

CHARLESTON TOWNSHIP MASTER PLAN

2023-2033

Adopted September 26, 2023

Charleston Township Board

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Charleston Township Planning Commission

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Joan Orman

Forward and Welcome

As the guiding policy framework for the physical development of and use of land in Charleston Township, the Master Plan provides a narrative and visual description of a proposed land use and development pattern for Charleston Township during the planning period of 2023 to 2033. The plan is intended to be used as a guide by Township officials and citizens alike when making future land use and development decisions in order to accommodate projected growth of the community.

As population projections are a best estimate based upon the most current Federal, State and local data, and recognizing that conditions can change, this plan will be reevaluated at least every five years to determine if the vision still reflects the desires and reality of the community and if any updates are necessary including an amendment to the Future Land Use Map. Amendments will not be made indiscriminately. The goals, objectives and policies of this Plan will be given careful consideration during each review. This Plan provides the guidelines to be used as the basis for future decisions about development and growth in Charleston Township.

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Location

Charleston Township is located on the eastern border of Kalamazoo County adjacent to Calhoun County. Rural in nature, Charleston Township is seven miles from the City of Kalamazoo and abuts the City of Battle Creek to the east. The City of Galesburg and the Village of Augusta fall partly in the Township on the west and north, respectively. The Village of Climax abuts the Township on the southern border.

Fort Custer Training Center and Fort Custer Recreation Area occupy a significant amount of acreage in the Township, north of and along Interstate 94, south of the Kalamazoo River. The Fort Custer Training Center is under the control of the Federal Government while the State of Michigan presently controls and operates the Fort Custer Recreation Area as a state park. Federal, State and County lands offer significant recreational opportunities to the residents, however they do occupy 39% of the Township's total land area and are tax exempt. Additional land owned by the Southwest Michigan Land Conservancy is also tax exempt.

Interstate 94 traverses the Township from east to west. State road M-96 runs at a southwest to northeast angle through the northwest corner of the Township connecting Battle Creek and Kalamazoo. Two railroads are also present in the Township.

History

Established in 1883 when the eastern half of Comstock Township was split off, Charleston Township has always been a rural area. The first permanent residents engaged in farming and established an agricultural pattern that continued through World War II. After that, growth in the nearby cities of Kalamazoo and Battle Creek, and the presence of Interstate 94 led to growth in the Township of a different nature – residential.

Those areas adjacent to Galesburg, Augusta and Climax and along the major roads in the Township are where most residents have settled.

Historically there were five school buildings in Charleston Township. Only the Harrison school building remains but is privately owned and not open to the public.

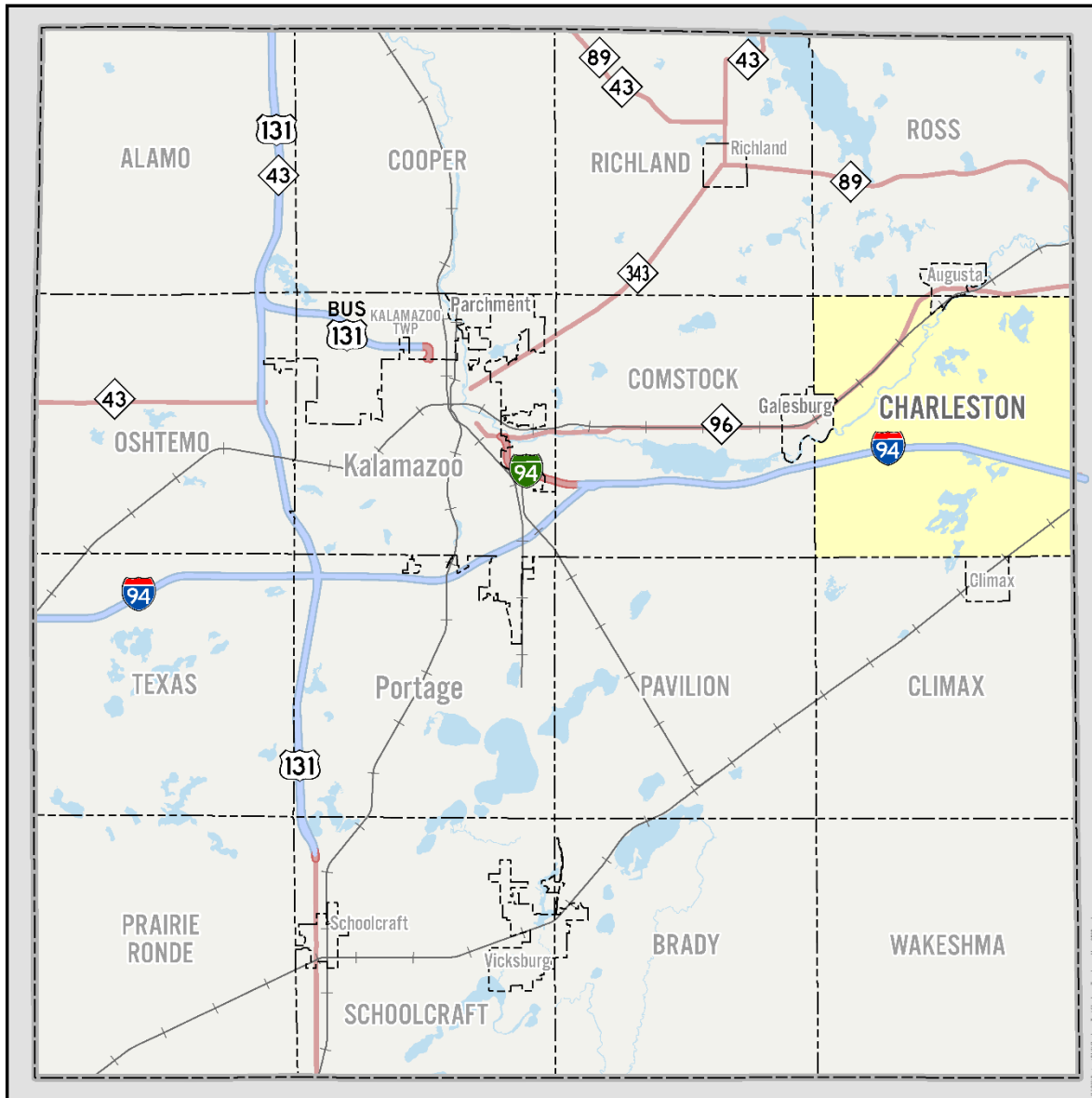
Unfortunately, a fire at the Township Hall in the 1960s destroyed most historical records.

Map of Kalamazoo County



Charleston Township

KALAMAZOO COUNTY, MICHIGAN



Legend

- Roads
 - Expressway
 - Freeway
 - State Highway
 - Railroads
 - Lakes
 - Municipal Boundaries

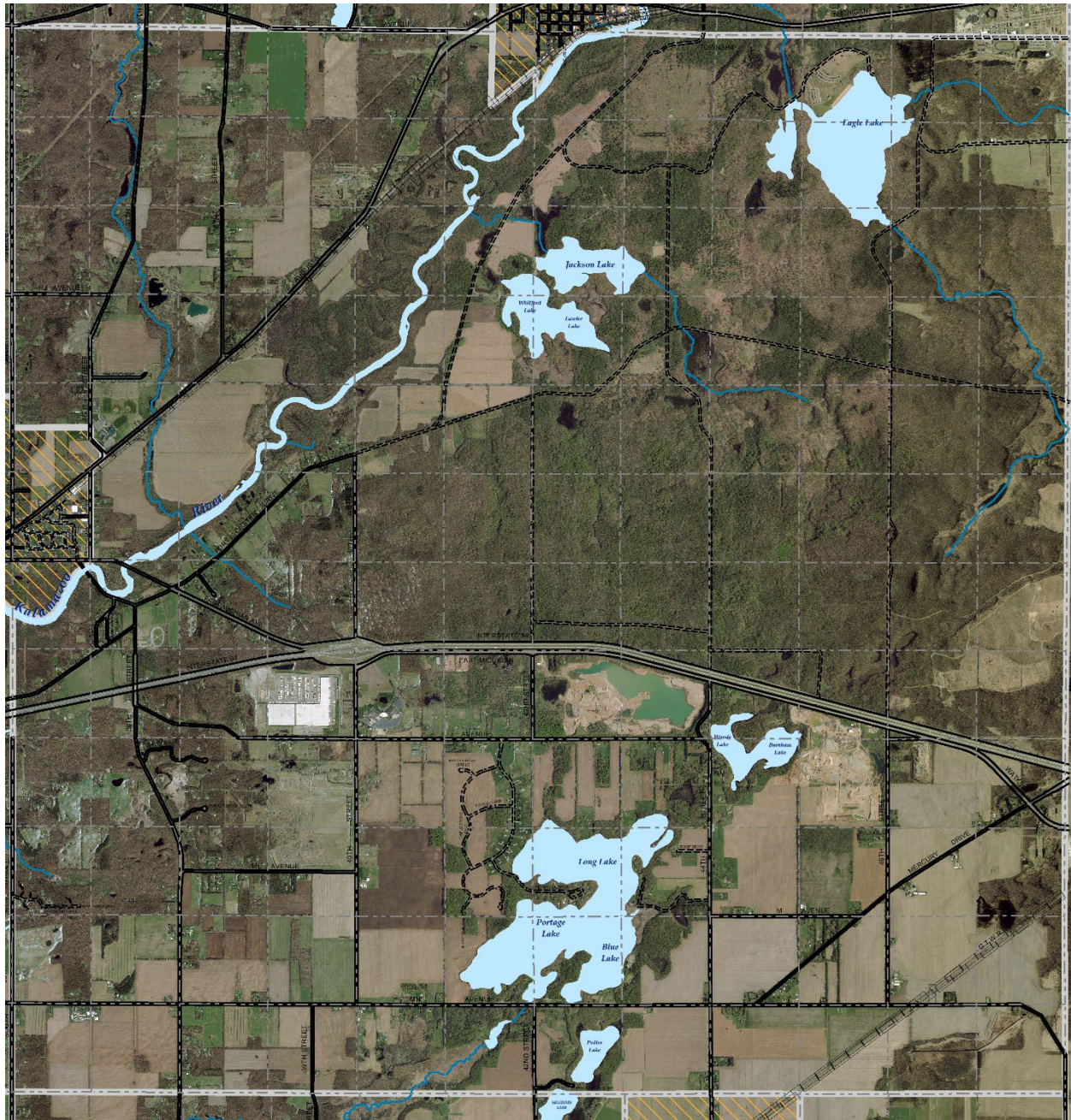
0 1.25 2.5 5 7.5 10 Miles



This map is solely a representation of real-world conditions and is made available to the Recipient for informational purposes only. It is not a legal document or a recorded survey. KALAMAZOO COUNTY MAKES NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE CHARACTER, FUNCTION, OR CAPABILITIES OF THE MAP OR THE SUITABILITY OF THE MAP FOR ANY PARTICULAR PURPOSE. The County is not liable for any direct or indirect damages suffered related to the use of this map including, but not limited to, physical injury, death, property damage, economic loss, or other consequential damages suffered by the Recipient, or others, arising from any inadequacies of the map or the Recipient's use of the map. In no event will the County's liability to the Recipient or anyone else exceed the fee paid for the map product.

