VILLAGE OF MATTAWAN

24221 FRONT AVE.
MATTAWAN, MI 49071
PLANNING COMMISSION **NOVEMBER 19, 2025**

AGENDA

1. CALL TO ORDER @ ***7:00 PM***
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE
4. WELCOME TO THE PUBLIC
5. ANNOUNCEMENT OF MEETING BEING RECORDED
6. ADDITIONS TO THE AGENDA
7. APPROVAL OF THE AGENDA
8. LIMTED PUBLIC COMMENT ON ANY AGENDA ITEM
9. APPROVAL OF THE MINUTES OF **AUGUST 20, 2025**
10. COUNCIL LIAISON REPORT-*Liaison Streeter*
11. UNFINISHED BUSINESS
    A. DISCUSSION ON MASTER PLAN
12. NEW BUSINESS
    A. PLANNING COMMISSION INTEREST FORM
    B. ELECTION OF OFFICERS
        I. Chairperson
            a. Call for nominations Chair Fournier
            b. Acceptance of nominations from nominees
            c. Voice vote on nominees in order of nomination
            d. Declaration that nominee is elected

        II. Chair Pro Tem
            a. Call for nominations from Chair
            b. Acceptance of nominations from nominees
            c. Voice vote on nominees in order of nomination

DRAFT

d. Declaration that nominee is elected

C. 2026 PLANNING COMMISSION MEETING SCHEDULE

13. COMMUNICATIONS

14. COMMENTS FROM VISITORS

15. COMMENTS FROM MEMBERS

16. ADJOURN @

DRAFT

VILLAGE OF MATTAWAN
PLANNING COMMISSION — AUGUST 20, 2025

MINUTES

1. CALL TO ORDER @ ***7:00 PM***

2. PLEDGE OF ALLEGIANCE

3. ATTENDANCE ***Chipouras, Daniel, Fournier, Stuut***
   ABSENT ***Lamb***
   OTHERS PRESENT: Manager McGrew, Clerk Storm-Artis
   Motion by Fournier, supported by Daniel to excuse Lamb. All members voted in favor. Motion carried.

4. WELCOME TO THE PUBLIC

5. ANNOUNCEMENT OF MEETING BEING RECORDED

6. ADDITIONS TO THE AGENDA ***None***

7. APPROVAL OF THE AGENDA
   Motion by Daniel, supported by Stuut to approve the agenda. All members voted in favor. Motion carried.

8. LIMTED PUBLIC COMMENT ON ANY AGENDA ITEM ***None***

9. APPROVAL OF THE MINUTES OF **MAY 21, 2025**
   Motion by Stuut, supported by Daniel to approve the minutes of May 21, 2025. All members voted in favor. Motion carried.

10. COUNCIL LIAISON REPORT-*Liaison Stuut* reported on the open seats on the council over the last few months, watermain project and paving updates, new chicken ordinance.

11. OLD BUSINES

    A. DISCUSSION AND DECISION ON SITE PLAN SUBMITTED BY ANTWERP TOWNSHIP MATTAWAN FIRE DEPARTMENT FOR PROPERTY LOCATED AT 55697 N. MAIN STREET
    Chair Fournier confirmed all requirements for the site plan and application were met.
    Motion by Fournier, supported by Stuut to approve the Mattawan Fire Department Site Plan as submitted. All members voted in favor. Motion carried.

    B. DISCUSSION ON MASTER PLAN ***Clerk Storm-Artis will digitalize the Master Plan and send it to all members of PC for input at the next meeting.***

12. NEW BUSINESS ***None***

DRAFT

13. COMMUNICATIONS *None*

14. COMMENTS FROM VISITORS *None*

15. COMMENTS FROM MEMBERS *None*

16. ADJOURN @ *7:19 PM*
Motion by Fournier, supported by Stuut to adjourn. All members voted in favor. Motion carried.

DRAFT

VILLAGE OF MATTAWAN

2013 Master Plan Update

ADOPTED BY THE VILLAGE OF MATTAWAN PLANNING COMMISSION

AUGUST 21, 2013

INTRODUCTION

This plan represents an update to the Village's 2008 Comprehensive Plan, completed by the Lakota Group. The focus of this update is to review the 2008 Plan and determine where new data may lead to analysis and recommendation different than what was presented, leading to revisions in the Future Land Use Plan text and map.

