

LAND USE PLAN

CHARLESTON TOWNSHIP

KALAMAZOO COUNTY, MICHIGAN

CHARLESTON TOWNSHIP PLANNING COMMISSION

Adopted October 20, 1992  
Amended 1998  
Adopted January 19, 1999  
Amended August 2001  
Revised September 20, 2005  
Adopted September 27, 2005

2004 REVIEW AND REVISION  
CHARLESTON TOWNSHIP LAND USE PLAN

The Charleston Township Planning Commission undertook a review of the Land Use Plan beginning in January 2004.

The Commission revised the 1992 land Use Plan, as subsequently amended, with the 2000 U.S. Census information and appropriate recognition of both public and private developments in the past several years. It was the consensus view of the Commission members that the fundamentals of the Land Use Plan have and will continue to serve the Township well without further significant revision at this time.

CHARLESTON TOWNSHIP PLANNING COMMISSION

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LAND USE PLAN  
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## INTRODUCTION

### Purpose of the Land Use Study

In 1964, the original Land Use Study for Charleston Township was undertaken. This study had many broad purposes, the most important of which was to acquaint the citizens and taxpayers with the changing conditions of the times in relation to: (1) population trends, (2) economy, (3) private and public uses of land, (4) use of natural resources in the Township, (5) guiding the path of future development, and (6) the relationship of Charleston Township to the regional influences of the Kalamazoo and the Battle Creek areas.

### Methodology for Preparing the Original Plan

Recognizing the value of its location and the pressures for new development in the area, Charleston Township undertook a land use program which was designed to analyze and understand the inter and intra community dynamics impacting the community as well as to provide a basis for making decisions on a variety of land use and development issues. The process consisted of an existing land use survey, and analysis of the community's demographics, and development and mapping of a variety of land use classifications by the Planning Commission. This was done to determine the future course of action for the best possible development for the Township. The original planning study group investigated the following six major areas in order to be able to determine the preferred courses of action:

- (1) Land Use
- (2) Circulation
- (3) Utilities
- (4) Municipal Facilities
- (5) Population Trends
- (6) Economic Base

The original study group, with the help from the Institute for Community Development at MSU, developed a working program. This original plan has been updated in 1969, 1974, 1978, and 1983, with a new plan adopted in 1992. Amendments of the land use plan designations took place in 1998.

This process and study culminated in the formulation of the Charleston Township Land Use Plan which is designed to guide the Planning Commission and Township Board on matters such as rezoning requests, capital improvement programming, as well as neighborhood and business development activities. The Plan includes a written narrative and graphic portrayal of desired future land use, and is intended to provide guidance over a period of the next 5-15 years, depending on such factors as the stability of the local and national economies. It should be regarded as a “blueprint for growth”, suggesting ways in which the Township can accommodate new development which will be a long-term asset to the community.

Although based on currently available information and formulated through extensive analysis of existing and projected conditions, Land Use Plans can change, and for good reasons. Economic conditions can be altered which can affect the demand for specific land use in a community. For example, the occurrence of an economic recession can shift the demand for specific types of housing or business development to other uses. If these uses are not adequately accommodated in the Plan, the Plan may need to be altered. Generally, the need for such changes cannot be predicted with great accuracy. Therefore, it is important to review the Plan approximately every five years to determine if it still reflects existing land use conditions in the Township. If changes are necessary, they should be implemented with the same amount of care and analysis as was evident during the process under which the current plan was created.

## REGIONAL INFLUENCES

### Location

Charleston Township is experiencing increased patterns of urban growth along with increased urbanization in nearby areas. To understand the probable future growth in Charleston Township, it is necessary to have knowledge of development within the Township and in the surrounding region.

Charleston Township is located on the east side of Kalamazoo County adjacent to Calhoun County. It is crossed east and west by Interstate 94 and by two railroads linking Detroit and Chicago. The nearest large cities are Kalamazoo, seven miles from the Township's western boundary, and Battle Creek, which is on the eastern boundary of the Township.

Roads of major importance in Charleston Township are I-94, bisecting the Township in an east and west direction, and M-96, the State Trunk Line Highway from Kalamazoo to Battle Creek. Hard top county roads and 4.45 miles of gravel roads serve the Township. There are rail systems serving both passenger and freight purposes. There are no offices located in this Township for these rail systems.