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Aerial Image of Charleston Township (2019)



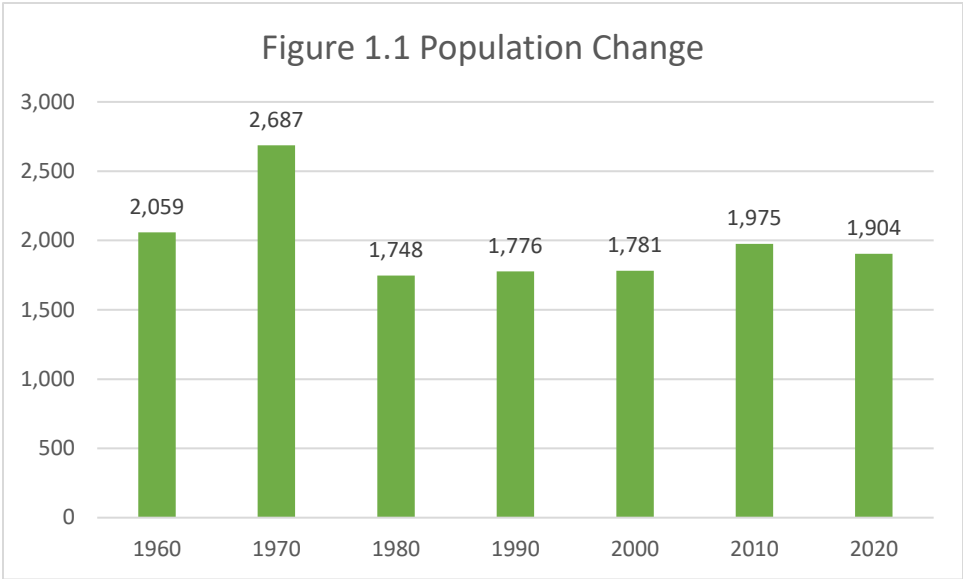
CHAPTER ONE

EXISTING CONDITIONS

As the household and population data was gathered for the preparation of this Master Plan, the 2017 American Community Survey (ACS) data was used. In other areas, the decennial Census data was used along with or when the ACS data was not available. The decennial Census shows the number of people who live in the United States. The ACS is an ongoing statistical survey that annually samples a small percentage of the population rather than the entire population. The ACS focus is on how people live.

Population Trends

The population of Charleston Township decreased by 3.6% between the 2010 and 2020 Census. The decline after 1970 reflects the closing of the State Children’s Home.



Source: U.S. Census Bureau.

Growth from 2000 to 2020 in Charleston Township, Comstock Township, Pavilion Township, Ross Township and Kalamazoo County is reflected in Table 1.1, below.

Table 1.1 Population Comparison

	2000	2010	2020	2000 - 2020
Charleston Twp.	1,781	1,975	1,904	7%
Comstock Twp.	13,851	14,854	15,231	10%
Pavilion Twp.	5,829	6,222	6,387	10%
Ross Twp.	5,047	4,664	5,012	-1%
Kalamazoo County	238,603	250,331	261,670	10%

Source: U.S. Census Bureau.

Projections of Population Growth

Table 1.2 Population Projections: Growth Rate Method

Average Annual Growth Rate 1980 - 2020	2020	2030	2040	2050
0.22%	1,904	1,908	1,913	1,917

Table 1.3 Population Projections: Arithmetic Method

Average Annual Increase in People 1980 - 2020	2020	2030	2040	2050
3.90	1,904	1,943	1,982	2,021

Table 1.4 Population Projections: Building Permit Method

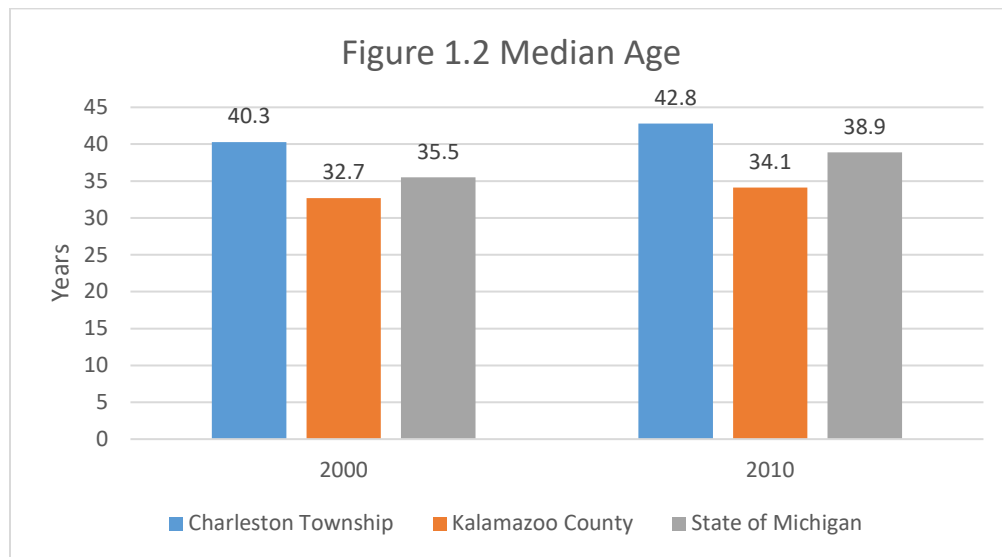
Average # Permits / Year	Persons per House- hold	2020	2030	2040	2050
4	2.62	1,904	2,009	2,114	2,218

Table 1.5 Population Projections: Average Projection

2020	2030	2040	2050
1,904	1,953	2,003	2,052

Median Age

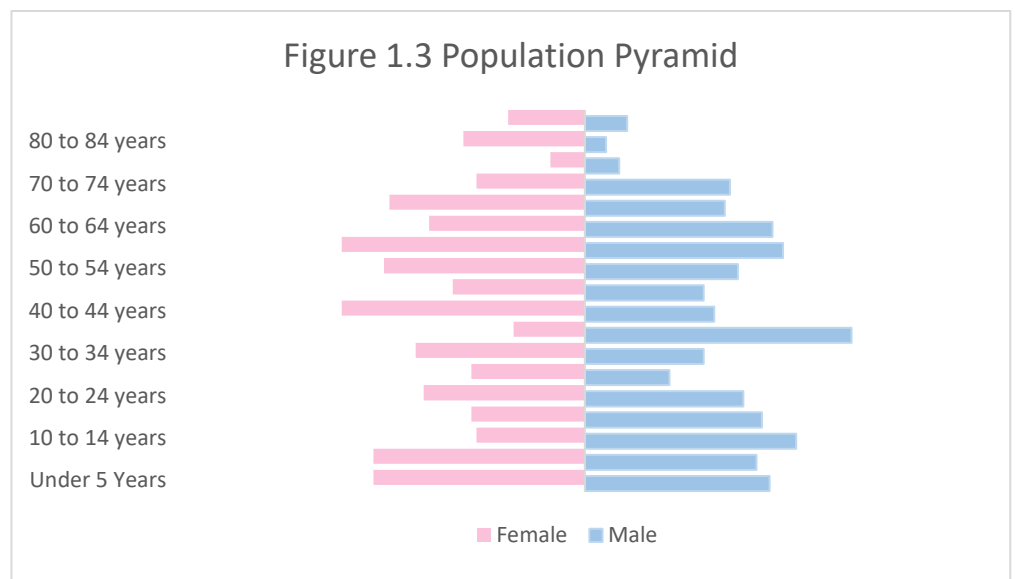
The median age in Charleston Township increased between 2000 and 2010 by 2.5 years. This increase in the median age of the population mirrors what is being experienced around Michigan and across the country – the population is aging. Like its neighboring jurisdictions, the population of Charleston Township is older than both the County of Kalamazoo and the State of Michigan. Figure 1.2 depicts the median age of residents of Charleston Township, Kalamazoo County and the State of Michigan in 2000 and 2010.



Source: U.S. Census Bureau

Population Pyramid

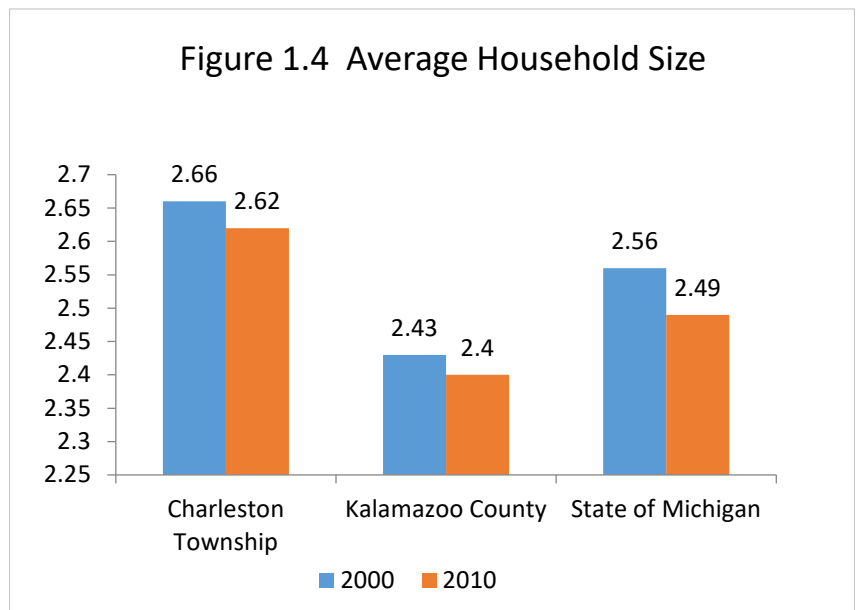
Figure 1.3 depicts the population of Charleston Township by age group. The pyramid depicts how the population is distributed both by age and by gender. The population is fairly well distributed between the Baby Boomer Generation and the younger generations including Generation Z and Generation Alpha.