Planning Process

The development of this plan is primarily based upon the 5-year review of the 2008 Plan. This initial review has resulted in the determination that an update was needed, with this process generally based upon the guidelines established under the Michigan Planning Enabling Act (P.A. 33 of 2008, as may be amended). This included the analysis of population and housing data, comparing population generational differences potentially related to a shift in housing type and/or density. This process also included a review of the 2009 Antwerp Township Master Plan Update and a review of the last update to the Texas Township Comprehensive Plan completed in 2007. These two communities, which form the boundary for the Village, are both experiencing population growth which may support new development opportunities within the Village.

The Planning Commission, following a review of the Future Land Use/Zoning Plan element, recommended changes to the Future Land Use Map and initiated changes to the residential zoning districts to better compliment this plan direction. At their June 19, 2013 meeting they approved setting the public hearing once the Village Council agreed to forward this draft plan to the surrounding units of government. The Planning Commission then held the public hearing on the Plan at their August 21, 2013 meeting, which was followed by their approval of the Plan update.

Community History

While this Plan Update is not intended to provide an expanded community history, a brief overview is found in Section 2.2 of the 2008 Plan.

Review of the 2008 Comprehensive Plan

The 2008 Plan includes all of the elements of a traditional master plan, with a building-block approach from the past, to the present and into the future. The 2008 Plan went further through a substantial focus on the market for new development opportunity, with most of this based upon the potential impact of expanded industrial development (MPI Research). This plan then divided the Village into sub areas, with examples of preferred housing and commercial development design considerations. It completed this plan with an implementation element (Section 11), which established action steps for creating a design review process and more specific action related to zoning ordinance amendments. It then listed out priority development projects along Main Street and in the historic downtown area.

DEMOGRAPHIC PROFILE

This element of the Plan provides the background data related to population, housing and the potential for future development. It is based upon the United States Census, which allows for some interpretation based upon the nature of the survey and other national and state trends that influence the results. From the perspective of the Plan, population and housing decline may be attributed to a specific event, such as annexation, or may be related to an economic condition that evolves over a period of years. (NOTE: This element update is intended to supplement the existing Plan data found on pages 2.2 to 2.7 and 3.3 to 3.6.)

Population

Table 1 provides a breakdown of population change for the Village over the last 20 years. While the intent of the master plan is a 20-year look into the future, the past plays an important role in the overall direction for the community.

Table 1 - Population

1990	2000	Change (%) 1990-2000	2010	Change (%) 2000-2010	Change (%) 1990-2010
2,456	2,536	+80 (+3.3%)	1,997	-539 (-21%)	-459 (-19%)

The Village's large population decline between 2000 and 2010 follows a modest increase between 1990 and 2000. Based upon input and on-site observations, some of this decline can be attributed to the removal of mobile homes from a large mobile home park in the Village, as well as possible out-migration to adjoining communities, which have experienced increases during the same 10-year period. It is anticipated that this decline is more an aberration during an economic slowdown and that these losses will be made up in future years as economic conditions improve.

Sex/Age Breakdown

Of the 2010 population of 1,997 persons, there were 1,058 females (53%) and 939 males (47%). The number of persons age 65 & over (229 or approximately 11% of the population) was well below the percentage (13.8%) for Van Buren County as a whole.

Generational Profile

Much of what is now presented for age breakdown is linked to generational categories. These categories are an attempt to somewhat define people, despite a broad mix of varying personal characteristics. From the perspective of marketing for housing, services or other economic needs, these five categories, shown in Table 2, provide the opportunity to determine where a community may wish to target growth in population through a mix of housing choice.

Table 2

GENERATION	BIRTH RANGE	AGE RANGE *	CENSUS GROUP*
Silent Generation	(1925-1945)	(65-85)	(65 & Over)
Baby Boom	(1946-1964)	(46-64)	(50-64)
Gen X	(1965-1976)	(34-45)	(35-49)
Gen Y	(1977-1987)	(23-33)	(25-34)
New Millennial	(1988-)	(00-22)	(0-24)

* These age ranges are based on the Census year of 2010. The Census grouping is how the age breakdowns can best be combined to most closely match the categories.

Initially, it should be noted, that no one person fits this exact generational profile in terms of target marketing. Within the *Silent Generation* there are many people living active lives in their own homes, while many are now residents of active retirement communities, and still others are living in assisted living facilities and nursing homes. With housing choices limited in some communities, this population may need to "retire" elsewhere to find needed services, such as medical care, or simply choose to relocate to be closer to family or for a warmer climate.

