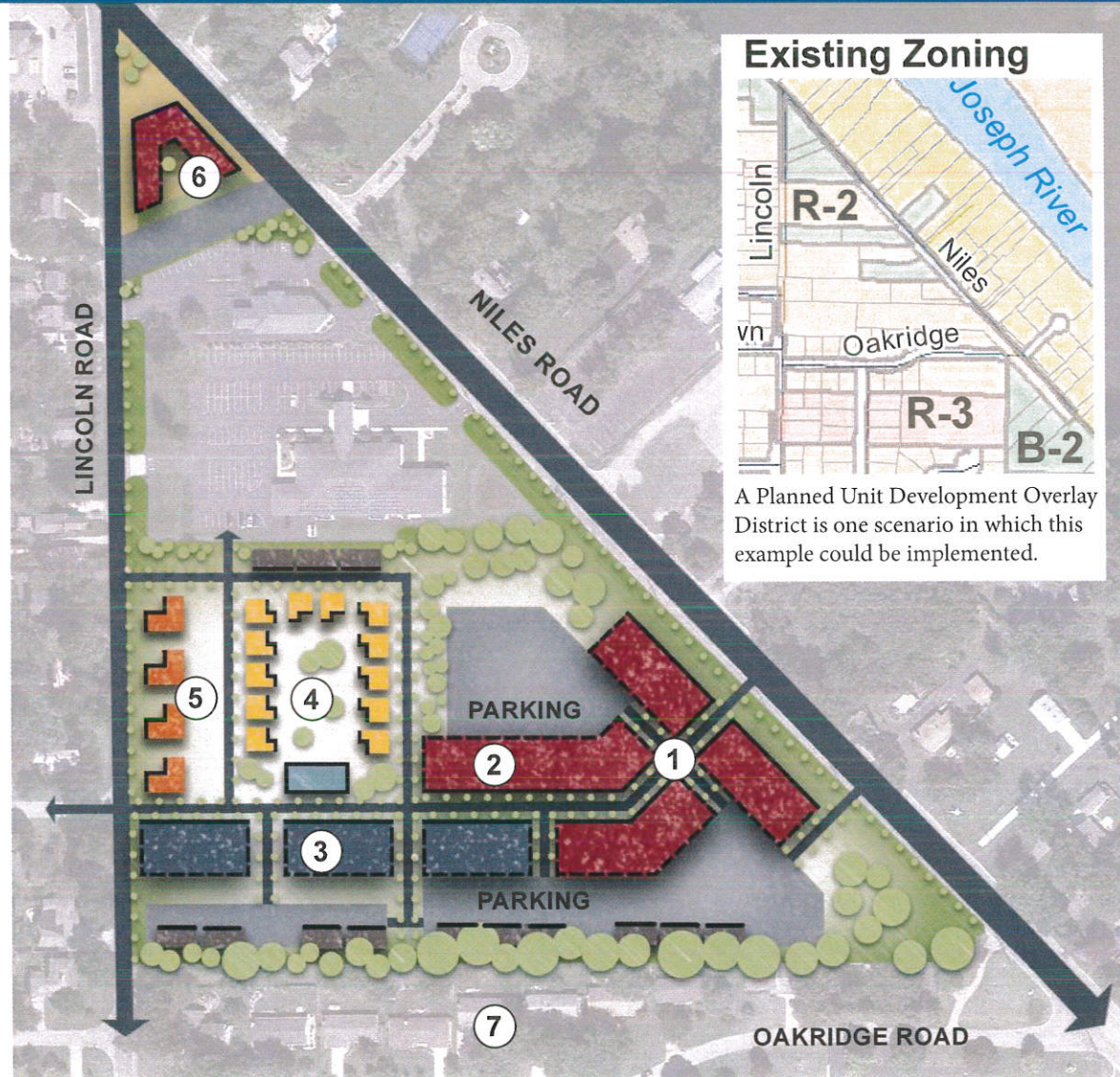


# APPENDIX D. ILLUSTRATIVE PLAN EXAMPLE

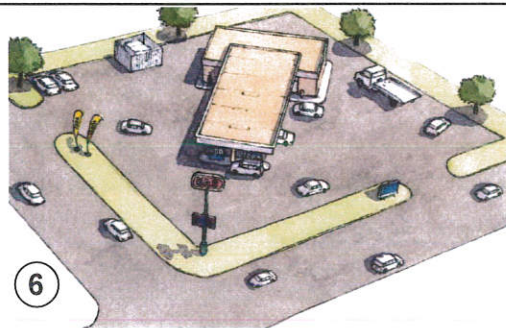
The Illustrative Plan is a conceptual example to support Chapter 3. Goals, Objectives, and Actions, Chapter 4. Future Land Use, and more specifically, the types of land use development and character proposed in the areas designated as Neighborhood Mixed-Use (page 32).

It does not represent an exact plan to be implemented nor is it site specific. Rather, its purpose is to promote conversation, understanding, and identification of opportunities that may be appropriate or exist elsewhere in the Township.

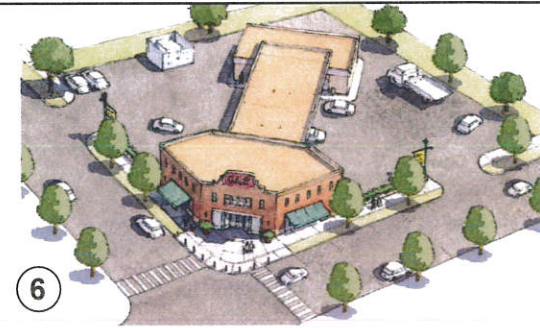
- ① A pedestrian-oriented streetscape and high quality mixed-use environment can be desirable both for existing neighborhoods and new development. Streetscape may include bike lanes, on-street parking, street trees, landscaping, sidewalks, seating, etc.
- ② Mixed-use building(s) with active storefront frontages can include commercial or office space below and residential above.
- ③ Attractive Mansion Apartments, Rowhouses and similar Missing Middle Housing types can respect and better transition into existing residential neighborhoods.