Source: U.S. Census Bureau

Households and Housing

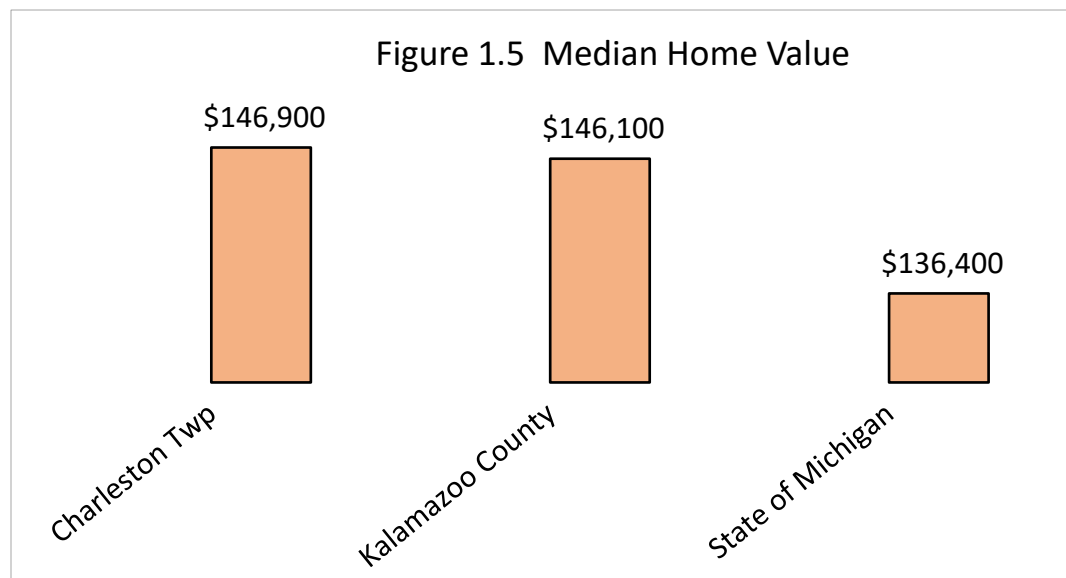
Charleston Township, similar to Kalamazoo County and the State of Michigan, has seen a decrease in the average household size. From 2000 to 2010, the average household size decreased from 2.66 persons to 2.62 persons. An aging population and more empty-nester households leads to a reduction in the average household size. The decrease in average household size may trigger a future demand for different housing options and services offered than presently available in the Township as may the increase in the average age of the residents.



Source: U.S. Census Bureau

Median Home Value

The median home value in Charleston Township for 2017 is estimated at \$146,900, which is just above Kalamazoo County and greater than the State of Michigan.



Source: American Community Survey

Residential Building Permits

Residential building permits issued for Charleston Township between 2000 and 2019 make the case that, locally, the housing market is recovering from the recessionary years where few if any homes were being built. Table 1.6 depicts the number of permits issued between 2000 and 2019 in Charleston Township.

The 2040 population projection of 2,164 persons is based upon average household size of 2.62 persons in 72 new households. The number of dwelling units is derived from the historic number of building permits for new dwellings without consideration of homes that may be demolished during the projection period. Applying the 2010 average household size to the projection results in an estimated 72 additional *households* by 2040, which will result in the addition of roughly the same number of new *dwelling units*.

Table 1.6			
Residential Building Permits			
<i>Year</i>	<i>Number of Permits</i>	<i>Year</i>	<i>Number of Permits</i>
2000	2	2010	0
2001	9	2011	2
2002	7	2012	2
2003	19	2013	3
2004	4	2014	5
2005	1	2015	2
2006	3	2016	5
2007	3	2017	5
2008	4	2018	1
2009	1	2019	2
Source: Associated Government Services (2020)			

Water and Sewer

Charleston Township residential and nonresidential properties are served by private wells with the exceptions described below.

Charleston Township is unique in comparison to neighboring townships in that it owns, operates and maintains a public water system. Two wells feed the water system. They are generally located in the west-central area of the Township (East L Avenue and 40th Street). The water system currently serves the 40th Street industrial properties but has capacity to meet growth in demand.

The Township has a franchise agreement with the City of Galesburg to provide public water to properties generally in the McCollum Street/37th Street/Ambling Avenue area, north of Michigan Avenue.

The Galesburg trunk line sewer – which connects with the City of Kalamazoo wastewater treatment facility – carries flows from the City of Galesburg, Village of Augusta, and areas of Gull Lake and Charleston Township.

Additionally, areas of the Township adjacent to the City of Battle Creek are provided water and sewer service from Battle Creek Municipal Water and Sewer.

School Districts

Charleston Township prides itself on offering three excellent school districts to provide education to the children of Charleston Township. The districts are Galesburg-Augusta Community Schools, Gull Lake Community Schools and Climax-Scotts Community Schools.

Transportation

Different modes of travel are available to residents of Charleston Township. The Kalamazoo-Battle Creek International Airport to the west in the City of Kalamazoo serves the area's flight needs. Interstate 94 and M-96 provide state/federal owned and maintained roads that traverse the Township east to west and southwest to northeast, respectively. The balance of the primary and local roads are maintained by the Road Commission of Kalamazoo County. Canadian National Railway has a line of tracks that run in the very southeast corner of the Township. Norfolk Southern has high speed rail lines in the north part of the Township. There is no fixed route public transit service in the Township but the county-wide Metro Connect Demand Response Service is available to residents. Bicyclists and pedestrians are able to share the road with vehicles while the Kalamazoo River Valley Trail will provide a dedicated off-road facility that is described in more detail under Recreation.

Recreation

Charleston Township has many parks and recreational opportunities. The Township partners with the State of Michigan and Kalamazoo County Parks to bring recreational opportunities for hiking, fishing, boating, biking, camping and other outdoor activities. The Kalamazoo River Valley Trail (KRVT), when complete, will connect the Battle Creek Linear Park at Fort Custer Recreation Area to the City of South Haven via the Kal-Haven Trail. This off-road trail follows the Kalamazoo River and/or Michigan Avenue (M-96). The KRVT is located in the northwest and central areas of the Township.

Fort Custer Recreation Area – one of Michigan’s largest state parks – offers camping, biking and hiking as well as a swimming beach on a large lake. Cold Brook County Park also offers camping and beach facilities. The Fort Custer Recreation Area and the Cold Brook County Park along with the KRVT meet the recreational needs of Township residents.

The Kalamazoo River is a recreational amenity. There are many opportunities to launch and pull out of the river for canoe and kayaking enthusiasts within the Township.

Community Facilities

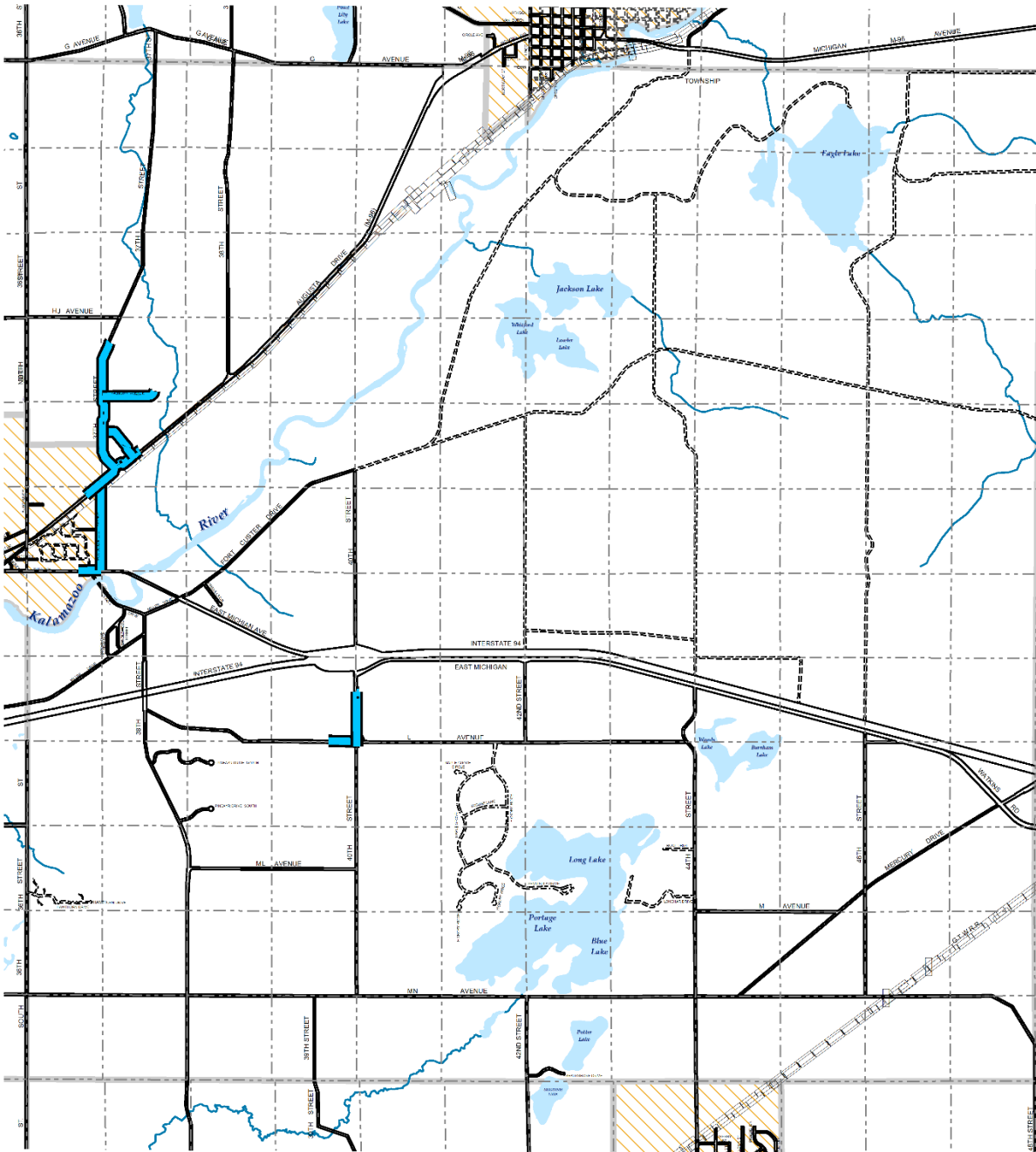
Charleston Township operates the Township Hall as a public building and oversees four cemeteries. The cemeteries are Toad Hollow, Territorial (also known as Lawler Cemetery), Riverside and Roof Cemetery.

The Barn Theatre, although privately owned, is a community facility that serves as a community theater. With Township support by way of zoning changes, the addition of a school and restaurant on the Barn Theatre campus are in the planning stages demonstrating the importance of this amenity in the Township.

Planning Implications

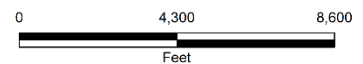
Charleston Township has an aging population and decreasing household size, but shows a modest growth rate of 11% between 2000 and 2010. The community is eager to see the findings of the 2020 Census which is underway as this Master Plan is written. Neighboring Portage and Kalamazoo are experiencing large facility expansions that will bring new jobs to the area as is the Target Corporation within the Township. Officials are optimistic that some of the new residents to the region will select Charleston Township for its natural beauty and rural atmosphere. With this potential growth, careful attention must be given to direct it to areas identified for growth on the Future Land Use Map created as part of this Master Plan process. At the five-year review, the population projections and Future Land Use Map will be revisited to ensure that they still represent the vision of the community for its future.