The Kalamazoo area, including the City of Kalamazoo, the City of Portage and Kalamazoo Charter Township, has 143,717 residents and is the crossroads of southwestern Michigan. It is located along the Kalamazoo River in an area of gently rolling terrain; the only natural barrier to growth is marshland north of the city. This unbuildable soil has meant that Kalamazoo's growth has been to the west, south and east. Kalamazoo is at the intersection of the major east-west and north-south highways and railroads. The City of Battle Creek, including the City of Springfield, has a total of 58,553 residents and lies in a broad valley of the Kalamazoo River.

### Regional Influences on Development

In analyzing the affect of these cities on development in Charleston Township, it is apparent that Kalamazoo, rapidly growing to the east, west and south, and with convenient access to the interstate expressway, will have a more pronounced effect on the urbanization of the Township than will Battle Creek. Yet, the presence and expansion of the Fort Custer Industrial Park to the east will continue to influence Township development patterns in the future.

Interstate I-94 has and will continue to play a major role in the Township's development. Since it is a limited access highway, development has been and should be expected near the interchanges. There are three such interchanges in or near Charleston Township. The interchange just to the west of the Township boundary (35th Street) is the closest to Kalamazoo. This interchange services development in the western portion of the Township, the City of Galesburg and the Village of Augusta. The interchange within the Township, at 40th Street, services several commercial/industrial entities at or near the interchange and areas in the north-central and south-central portions of the Township with the most direct access. The interchange east of the Township boundary services the Battle Creek, Fort Custer Industrial Park, and Climax areas. These three interchanges can be identified as three forces directing the flow of people and goods in and out of the Township.

Immediately adjacent to the boundaries of Charleston Township are two villages and one city; Augusta Village with a population of 899 lies to the north; the City of Galesburg, which extends into Comstock and Charleston Townships, is on the west with a population of 1988; and the Village of Climax having a population of 791 lies to the south. They serve as convenient centers for retail trade and services to the residents of the Township.

## SOIL AND DRAINAGE CONDITIONS IN THE TOWNSHIP

The surface soil in Charleston Township is composed of extensive glacial deposits. This has resulted in gently rolling, undulating terrain to extremely steep terrain. The main element in the drainage pattern is the meandering Kalamazoo River, which traverses the Township across its northwestern quarter. A few glacial lakes are found in the southern part of the Township.

The Galesburg Trunk Line Sewer, which connects with the City of Kalamazoo Sewage Treatment Facility, carries flow from the City of Galesburg, the Village of Augusta and the Gull Lake area and is sized to serve additional areas in Charleston Township. The sewer has been extended easterly across the river and along old U.S. 12 (Michigan Avenue) to serve the Exit 88 intersection, the existing mobile home park, Eaton Corporation, Target Corporation, the paper mill landfill and nearby residential areas and plats.

Charleston Township is divided into two watersheds by a ridge running northeast to southwest in the lower portion of the Township. Drainage flows to the north into the Kalamazoo River watershed and to the south into the St. Joseph River watershed. The ridge runs between L and MN Avenues from 36th to 44th Streets, then angles southeast to Portage Lake and then westerly to the county line.

The Township has adequate and uncontaminated sources of groundwater for residential, agricultural, commercial and industrial use. This valuable resource should be protected and to that end the Township is poised to implement a wellhead protection program. Several Township officials have attended educational sessions regarding wellhead protection and efforts to secure a grant to fund such a project will be initiated.



## HISTORICAL DEVELOPMENT AND EMPLOYMENT TRENDS

Historically, Charleston Township has been a rural area. The first permanent residents engaged in farming and established the agricultural pattern that continued through the end of World War II. Since that time, the growth pattern of the Township has changed. Continued growth in Kalamazoo and Battle Creek led to a movement into the Township. Interstate 94 connects the Township directly to these cities, reduces travel time, and is a major consideration in land use planning in the Township.

In the northeast portion of the Township, about twelve and one-half sections of land comprise Fort Custer, which formerly was entirely under federal government control. The federal government maintains the Fort Custer Training Center and the State of Michigan has acquired other land for the Fort Custer Recreation Area. The state park has camping facilities, bike and hiking paths, a swimming beach and a large lake. Besides the development of the state park, which affords considerable recreational opportunities for Charleston Township residents, Kalamazoo County has a county park with lake front access in the southerly portion of the Township. Federal and County lands which are exempt from local taxes account for 39% of the Township's total area.