- ④ Cottage Courts, Duplexes, and smaller Single Family Homes in a connected, amenity-rich environment are desired by young and old alike.
- ⑤



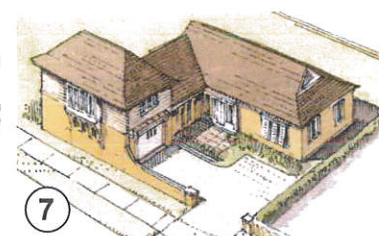




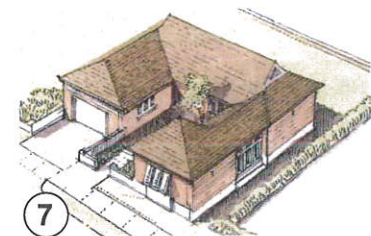
The existing is provided an additional building to hold the corner, sidewalks, landscape improvements, and crosswalks.



The existing frontage includes a large setback dominated by a driveway and a parking garage.



The existing garage is converted into additional living space as a two-story structure built over the existing driveway.



A new wing is added, creating an entry courtyard and preventing the garage and driveway from dominating the street view.



A detached outbuilding is built in the front yard, creating a private interior courtyard.



The garage is removed altogether, in its place sits a one-story addition delineating the street. A garden is in the backyard.



Source: Sprawl Repair Manual, Galina Tachieva et al, Island Press, 2010

## APPENDIX D. **COMMUNITY VISION DOCUMENT**

*Reserved for St. Joseph Charter  
Township Community Vision*







2303 Pipestone Road  
Benton Harbor, MI 49022  
(269) 927-0100  
[www.wightman-assoc.com](http://www.wightman-assoc.com)