Water Distribution System Map

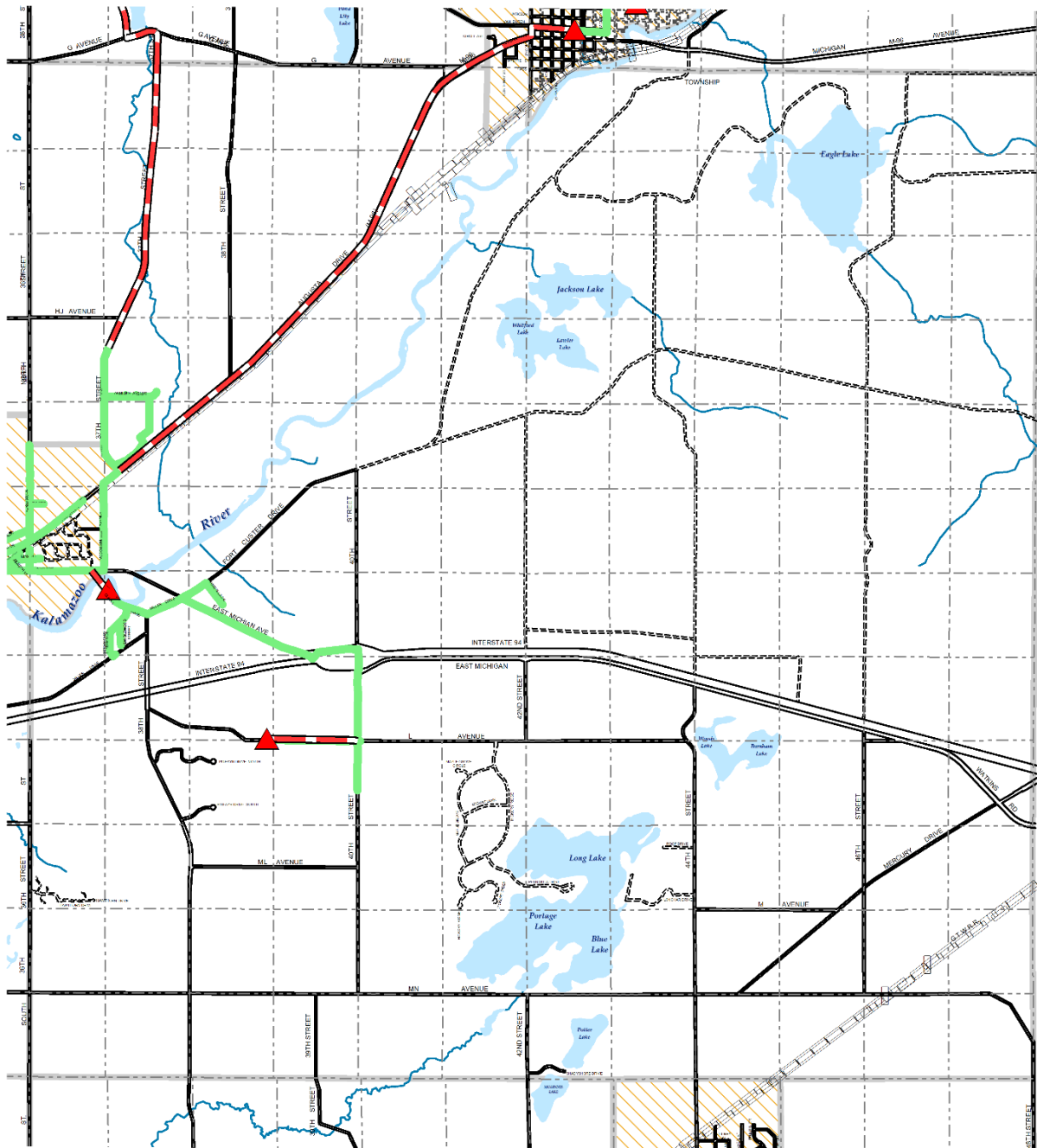


Legend

— Water Main

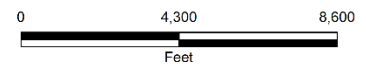


Sanitary Sewer System Map

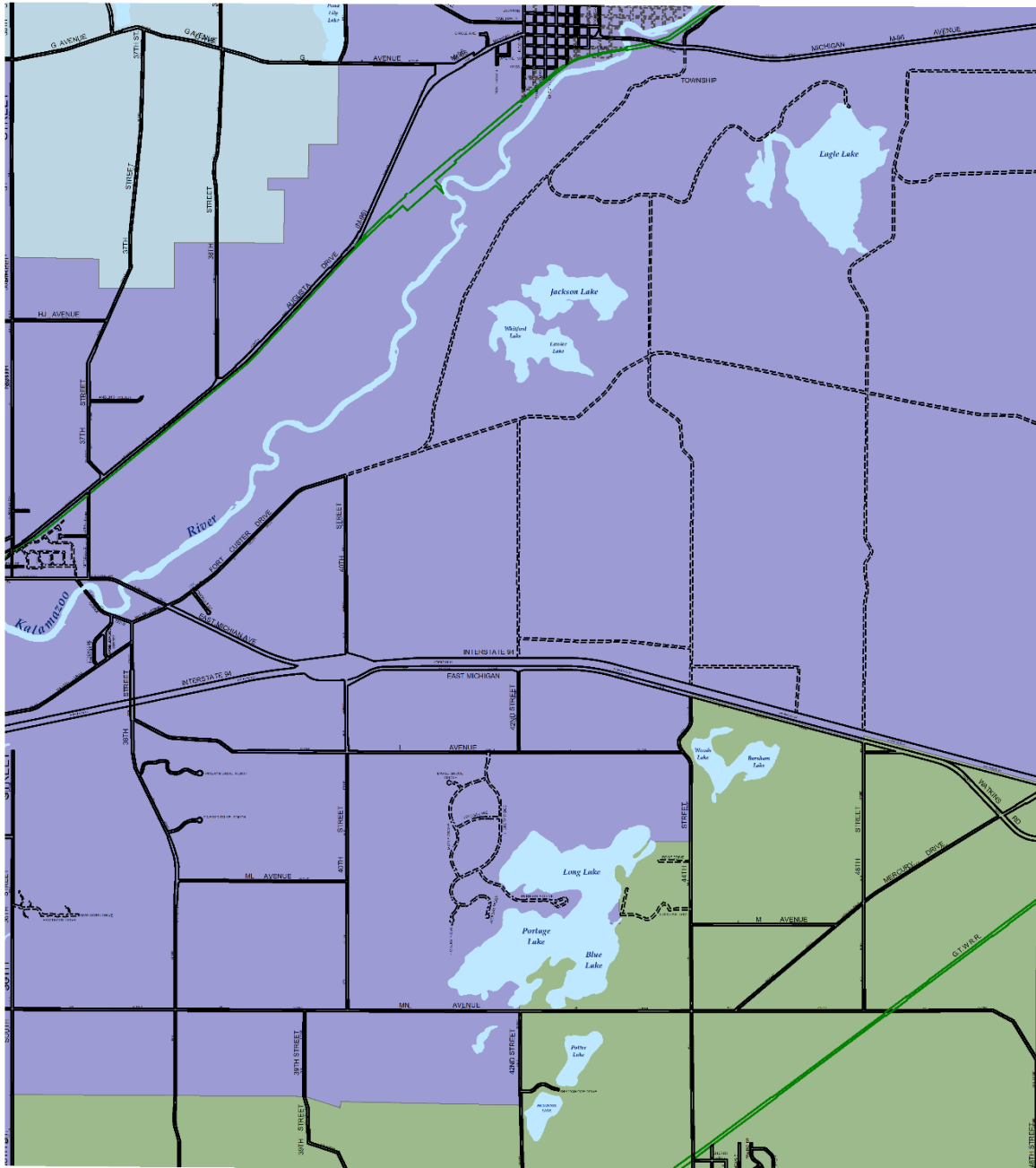


Legend

- ▲ Pump Station
- — — Force Main
- Sanitary Sewer



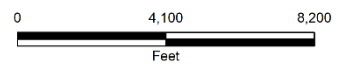
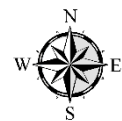
School District Map



Legend

School District Boundary

- Climax-Scotts Community Schools
- Galesburg-Augusta Community Schools
- Gull Lake Community Schools



CHAPTER TWO

NATURAL RESOURCES

NATURAL RESOURCES

In addition to the large percentage of the Township that is exempt, natural resources will play a big role in how the community develops. Natural resources directly and indirectly affect development and the growth that may occur. The following sections address topography, soils, water resources/wetlands and woodlands.

Topography and Soils

Soils in the Township are composed of extensive glacial deposits. Gently rolling and undulating terrain to steep terrain resulted from the glaciers. Meandering through the northwest quarter of the Township, the Kalamazoo River is the largest element of the drainage pattern within the Township. A few lakes, created by the glaciers, are found in the southern half of the Township. A ridge runs northeast to southwest in the lower portion of the Township and divides the Township between the Kalamazoo River watershed and the St. Joseph River watershed. Additionally, there are several recreational lakes located within Fort Custer Recreation Area in the northern portion of the Township.

The best soils for agriculture are found south of the Kalamazoo River and Interstate 94. A majority of the southern half of the Township has soils considered 'good' for crops. Appropriately, these lands are predominantly used for agriculture.