Residents predominantly have settled near the neighboring communities of Galesburg, Augusta, and Climax, in the area between the Kalamazoo River and I-94, or along the principal roads within the Township. At the present time, there are approximately 669 households in the Township.

The majority of the current residents derive their incomes from sources other than farming. Most work at the industrial, commercial, service, institutional, and governmental employment locations which are within commuting distance of their homes. The agricultural activity which remains in Charleston Township is primarily centered in the portions of the Township south of I-94. A small center of farming activity is carried on

south of M-96.

Employment opportunities in the Township, other than agricultural, are limited. There are two major employers in the Township; Eaton Corporation's Truck Components Division with research, engineering and development facilities, and the Target Warehouse Distribution Center. Commercial employers are few and smaller in size, located along roads leading into the surrounding towns. Since a major portion of employment opportunities are outside the Township, most of the residents commute to employment centers in Kalamazoo and Battle Creek.

## POPULATION AND DEMOGRAPHIC ANALYSIS

### Historic Population Growth Trends

The change in a community's population level and characteristics over time is a highly significant factor since they are directly linked to the stability and viability of the community. Population growth and decline can be associated with fluctuations in economic, social, housing, and business development trends in the local, regional, and national arenas. Also, there is most often specific rationale which help to explain changes in a community's population rates, either for overall gains or losses or for changes in particular segments of the population. The proper identification and analysis of such rationale can be a key to understanding the strengths and weakness of the community and how it responds to changing conditions. Such analysis can also be utilized in projecting land use trends for the future.

Historic population patterns were analyzed for Charleston Township from 1960 to 2000 to identify any possible trends, which could be discerned and may have impacts on land use decisions. Table 1, next page, graphically illustrates the population changes in the Township since 1960. Overall, the Township experienced its greatest number of residents in 1970. The 2000 census revealed a miniscule .3% population growth in the Township since 1990. The census also revealed two demographic changes that are possibly of some significance. The Hispanic population increased from 10 to 25, and the

general population continued to age. The 65 and over cohort was the only category to increase on a percentage basis and the median age increased from 35.2 to 40.

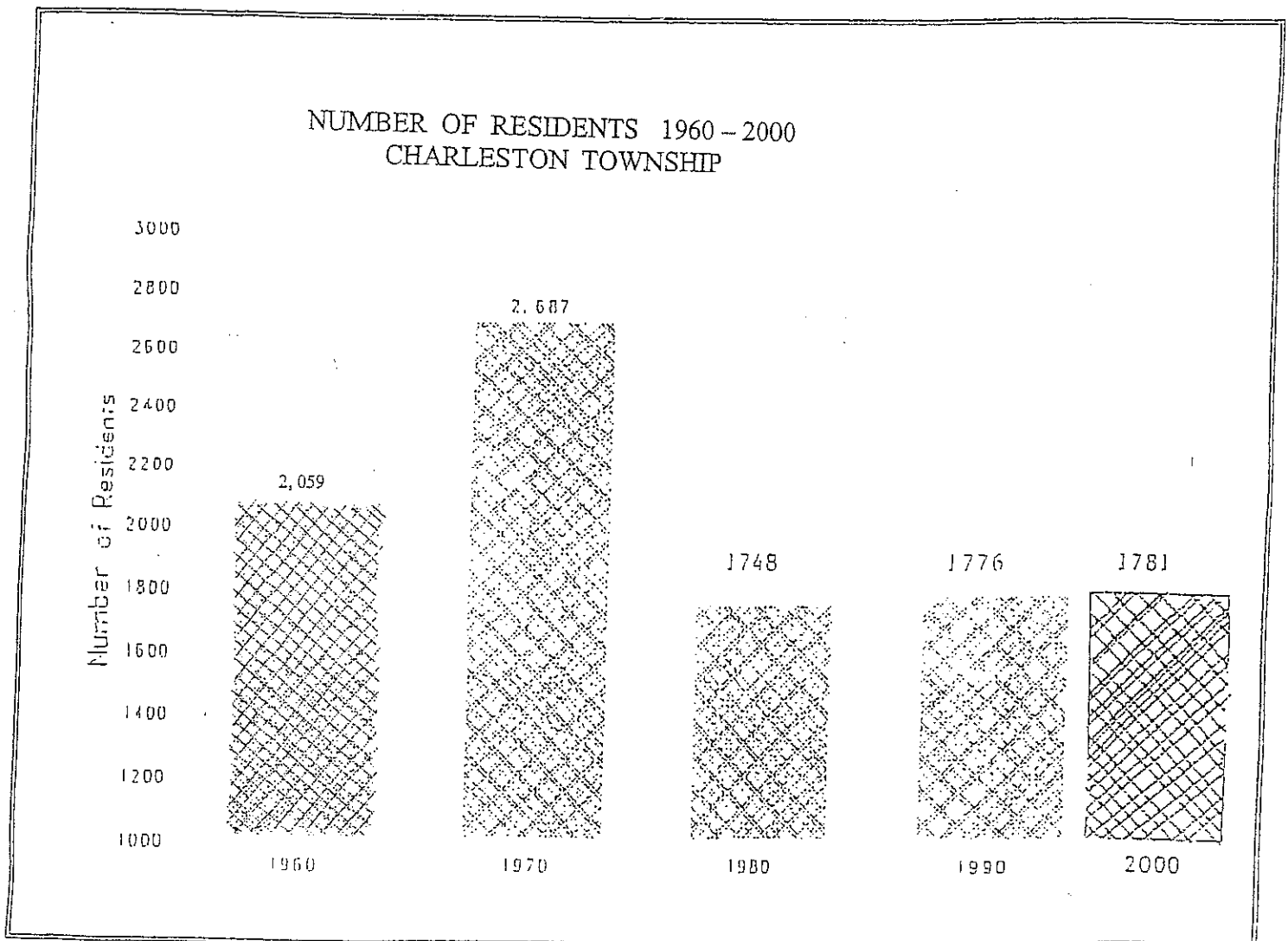
TABLE 1 POPULATION CHANGES 1960-2000 CHARLESTON TOWNSHIP  
KALAMAZOO COUNTY, MICHIGAN