The *Baby Boomers* are probably the most profiled category, likely because of their size but also because of the post World War II growth in the media and marketing directed at this generation. As with their parents generation, they have varying types of housing expectations, although most continue to live in single family homes, whether in subdivisions or on larger parcels. In most instances, they make up a large percentage of people who own homes in rural areas. They are also the population that will support retirement communities, often as second homes, and increased demand for medical services. Their existing and future reliance on much needed services, as well as personal wants, may influence community makeup for many years to come.

The *Generation X* population is more difficult to define, although they now encompass those in their prime working and parenting years. They are also the population expected to take up the demand for housing that may be shed by the *Silent Generation*. In a more robust economy, it is this group that may have more options as to housing, yet their lower population numbers may reduce their ability to support the services of the large Baby Boom cohort.

The *Generation Y* population, also known as the *Baby "Boomlet"*, brings forth a young generation that enjoys much of the trappings of being raised by the baby boomers. This includes educational pursuits and expectations in life, that may not always follow those same steps of their parents. In many instances, they are either not having children or deferring marriage and/or childbirth until later in life. This group is in their early working years and they are most often associated with the desire for a more urban existence. It is this group that will shape community development in the years ahead, through housing decisions and lifestyle choices.

The *New Millennials* are, as of yet, not a target of housing demand and supply, but it is anticipated that this category will follow their older *Generation Y* counterparts and seek a more urban existence. Whether a community can attract this group, which is primarily in their educational years, will be dependent upon the housing type (apartments) available, as well as commercial services and activities.

Table 3

GENERATION	CENSUS GROUP	2010 VILLAGE	% OF TOTAL 1997
Silent Generation	(65 & Over)	229	11.4%
Baby Boom	(50-64)	391	19.6%
Gen X	(35-49)	409	20.5%
Gen Y	(25-34)	242	12.1%
New Millennial	(0-24)	726	36.4%

As can be seen from Table 3, the Village has a very young population and the potential for growth in population is high, provided opportunities exist to remain in, or return to, the community (following educational pursuits). A focus on this group may be the key to reversing the population decline that occurred over the last ten-year period.

Housing

While population statistics reflect the total increase or decrease occurring in a community, the analysis of housing statistics is often the key to land use planning for new residential development. Table 4 provides a breakdown between housing units and households, which are defined as "occupied" housing units.

Table 4 - Housing

	Housing Units	Households	Vacant Units	% Vacant
2010	873	788	85	9.7%
2000	1,024	961	63	6.2%

The nature of housing, in relation to population change, is often linked to population per household. Based upon a decline in the number of housing units (1,024-873 or a decline of approximately 15%) and the greater decline in population over the same period (21%), the number of persons per household would be reduced, in this case from 2.64 in 2000 to 2.53 in 2010. In most cases, this decline is occurring due to national trends, such as the overall aging of the population. But in this case, with a younger population, economic conditions have played a larger role, with increased vacancy rates and declining "owner-occupied" status. This vacancy rate change (from 6.2% to 9.7%) is primarily economic in nature, but the decline in owner-occupied status, from 82% in 2000 to 77% in 2010, is more problematic. As the housing stock ages, and less demand is generated, maintenance tends to decline and owner-units are converted to renter-units. Valuation is then more dependent upon rental income than comparable sales, further eroding this valuation until rental demand increases or a shift occurs back to higher rates of owner occupancy.

FUTURE LAND USE/ZONING PLAN

The following narrative is intended to support the Future Land Use Map and provide the foundation for the zoning ordinance. The listed plan designations are coordinated with specific (existing or proposed) zoning districts to provide the zoning plan element, pursuant to the requirements of PA 33 of 2008 (The Michigan Planning Enabling Act). This update of the 2008 Comprehensive Plan is intended to support a development pattern that is consistent with that plan, with modifications to areas reflective of new development (McGillen's Crossing) or shifting of the residential designations to lower or higher density where appropriate. It is understood that while agriculture exists in the Village and near its boundaries, the natural transition will be to residential development based upon proximity to the school and commercial areas. The terminology used within this description is based upon master plan *designations*, which serve as a general guideline, and zoning district *classifications*, which are specific to regulation within the zoning ordinance.

AGRICULTURE

This designation is intended to support the continuation of land being utilized for agricultural purposes or as vacant acreage not yet in the path of future residential development. While the western, southern and eastern boundaries of the Village (Antwerp and Texas Townships) are generally of this utilization, residential development on larger lots is anticipated over the next 5-20 years. Thus, only small areas to the south and to the east have been retained in this designation.