Water Resources

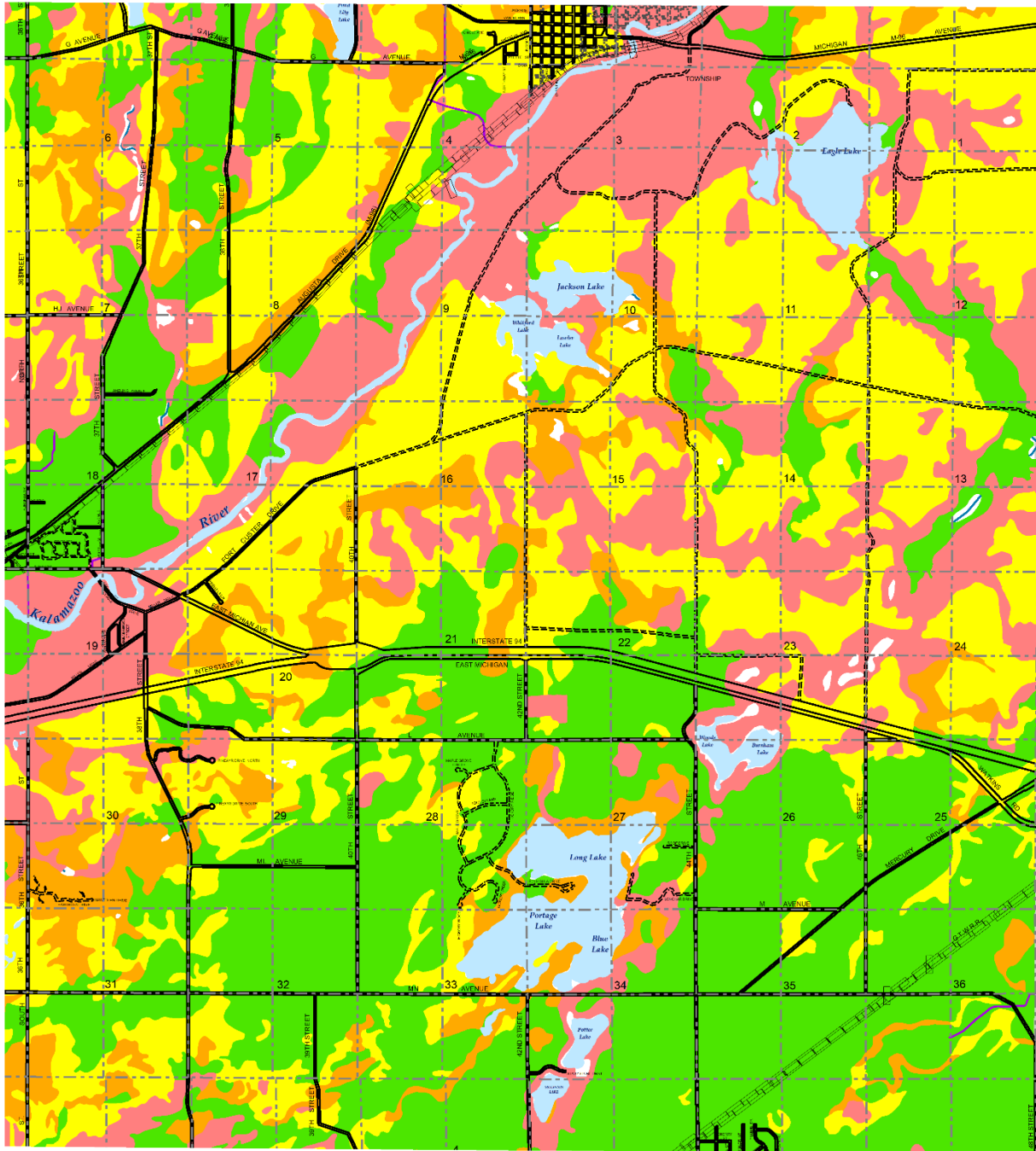
Groundwater resources serve all land uses in the Township. As a valuable resource, groundwater must be protected. There is a wellhead protection area in the L Avenue/40th Street/Interstate 94 area surrounding and extending southeast of the 40th Street water system well. Land uses occurring in this area should be limited to those that have low risk of impacting the groundwater. The wellhead protection area is depicted on the Future Land Use Map.

Unlike a lot of Townships in Kalamazoo County, especially those on the south half of the county, the groundwater table in Charleston Township is generally at a depth of 10 feet or more with many areas with a depth of more than 20 feet. Flooding and limitations on the placement of basements is not a concern for most areas of the Township other than those near the Kalamazoo River. Wetlands are found along the Kalamazoo River and near creeks fed by lakes in the southern half of the Township.

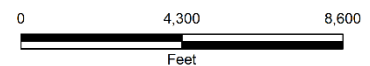
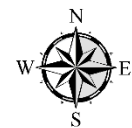
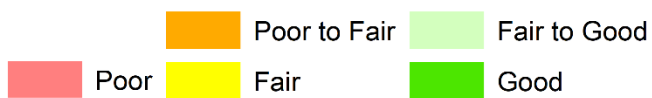
Woodlands

The wooded areas of Charleston Township are predominantly found north of Interstate 94 within the Fort Custer Recreation Area and along the Kalamazoo River.

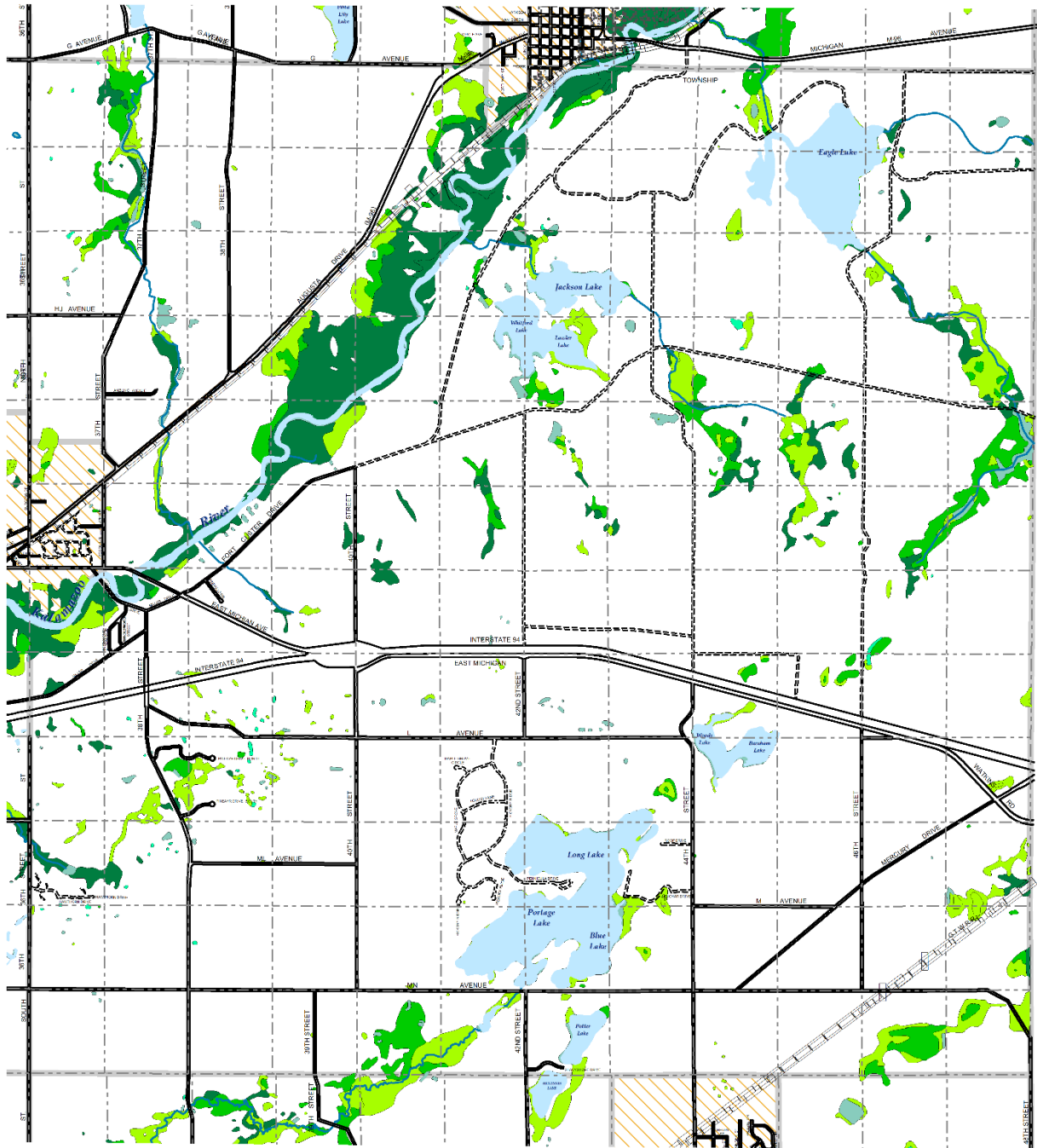
Soils Map









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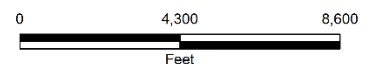
Wetlands Map



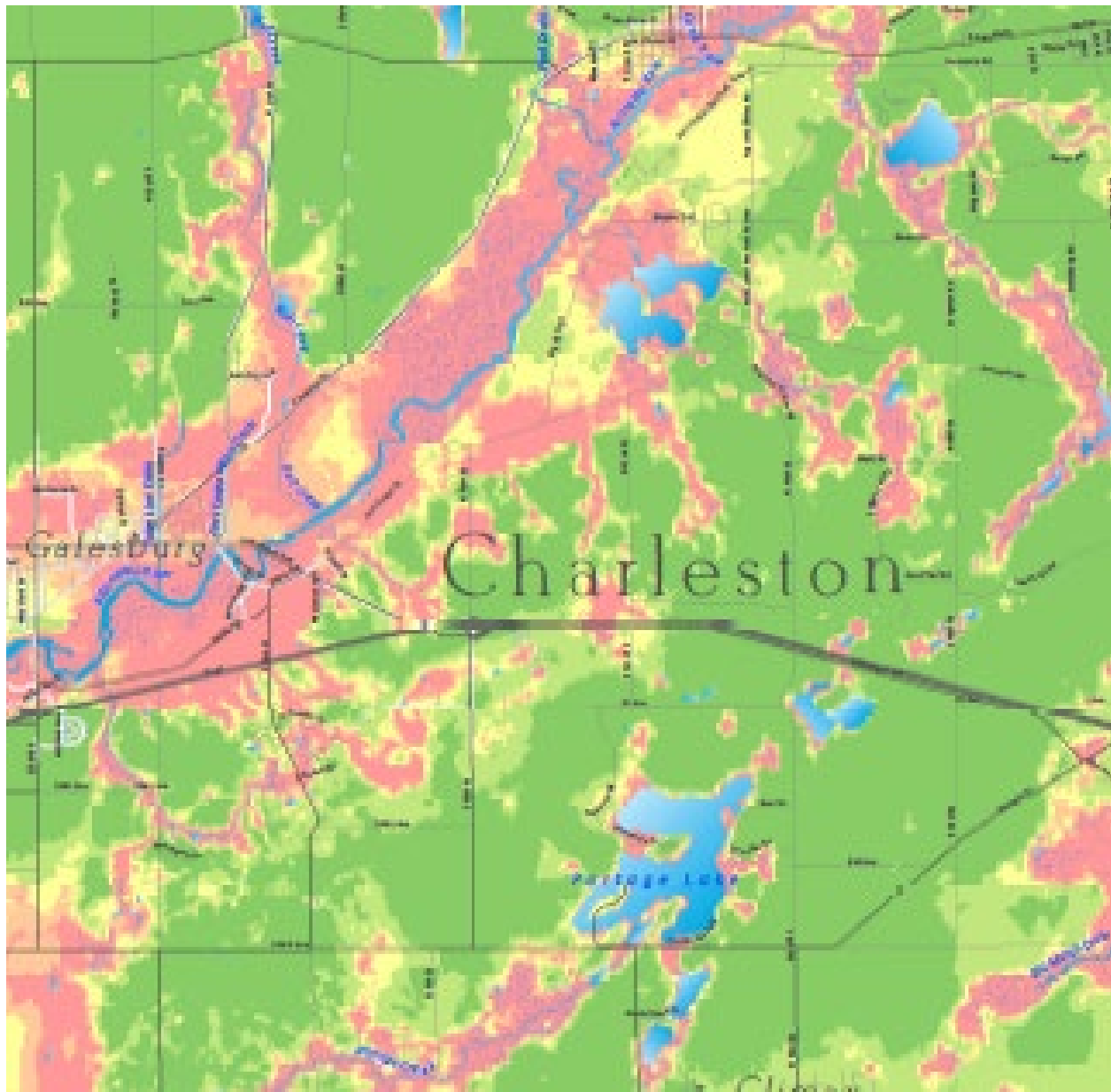
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	Aquatic Bed		Scrub-Shrub		Unconsolidated Bottom
	Emergent		Forested		Unconsolidated Shore