1960 POPULATION	1970 POPULATION	# CHANGE	% CHANGE	1980 POPULATION	# CHANGE	% CHANGE	1990 POPULATION	# CHANGE	% CHANGE
2,059	2,587	+628	+30.5%	1,748	-939	-34.9%	1,776	+28	+1.6%

Source: 1960, 1970, 1980, 1990, 2000 census

2000 POPULATION	# CHANGE	% CHANGE
1,781	+ 5	+ .28

FIGURE 1



A few important issues concerning the population data must be explained further. Between 1960 and 1970 the Township experienced a very healthy increase in its population, rising 30.5% over the ten-year period. The 1960's were generally represented by continuing population growth from the post-World War II baby boom era, growth in most sectors of the economy, business expansion, and high employment throughout the country.

Between 1970 and 1980 the Township lost 939 residents while the rest of Kalamazoo County was growing. The reason behind this sudden, extreme drop in the Township's population can be attributed to the closing of the Fort Custer State Home for Children. This was a State run home for children with mental and physical disabilities. The home closed during the 1970's and all the children were moved to the City of Coldwater. The children in this home were counted as part of the Township's population in 1970 but were not included in the 1980 Census. This therefore explains the extreme drop in the Township's population between 1970 and 1980.

The number of residents in the Township grew by a modest 1.6% between 1980 and 1990. This is a slow growth rate and is below the 5.2% growth rate experienced by Kalamazoo County overall during the same period.

A reliable indicator of future demand for residential land use is the number of households in the municipality. Table 2, shows that the number of households have continued to increase since 1970 in the Township. An increase in the number of households can be attributed to two factors: an increase in the population or, a decrease in the number of persons in each household. Because the population figures for 1970 and 1980 reflect the closing of the Fort Custer State Home for Children, population numbers are not a good explanation for this period.

By examining the trend in household size, it can be seen that the average number of persons per household has been declining since 1970. This decrease in the average number of persons per household, along with a slight population increase since 1980, has resulted in the growth in the number of households in the Township. As the national trends continue towards people waiting longer for marriage, increase rates of divorce, couples having fewer children, and a larger, longer living elderly population, the Township should expect to see a continued decrease in the number of persons in each household as well as an increase in the overall number of households.