Zoning Plan: Only the proposed "A" Agricultural District classification is consistent with this designation. This existing district is proposed for amendment, reducing minimum lot size from 5 acres to 2 acres, more in line with traditional residential development on large lots, while maintaining agricultural acreage.

LOW DENSITY RESIDENTIAL

This designation is intended to serve as the primary type of residential development around the perimeter of the Village. The intent is to support larger lot sizes, whether through land division or within subdivisions (plats or site condominiums), yet support sufficient density where public utilities are available or could be provided in support of new development.

Zoning Plan: A new "R-1A" Residential District classification is proposed, with a 29,000 sq. ft. lot size, providing for a smoother transition from the abutting agricultural areas. This new classification would be considered consistent with this plan designation.

MEDIUM DENSITY RESIDENTIAL

This designation is intended to provide support for the residential development that is in closer proximity to commercial or public services. This would include the single family

residential development areas, on smaller lots, around the historic village area, and newer areas to the west out Front Avenue. This area is served by park land and the Antwerp Township offices/library, and has an existing pattern of residential development.

Zoning Plan: The "R-1" and "R-2" Districts are in support of this plan designation. These zoning classifications provide for density up to around 6 units per acre, providing transition between low density residential and high density residential or commercial development areas.

MULTIPLE FAMILY/HIGH DENSITY RESIDENTIAL

This plan designation provides for the highest density of residential use, typically in the form of attached units such as apartments or townhouse style condominiums. These areas are typically abutting commercial areas and it is important that they are in close proximity to open space areas, such as schools and park land.

Zoning Plan: The "R-3" Multiple Family Zoning District classification is considered consistent with this plan designation. The Village has several areas where existing development is supported by the proximity to public parks and the large open space of the Mattawan Public Schools property.

INSTITUTIONAL/PARKS & OPEN SPACE

These plan designations are in support of public facilities or park land areas that serve to benefit public services on a community-wide basis. This would include Village and Township offices, the public schools and the parks and open space areas provided by both.

Zoning Plan: There are no specific zoning district classifications consistent with such use, yet these may be supported in multiple zoning districts. Any rezoning for future use should be consistent with surrounding land use and contiguous zoning classifications.

COMMERCIAL

This plan designation provides for a range of commercial development options based upon location. The Main Street corridor, serves as the north/south center of the Village. Along Main Street, the I-94 interchange provides for a "heavy" commercial option, Main Street at McGillen provides for the new "retail" community center and a smaller area is provided along Front Avenue as the historic village center. Additional frontage along the north side of McGillen has been added (from the prior industrial designation) to be more consistent with the new " Crossing" development.

Zoning Plan: A range of zoning district classifications are considered consistent based upon this intent. The "HBD" Highway Business District, the "VGBD" Village General Business District, and the "HCBD" Historic Central Business District fit with the transition from north at I-94 to the south to, and along, Front Avenue.

INDUSTRIAL

This plan designation includes a large area in the NW corner of the Village (north of I-94) and the new Business Park area just south of the interchange. It is intended these areas provide for a range of new development options in close proximity to this regional and statewide transportation system.

Zoning Plan: This designation is supported by both the "BPD" Business Park District and the "LID" Limited Industrial District classifications. These areas provide for strong existing and future employment opportunity, which may support new residential and commercial development in the adjoining areas.

IMPLEMENTATION

The implementation of this plan was initiated in 2013 with amendments to the Village Zoning Ordinance (Article 16-Schedule of Regulations). This realigned the residential zoning to conform to the plan designations as outlined in the Future Land Use element. It will be up to private sector initiative to evaluate whether such changes lead to increased housing development in the years to come.

Planning Commission Reappointment Interest Form

I _____ am expressing my interest remaining on the Planning Commission. I ask that the council consider my reappointment for a two (2) year term expiring on November 30, 2027. Thanks for your consideration on this matter.

_____ _____

Signature Date

VILLAGE OF MATTAWAN

2025 SCHEDULE OF

PLANNING COMMISSION MEETINGS

The Regular Meetings of the Mattawan Village Planning Commission shall occur on the dates listed below at the Village Hall, 24221 Front Avenue, Mattawan, MI 49071, beginning at 7:00 p.m. The Village telephone number is 269-668-2128.

FEBRUARY 18

MAY 20

AUGUST 19

NOVEMBER 18