Based upon National Wetlands Inventory



Depth to Groundwater Map

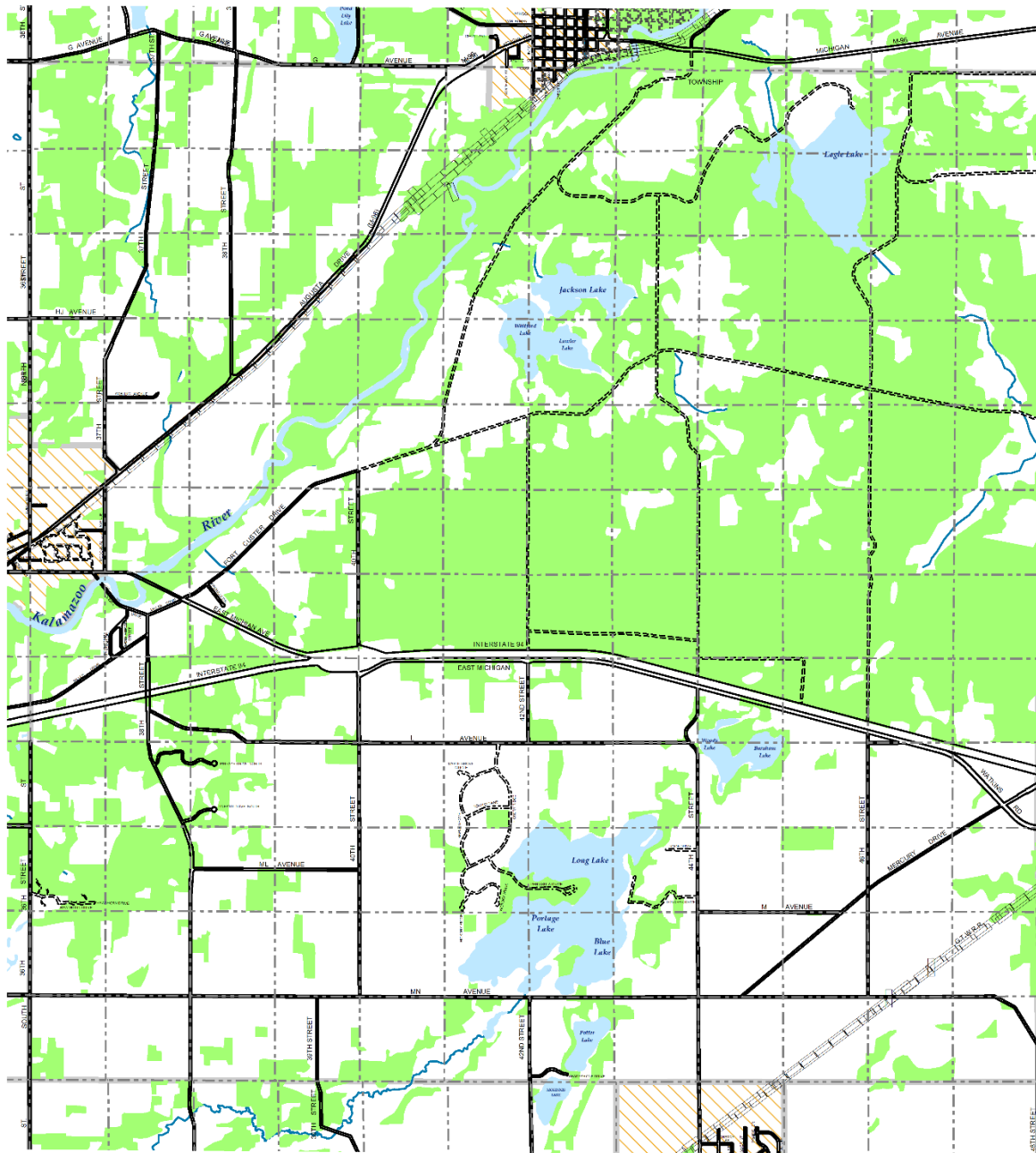


Source: Kalamazoo County Drain Commissioner, 2018

**Approximate Depth
to Water Table**
feet

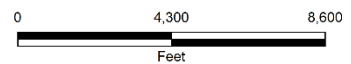
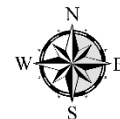
Less than 2' 0"
2' 0" to 5' 8"
5' 9" to 10' 2"
10' 2" to 20' 0"
Greater than 20'

Woodlands Map



Legend

Woodlands



Based upon 1999 Land Use Cover Data from MSU

CHAPTER THREE

EXISTING LAND USE

EXISTING LAND USE

The direction a community wants to move in the future is based in part on an analysis of existing land uses – the foundation of a Master Plan. Charleston Township is predominantly an agricultural and rural residential community with a significant government land occupancy. This chapter describes the existing land uses found in the Township.

Forested Land

Forested Land is the predominant land cover found in Charleston Township. Most of the land classified as forested is found north of Interstate 94 with a majority of land being within Fort Custer.

Agricultural

Agriculture is the predominant land use found in Charleston Township. Mostly found in the southern half of the Township, agricultural makes up more than 26% of the land area. As of 2020, 1,574 acres of land are enrolled in the Michigan Farmland and Open Space Preservation Act, commonly known as PA 116. This law works to preserve farmland by offering incentives to farmers who enter into an agreement with the State of Michigan to ensure that their land remains in agricultural use for a minimum of 10 years and up to 90 years.

Residential

Those areas of the community developed for residential land use are generally found adjacent to the City of Galesburg on the west border and along and near the lakes in the southern half of the Township. Single family residential is the predominant residential land use. A small neighborhood of Frank Lloyd Wright homes can be found off 36th Street, north of MN Avenue.

Commercial and Industrial

As a whole, limited commercial and industrial uses exist in Charleston Township. The more significant commercial needs of residents can be satisfied in Battle Creek, Portage, Kalamazoo and

Comstock Township as well as in Galesburg and Augusta. The area of 40th Street at its interchange with Interstate 94 has developed as an industrial area with two large corporations (Eaton and Target) having significant campuses on East L Avenue and benefiting from the presence of utilities and the interchange.

Community/Public Uses

Public uses in the Township include four cemeteries, the Township Hall, and a fire station. In addition to the Fort Custer Recreation Area State Park (more than 3,000 acres), Cold Brook Park—a County park in the south part of the community on Blue Lake and Portage Lake connected to Long Lake – occupies 276 acres providing camping, swimming, fishing, hiking, playgrounds and more recreational activities.

The two preserves owned by the Southwest Michigan Land Conservancy in the Township north of the Kalamazoo River offer limited public access.

Residents of the City of Galesburg jointly fund – with Township residents – the Galesburg-Charleston Memorial District Library and the Galesburg Fire Department.

The Barn Theatre is also considered a community asset although privately owned.

Woodlands, Wetlands and Lakes

Several lakes, wetlands and woodland resources are found in the community as reflected on the Existing Land Use Map. Chapter Two speaks to these existing resources in more detail.

Plans for a new lake in Section 22 at a soon-to-be complete 80-acre gravel mining operation have received regulatory approval from the State of Michigan. Residential lots are planned around the lake; this development may be served by public sewer through an agreement for the extension between the developer and the Township. This land use issue will be revisited with the five-year review of the Master Plan.

Existing Land Use Map

The Existing Land Use Maps on the following pages provide a simplified overview of existing land uses in the Township. Calculating existing land uses is not an exact science. For purposes of this map, the 1999 Michigan State University Land Use and Land Cover data, 2017 aerial photography and the National Wetlands Inventory were used to determine which category of land use that an area of land falls: *agricultural, urban/built-up, wetlands, water, forested or grass/shrub land.*

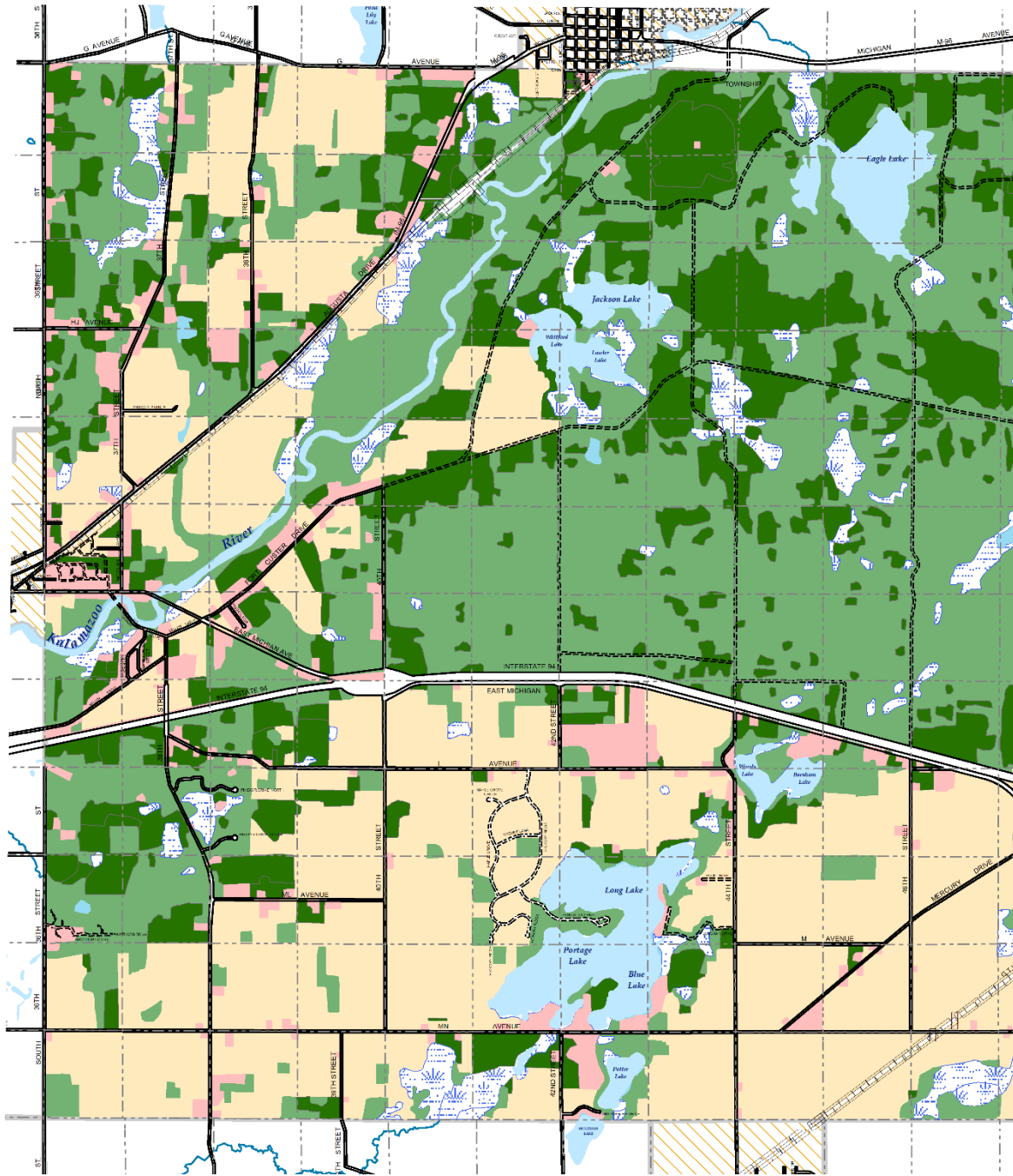
The 1978 MIRIS (Michigan Center for Remote Sensing) data was used to draw a comparison of changes in the land use categories.