Changes in the male/female distribution of the population for Charleston Township were analyzed for the past several decades, the results of which are presented in Table 2. In 1970 there were nearly 9% more males than females. In 1980 these figures had reversed so that there were slightly more females than males. In 1990, the ratio had again changed so that there were slightly more males than females. It is believed that over the next 10-20 years the proportion of males and females will remain nearly equal in the Township.

The fluctuation in male and female proportions of the population in the Township is becoming more in line with the state and national trends for the statistic. Across the nation in the 1960's and 1970's there was a tendency for females to slightly outnumber males. The average life span for males was lower due to a greater statistical propensity for men to contract and die from various forms of cancer and heart disease. Studies indicated that women demonstrated less susceptibility to these major life-threatening illnesses during this time period. However, the situation had begun to change in the 1980's as the gap between the number of males and females narrowed. The reasons for this included medical advancements in the treatment of the aforementioned illnesses, which served to increase the average life span of males as well as females. A higher

# CHARLESTON TOWNSHIP

TABLE 2

POPULATION CHARACTERISTICS 1970 - 2000

KALAMAZOO COUNTY, MICHIGAN

	1970	1980	1990	2000
NUMBER OF HOUSEHOLDS	465	589	624	679
PERSONS PER HOUSEHOLD	3.3	2.97	2.84	2.66
AGE(percent of the population)				
Under 18	40.4%	30.4%	26.6%	28%
18 - 64	53.9%	62.1%	63.3%	59%
65 +	5.7%	7.5%	10.1%	13%
MEDIAN AGE	22.2	31.1	35.2	40.3
MALE/FEMALE RATIO				
MALES	54.4%	49.9%	51.1%	49.4%
FEMALES	45.6%	50.1%	48.9%	50.6%

Source: 1970, 1980, 1990, 2000 census

percentage of women were in the work force during the 1980's than in previous decades and they were being subjected to increasing intensities of job-related stresses which began to have some effect on the quality of their health. Also, the birth and death rates among males and females began to become more even. As predicted for Charleston Township, the national proportion of males and females is expected to become more equal during the next 10-20 years as further progress in medical technology provides cures and treatments for critical illnesses, some of which are gender-specific.

Changes in the age of the overall population for Charleston Township were also analyzed over the previous several decades and the results are also presented in Table 2. The data reveals that the percentage of persons under the age of 18 decreased between 1970 and 1990 in the Township and increased by 2000. This reflects the declining overall birth rate that was being experienced in the 1970's (the decline between 1970 and 1980 also reflects the closing of the State Children's Home). The percentage of persons in the 18-64 age group and those 65 or over both increased between 1970 and 1990. However, the 18 – 64 age group percentage declined in 2000. This situation, whereby the percentage of persons included in the latter two age groups has been increasing, reflected a national trend. This trend is due to the fact that during the 1970's and 1980's as the birth rate continued to decline, the baby-boom generation moved into middle age, and the average life span for persons became greater as previously mentioned. The continuing increase in the median age of the population is illustrated by the 2000 census information and is expected to continue in the future.

It will be very important for the Township and every community to plan for the needs of this aging society through housing, medical care, transportation, businesses and other services. A community which fails to address this situation and to plan future development accordingly will experience a decline in its elderly population as these individuals are forced to relocate to other communities which can better accommodate their needs.



Contained in Appendix A of this Plan is detailed 2000 Census information relating to population and housing in Charleston Township. This data confirms the findings of this section as well as justification for the land uses suggested in the Plan. Community leaders and decision-makers should carefully study this Census information along with all other data to be released after the writing of this Plan. The detailed data can help one make better policy decisions and also provides a clearer picture of the existing conditions within the populations.

## ANALYSIS OF THE PLAN AND LAND USE CLASSIFICATIONS

The Land Use Plan is the principal official policy statement on land use and redevelopment for Charleston Township. Combined with supporting tools such as a workable and current zoning ordinance and subdivision regulations, the Land Use Plan can serve as an important guide to decision making for the Planning Commission. The Plan strives to create compatible land arrangements, which can promote investment, preserve property values, advance economic development, and guide capital improvement expenditures in the future.

The Plan should not be regarded as a rigid statement of public policy. Although significant time and effort went into developing the Plan, it must be recognized that conditions do change within communities. The Plan should be flexible enough to adapt to changing conditions and still be meaningful to local decision-makers for the next five to ten years.