Charleston Township is developing at a pace comparable to both Comstock and Pavilion Townships and Kalamazoo County as a whole. The amount of land in the agricultural land use category dropped by only 3.7% between 1978 and 2018 – a period of 40 years. During the same period, the land cover classified as urban or built-up increased by 32%. Despite these changes in land cover over the last 40 years, agriculture continues to play an important role in the community as does the presence of Fort Custer.

The 1978 MIRIS Existing Land Use Map can be found on the following pages as can the 2017 Existing Land Use Map, for a visual depiction of the comparisons presented in the table below.

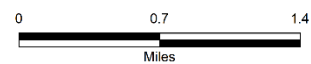
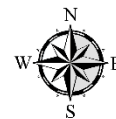
Table2			
Change in Land Use Cover 1978 to 2017			
<i>Classification</i>	<i>1978 Cover- age</i>	<i>2017 Cover- age</i>	<i>1978 – 2017 Change in Cover As % of Total</i>
Forested	37.7%	28.0%	-9.7%
Agricultural	30.0%	26.3%	-3.7%
Grass/Shrub land	17.8%	5.2%	-12.6%
Wetlands	5.7%	2.0%	-3.8%
Urban/Built-Up	5.2%	37.1%	31.8%
Waterbody	3.7%	1.6%	-2.1%

1978 Existing Land Use Map

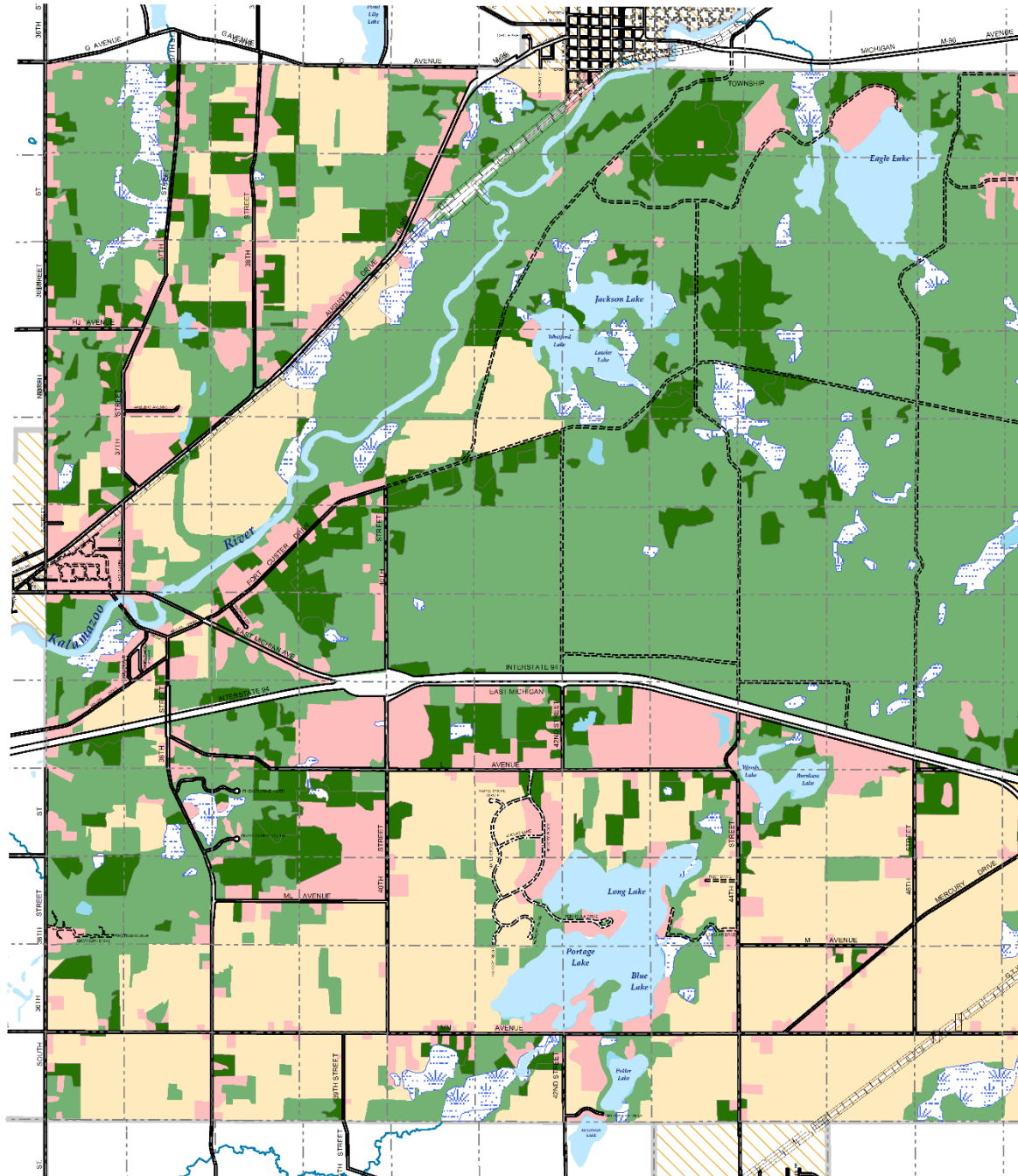


Legend

 Urban/Built-UP	 Grass/Shrub Land	 Water
 Agriculture	 Forested	 Wetlands

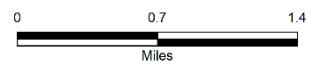
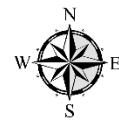


2017 Existing Land Use Map



Legend

Urban/Built-Up	Grass/Shrub Land	Water
Agriculture	Forested	Wetlands



CHAPTER FOUR

GOALS, OBJECTIVES and POLICIES

Goals and Objectives

The goals and objectives described below reflect the desire of the community to preserve the agricultural and rural residential character of Charleston Township while recognizing land use trends and accommodating growth over the next 15 years.

This Master Plan is formulated upon goals, objectives and policies that reflect the opinions of elected and appointed officials, residents as well as property owners and other stakeholders.

Vision Statement

Charleston Township will continue to be an outstanding community in which to work, live and invest. The Township will remain a mostly rural community where agriculture, industry and families co-exist, prosper and thrive.

Land Use Goals

The goals listed below reflect the desire of the community to preserve agriculture and the rural character of Charleston Township.

1. Protect and maintain the natural beauty and resources and agricultural character of the Township by guiding desirable growth consistent with the Vision Statement.
2. Encourage growth that results in an orderly physical environment providing for the health, safety and welfare of Township residents.

The recommended objectives and policies are described in the following pages relative to each future land use category.

Land Use Objectives and Policies

Agricultural/Rural Land Use

Objectives

1. Support the preservation of lands suitable for agriculture.
2. Protect agricultural areas from intrusion of incompatible uses.

Policies

1. Discourage land uses except farming on lands containing prime agricultural soils.
2. Restrict residential uses in rural areas, not suitable for farming, to low density development.
3. Provide low density residential buffer between agricultural areas and dense residential areas.
4. Study if areas suitable and appropriate for wind or solar sustainable energy generation can be identified.

Residential Land Use

Objectives

1. Provide for a variety of housing options for an aging populace as well as for the needs of a broad range of current and future residents' life stages.
2. Provide a sufficient amount of land area to accommodate new residential development within selected areas of the Township.
3. Direct future residential growth to areas with similar or like forms of land uses.
4. Encourage the expansion of high-speed internet accessibility throughout the Township.

Policies

1. Limit any new concentrated residential development to those locations that are situated either adjacent to sanitary sewer systems or existing urban areas likely to be reasonably served in the future.

2. Protect residential areas from non-residential development.
3. Limit the development of lakefront property and adjacent land to the extent that lake water quality will be protected.
4. Limit types of and location of new residential development to areas not impacted by high groundwater levels, particularly near the Kalamazoo River and wetlands.

Commercial Land Use

Objectives

1. Limit the land area available for future commercial development and direct it to the main traffic thoroughfares and those areas adjacent to existing commercial areas including the McCullum Avenue area.
2. Identify commercial locations that will be compatible with adjoining land areas.

Policy

1. Limit future commercial development to properties that are within or directly adjacent to the City of Galesburg or along limited areas of the East Michigan Avenue corridor.

Industrial Land Use

Objectives

1. Limit land area for future industrial development to existing industrial zoned properties.
2. Identify industrial locations that will be compatible with adjoining land uses.

Policies

1. Future industrial development will be directed to the 40th Street – L Avenue area.
2. Growth of industrial areas will be limited to those areas directly abutting existing industrial areas with established infrastructure.

Open Space and Recreation

Objective

1. Recognize that agricultural lands and the existing state and county parks within the Township provide for open space.
2. Maintain a balance between areas preserved for open space with other tax-exempt properties in the Township.

Policies

1. Encourage the retention of existing park and recreational facilities serving Township residents.

Water Resources

Objectives

1. Maintain and, where possible, improve the quality of the Township's surface waters.
2. Protect ground water sources by promoting appropriate land development standards and controls.

Policies

1. Minimize the pollution of surface waters by endorsing appropriate development density controls and building placement and design standards.
2. Oppose inappropriate filling or dredging of waterbodies and lake frontage or wetlands for building purposes.
3. Maintain the Wellhead Protection Program and protect those areas of the Township falling within the wellhead areas.
4. Limit land use development in areas not served by municipal water and/or sewer systems.
5. Limit land use development in areas of high groundwater levels.
6. Protect the landfill property from disturbance.

CHAPTER FIVE

FUTURE LAND USE & ZONING PLAN

The future land use planning herein considers the information which has been described in the previous chapters as well as a review of the future land use maps of adjoining communities. This chapter also considers the input provided by Township residents and stakeholders in conformance with the land use goals, objectives and policies expressed earlier. A Future Land Use Map which visually identifies the planned land uses and development patterns for Charleston Township during the planning period of 2023 through 2033 is on the page 42.

A Master Plan's principal function is to provide a rational basis for making future land use, zoning and development decisions by both the private and public sectors. The Michigan Zoning Enabling Act requires that a Zoning Ordinance be based upon a Master Plan so that decisions are guided by a Master Plan and work toward the future desired by the community. In order for the plan to be most effective over its life, it is meant to be reasonably flexible to allow for appropriate modifications as changes occur in community attitudes and development trends. Such modifications should be considered only if their results will improve the Plan and thereby become an asset to the Township.

Future Land Use Categories

Twelve future land use categories have been established and are reflected on the Future Land Use Map. They are *Agriculture 1, Agriculture 2, Rural Residential, Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Research Industrial Park, Light Industrial, Open Space, Recreation and Government Land*. Each future land use category is described on the following pages and the compatible zoning district or districts to best implement the land use is identified. This latter part serves as the Zoning Plan – an important and required element of the Master Plan.

Agricultural Land Use

The majority of the Township has been designated on the Future Land Use Map for continued agricultural use during the planning period (after government land). Areas containing prime agricultural soils are to be protected from incompatible uses while rural character is preserved by limiting further residential development. Two categories of agriculture have been identified: exclusive and general. Nearly all the areas designated for continued agricultural use fall south of Interstate 94. The exclusive agricultural areas are designated on the Future Land Use Map as AG-1, Exclusive Agriculture District. Possibly, some marginal lands in either category for agriculture would be suitable for solar farms or arrays or in conjunction with an agricultural shared use of the land.

Compatible Zoning District: AG-1, Exclusive Agriculture District

AG-2, General Agriculture District

Residential Land Use

The Township continues plans for single-family residential development in or near existing urban built-up areas of the community. However, as in the past, it is expected that a large proportion of the future residential dwellings will continue to be located within the rural non-farm areas of the Township. The Master Plan provides for both suburban plat type of residential densities in or near the built-up areas and also lower density rural residential development on acreage parcels in the outlying areas of the Township. Zoning decisions should take into account, among other things, whether the land at issue is appropriate for the pertinent density of development.

Rural Residential

Rural Residential has home sites of a minimum of three acres. It is the intent of the Plan to limit smaller lot and higher density residential development in rural as well as agricultural areas.

*Compatible Zoning District: AG-2 General, Agriculture District
R-1, Single Family Rural Residential District*

Low Density Residential

Low density residential development correlates to two zoning districts and has lot sizes of 1.3 to 3 acres. Development of this density has occurred primarily in the various neighborhoods of the Township built to higher densities than those single-family homes built along county roads.

It is the intent of the Master Plan to provide for future low-density residential development to occur adjacent to existing similar forms where a consolidation and natural expansion is practical and utilities are available.

*Compatible zoning district: R-1, Single Family Rural Residential District
R-2 Single Family Residential District*

Medium Density Residential

Medium density residential development has more than one compatible zoning district with lot sizes of approximately one-quarter to one-third an acre. Development of this density has occurred primarily on the west end of the Township near the City of Galesburg.

It is the intent of the Master Plan to provide for future medium density residential development adjacent to existing and similar forms where a natural expansion is practical and utilities are available.

*Compatible zoning district: R-3, Single Family and Two-Family Residential District
R-7, Single Family Residential Subdivision District*

High Density Residential

High density residential development correlates to both the multiple family zoning district and the two-family zoning district. This category of land use is directed to the western-central area of the Township where similar densities are present in abutting City of Galesburg.

This Master Plan provides for high density residential development to occur adjacent to existing and similar forms where a consolidation and natural expansion is practical and utilities are available.

*Compatible Zoning Districts: R-3, Single Family and Two-Family Residential District
R-4, Multiple Family Residential District*

Potentially Compatible District: R-6, Mobile Home Park Residential District

Commercial Land Use

It is anticipated that the City of Galesburg and the Villages of Augusta and Climax will continue to serve as the commercial centers for the daily convenience type of shopping and that the Kalamazoo/Portage metropolitan area and the Battle Creek area will meet the larger shopping needs of Charleston Township residents.

New areas for expansion of the commercial land uses are planned along Augusta Drive and McCullum Avenue.

*Compatible Zoning District: C-1, Local Commercial District
C-4, Highway Commercial District*

Industrial Land Use

Industrial development is anticipated to grow along East Michigan Avenue and in the 40th Street/L Avenue area. Also, a multi-phase industrial development at exit 92 along Interstate-94 is underway in the City of Battle Creek. Phase 3, the final phase, is within the Township. This may spur speculative industrial development in the Township in the immediate area. This development may necessitate the upgrade of Watkins Road to an all-weather primary road. This land use issue will be evaluated at the five-year review and the Future Land Use Map updated as appropriate at that time.

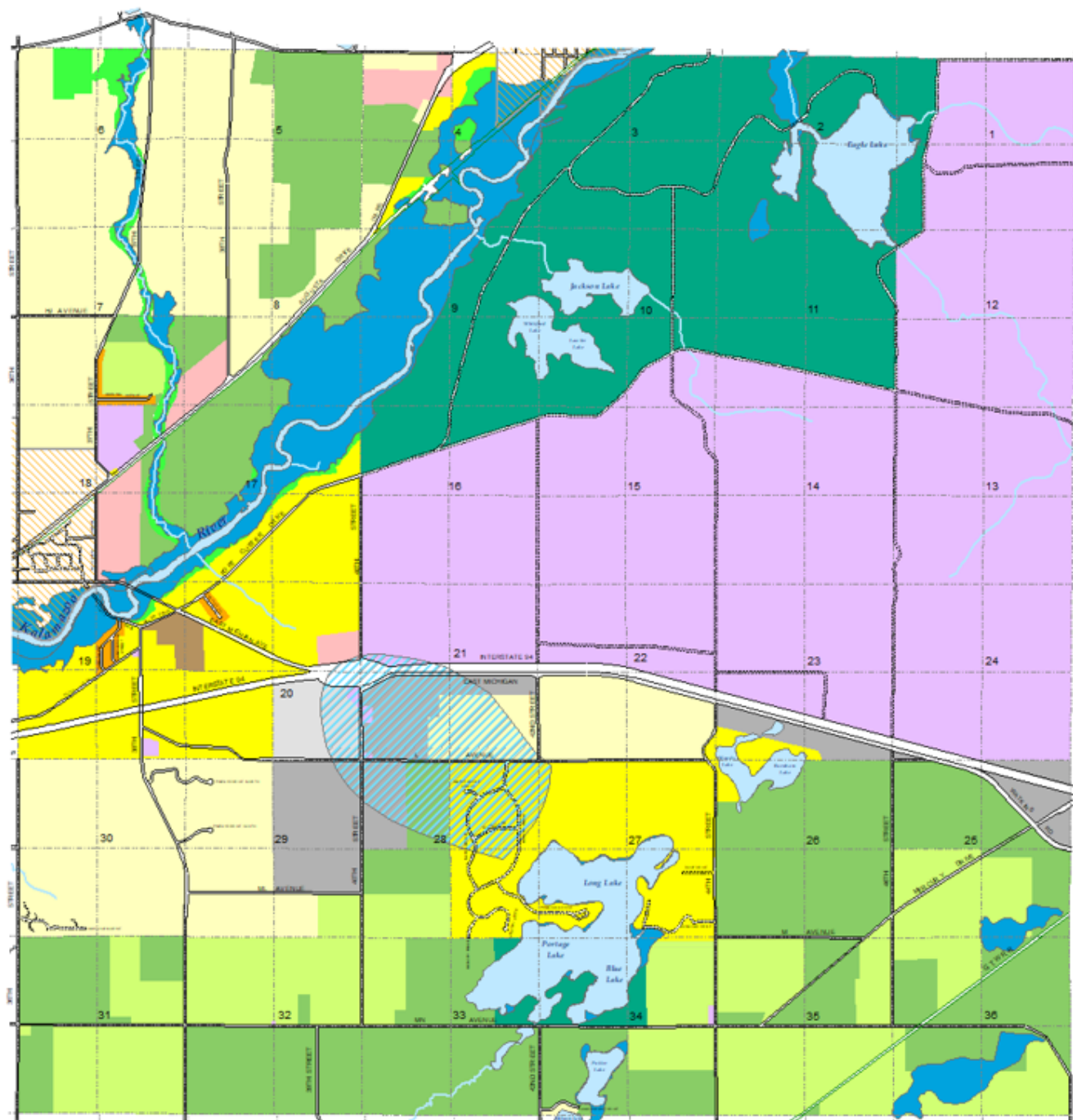
Generally, however, industrial development is not anticipated to play a significant role in Charleston Township as a rural community. Therefore, any further industrial development should be encouraged to locate within the above described areas rather than in a piecemeal manner throughout the Township.

*Compatible Zoning District: R-IP, Research and Industrial Park
I-1, Light Industrial District.*

Open Space, Recreation and Government Land Use

This public and quasi-public grouping of land use categories includes the Charleston Township Hall, Cold Brook Park, Fort Custer Training Center and Fort Custer Recreation Area, public schools and cemeteries. Each of the uses in this category is somewhat unique. No plans for expansion of the lands in this category is planned.

Future Land Use Map



Legend

Future Land Use

Agriculture 1

Agriculture 2

Rural Residential



Low Density Residential



Medium Density Residential



High Density Residential



Commercial



Research & Industrial Park



Light Industrial



Open Space



Recreation



Government Land



100 Year Flood Zone



Wellhead Protection Area



CHAPTER SIX

IMPLEMENTATION

IMPLEMENTATION

To achieve the Goals, Objectives and Policies identified in Chapter Four and the Vision Statement presented in Chapter Five, the Planning Commission and Township Board should regularly and consistently use this Master Plan as land use decisions are made and land use policies are crafted. Most land use decisions can be guided by the goals and objectives provided in the Charleston Township 2023-2033 Master Plan.

To ensure implementation of this Master Plan, the following practices should be followed by the Planning Commission and Township Board.

- ✓ Refer to the Charleston Township 2023-2033 Master Plan as zoning decisions are considered.

A Master Plan provides the basis for sound land use and zoning decisions. The plan is the policy guide, but the zoning ordinance and zoning map are the legal tool to implement the plan. Together they provide the justification for land use decision making.

- ✓ Amend the Zoning Ordinance and Zoning Map.

The Zoning Ordinance is the primary mechanism to implement the Charleston Township 2023-2033 Master Plan. To bring the Zoning Ordinance into conformance with the Vision and Future Land Use Map, amendments to both the Zoning Ordinance and Zoning Map will be necessary. The descriptions of the future land use categories in Chapter Six provide the basis for various changes that are needed to achieve the intent of each category.

These changes will be primarily addressed by the Planning Commission with support from the Township Board. Some areas of amendments include language addressing nonconforming uses, creation of a new zoning district to address the historical development pattern in Scotts, a study of solar energy, and a review of the current Zoning Map to identify areas where zoning designations are incompatible with the Future Land Use Map.

- ✓ Keep the Charleston Township 2023-2033 Master Plan current.

The plan is designed to guide decision making for 10 years; however, land use trends change and day-to-day decision making and development opportunities can sometimes cause a revisit of the Future Land Use Map and/or land use policies contained in the plan. The plan cannot be rigidly used as conditions or community philosophies can change.

Accordingly, the Michigan Planning Enabling Act requires a community with zoning to review its master plan every five years. This requirement should be complemented by an annual review of the Master Plan by the Planning Commission to ensure that it is kept current.