The primary purpose of this plan is to guide the Planning Commission as it considers rezoning and special use requests. The first question Planning Commission members should ask themselves when faced with a rezoning request is, "What does the plan say?" The Land Use Plan map should be a ready reference at Planning Commission meetings and should be used as frequently as the Official Zoning Map. Having the Land Use Plan prominently displayed in the Township Hall will serve to inform both residents and developers of the policies guiding future land use for Charleston Township.

## LAND USE CLASSIFICATIONS

The good agricultural land in Charleston Township is a valuable asset. The plan is designed to retain as much agricultural land as possible, while still allowing for moderate growth. Residential development is encouraged in areas that already have some development and are close to the City of Galesburg, transportation networks, and utility systems. Table 3 shows the acreage breakdown by land use category.

### Open Space

This land use encompasses most of the low-lying areas surrounding the Kalamazoo River and Gull Creek. The purpose of this category is to provide the citizens of the area with a natural open environment along the waterways and to protect these areas from potential causes of erosion. The land area also includes lakes not within a Recreational designation, as well as the balance of land in the township not designated within any other land use category. Construction should be monitored in these areas, a sufficient setback from the water should be required and some areas may be protected under the Township's Flood Plain and Wetland ordinances.

### Recreational

This land use represents public recreational areas. This can be any open space that the public can use for a wide range of recreational activities, such as picnicking or playing baseball. These areas are generally left free of buildings, other than recreational support facilities, such as picnic shelters and rest rooms. Major recreation areas should be accessible from major thoroughfares, while neighborhood parks should be restricted to pedestrian access or neighborhood traffic. The areas planned as Recreation includes the Cold Brook County Park in the south-central area of the Township, and the Fort Custer State Recreation Area in the northeast quarter.

Table 3

LAND USE CLASSIFICATIONS  
CHARLESTON TOWNSHIP

PREVIOUS PLAN (1983)

<u>CATEGORY</u>	<u>ACRES</u>	<u>PERCENT OF TOTAL</u>
Agriculture	8,298	36%
Low Density – Suburban Residential	1,696	7%
Medium Density – Urban Residential	1,724	8%
Residential – Business	206	1%
Campgrounds & Recreation	3,289	14%
River Recreational	1,492	6%
Public	46	1%
Commercial	121	1%
Industry	370	2%
Fort Custer	<u>5,463</u>	<u>24%</u>
TOTAL	22,705	100%

REVISED PLAN (2004)

<u>CATEGORY</u>	<u>ACRES</u>	<u>PERCENT OF TOTAL</u>
Open Space	3,008	13%
Recreational	3,017	13%
Government Land	5,361	24%
Agriculture – 1	2,066	9%
Agriculture – 2	3,454	16%
Rural Residential Estates	3,235	14%
Low Density Residential	1,245	5%
Medium Density Residential	664	3%
High Density Residential	44	0%
Commercial	140	1%
Light Industrial	287	1%
Research & Industrial Park	<u>184</u>	<u>1%</u>
TOTAL	22,705	100%

### Government Lands

The major public land area in the Township is the Fort Custer Military Reservation and the Fort Custer State Recreational Area. The military base and the state recreational area are located north of I-94, east of 40th Street and south of the Kalamazoo River. The one other parcel of land categorized as Public Land is the Township Hall property, which is located on 38<sup>th</sup> Street just south of “L” Ave.

Because these public lands make up the largest single land use in Charleston Township it is necessary to recognize their impact on surrounding land uses. This revised Plan is a representation of what the Planning Commission feels is the best future use for lands nearby, especially those located near Fort Custer.

### Agriculture: AG-1 & AG-2

Aside from the Fort Custer Military Reservation and State Recreation Area, agriculture is currently the predominate land use in the Township. In an effort to preserve the agriculture heritage and prime agriculture lands of the Township for future generations, the Township’s Planning Commission has planned the majority of the southern half of the Township for continued agricultural use.

Two types of Agricultural classifications have been devised. The first, AG-1, is a restricted classification. This district has been created to protect areas of prime agricultural soils, and properties currently enrolled in Public Act 116 for future development. The intent of the AG-1 classifications is for those properties to remain as either in agriculture or undeveloped. Severe restrictions on any type of future development should be imposed in these areas. The lands planned for AG-1 are all located south of I-94 and consist predominately of those properties that are currently enrolled in P.A. 116.

The AG-2 district encompasses all other lands planned for agricultural use but not placed in the AG-1 classification. The intent of this classification is to provide the option for current and future property owners to either use their property for agricultural uses, remain vacant, or to be used for large lot residential home sites. While the Township Planning Commission would prefer that these properties remain agricultural, it is recognized the farming of these areas may not be financially feasible in the future. Therefore, the AG-2 district will allow all types of permitted agricultural activities, as well as new residential development with some restriction.

#### Rural Residential Estates

This is the principal single-family residential land use category. This category is a large lot, very low-density residential classification. It is best suited for areas which have more of a rolling topography and have soils which are not particularly suitable for agricultural use. This land use is intended to serve as a transition between agricultural and low-density residential classifications.

The Rural Estate classification is intended for single-family development with restrictions on minimum lot sizes. Although this is a residential classification, some agricultural activities will be allowed. The raising of crops will still be permitted in these areas, as well as the limited raising of livestock. Areas planned for this use include lands generally northwest of M-96 with the exception of areas directly east and north of the City of Galesburg's city limits, some land south of I-94 in Sections 29 and 30 and land located north of L Avenue between the Eaton Corporation to the west and 44<sup>th</sup> Street to the east.

### Low Density Residential

This includes single family detached housing on lots ranging in size of 60,000 or more square feet. These areas lie within the central portion of the Township, including areas around the City of Galesburg, and areas south of I-94 along L Avenue at 38<sup>th</sup> Street and 44<sup>th</sup> Street. Understanding that the population of Charleston Township has grown slightly during the last decade and is projected to continue to grow in the future, the Planning Commission has designated appropriate areas on the land use plan which will accommodate new single family housing development.

### Medium Density Residential

This category allows for a slightly higher density than the low-density residential category. It includes single family detached housing, duplexes, townhouses, small housing complexes, and manufactured housing subdivisions. The density range for this category is approximately two units per acre and 8 to 12 people per acre. Areas planned for Medium Density include lands generally east and south of the City of Galesburg, along Miller Drive and around East Michigan and 38<sup>th</sup> Street.

Since this residential land use plan designation supports a wide range of housing type, the compatibility of adjacent use and the presence of suitable public services (sewer, water, roads, etc.) will also influence site determination as part of the rezoning process. Proximity to public recreation and/or the preservation of open space within the development will be strongly supported for this residential density.

This planning classification also is intended to address single family residential subdivision developments on relatively small lots that are actually served by both municipal sewer and municipal water services. Thus, the R-7 Single Family Residential Subdivision District zoning classification is also considered to be consistent with the Medium Density Residential planning classification, in those limited areas of the Township that will be served by both municipal sewer and municipal water during the intended life of this Plan.

#### High Density Residential

This Land Use classification is intended to provide opportunities for future multi-family development. The land designated for this classification is located southwest of the Michigan Avenue and Miller Drive intersection surrounded by lands in the Medium Density Residential designation. This area has been planned for multi-family developments as well as mobile home parks subject to the requirements of the Michigan Mobile Home Commission, of 12 to 16 units per acre or approximately 25 to 36 persons per acre. This area planned for High Density Residential will be serviced by municipal sewer, as will adjacent residential development.

#### Commercial

Kalamazoo, Portage and Battle Creek contain large commercial centers. These cities serve the entire area including Charleston Township with major wholesale, retail and professional services. The smaller towns of Galesburg, Augusta and Climax have “local service” retail facilities that serve the daily needs of the immediate area. Kalamazoo, Portage and Battle Creek will most likely remain the major commercial centers for the area. With increasing population in Charleston Township, increased opportunities for community type services and neighborhood shopping areas are possible. These centers should be geographically located at or near strategic intersections of major streets to provide direct and adequate access to local consumers.



Local commercial land uses consist essentially of commercial, retail and service establishments designed to meet the day-to-day needs of nearby residents along with passing traffic. These uses are characterized by relatively large land areas containing a few large establishments or several small to medium-sized establishments situated near major thoroughfares and major intersections, and also by smaller parcels of land clustered near residential areas on one or more acres of land consisting of 3 to 7 stores per acre. Adequate on-site parking for each establishment is a necessary component of this category.

The Planning Commission believes that uncontrolled expansion of commercial land use limits sound commercial development, creates parking problems, taxes street capacities and depresses adjacent residential property values. Furthermore, it may well be incompatible with adjoining land use and cause deterioration. For these reasons, the commercial areas which have been proposed are in the vicinity of Mercury Drive/Columbia Avenue at the I-94 interchange, at East Michigan and the I-94 interchange and along M-96 between Gull Creek and 38<sup>th</sup> Street.

#### Light Industrial

Included in this land use category are warehouses and small to medium-sized employee intensive businesses such as assembly operations, light manufacturing, appliance repair, and similar job shops. These are clean industries having little or no outdoor storage and are dependent on highways and major thoroughfares for transportation. Heavy industry including businesses which would create a higher level of noise, odor, dust, vibration, or other similar characteristics as part of their normal operations are not included in this land use category. Uses similar in size to warehouses such as indoor tennis and racquetball courts are also well suited to light industrial areas. All lands planned for Light Industrial are located south of Michigan Avenue and I-94 between 40<sup>th</sup> Street and 46<sup>th</sup> Street.

### Research and Industrial Park

This land use is designated primarily for facilities to serve the needs of commerce, industry and education through research and testing. The prime characteristics of this district are the low intensity of land coverage and the absence of external nuisance factors generally associated with industrial uses. The area planned for Research and Industrial Park development is located just west of the I-94/40<sup>th</sup> Street/Michigan Avenue interchange. This district is designed to compliment the Light Industrial land use and therefore most land planned for Research and Industrial park is in the proximity of either planned or existing light industrial uses.

### Summary

In developing this land use plan, the Planning Commission of Charleston Township has given substantial consideration to meeting the needs of the residents and other property owners in the Township. The plan allows for residential and commercial/industrial growth to occur in an organized manner and in appropriate locations in the Township, while specifically avoiding land use conflicts which can cause degradation of property values. Emphasis is placed on preserving the active and “prime” agricultural lands, promoting single family residential housing, and expansion of the commercial and light industrial base. A Research and Industrial Park category has been created in order to compliment such development within the Township. The plan has been well designed and attempts to address the development issues that are likely to impact Charleston Township during the next 15 years.

# APPENDIX A

NOTE: Total population figure of 1813 includes 23 that are actually in the Village of Augusta. Population of Charleston is 1781 in the 2000 Census.

Table DP-1. Profile of General Demographic Characteristics: 2000  
Geographic area: Charleston township, Kalamazoo County, Michigan

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	1,813	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	1,813	100.0
Male.....	895	49.4	Hispanic or Latino (of any race).....	25	1.4
Female.....	917	50.6	Mexican.....	11	0.6
Under 5 years.....	88	4.9	Puerto Rican.....	5	0.3
5 to 9 years.....	135	7.4	Cuban.....	3	0.2
10 to 14 years.....	142	7.8	Other Hispanic or Latino.....	6	0.3
15 to 19 years.....	140	7.7	Not Hispanic or Latino.....	1,788	98.6
20 to 24 years.....	56	3.1	White alone.....	1,736	95.8
25 to 34 years.....	173	9.5	RELATIONSHIP		
35 to 44 years.....	334	18.4	Total population.....	1,813	100.0
45 to 54 years.....	299	16.5	In households.....	1,804	99.5
55 to 59 years.....	110	6.5	Householder.....	679	37.5
60 to 64 years.....	96	5.3	Spouse.....	465	25.6
65 to 74 years.....	140	7.7	Child.....	532	29.3
75 to 84 years.....	72	4.0	Own child under 18 years.....	470	23.7
85 years and over.....	20	1.1	Other relatives.....	61	3.4
Median age (years).....	40.3	(X)	Under 18 years.....	24	1.3
18 years and over.....	1,359	75.0	Nonrelatives.....	67	3.7
Male.....	664	36.6	Unmarried partner.....	33	1.8
Female.....	695	38.3	In group quarters.....	9	0.5
21 years and over.....	1,297	71.5	Institutionalized population.....	-	-
62 years and over.....	296	16.3	Noninstitutionalized population.....	9	0.5
65 years and over.....	232	12.8	HOUSEHOLD BY TYPE		
Male.....	110	6.1	Total households.....	679	100.0
Female.....	122	6.7	Family households (families).....	534	78.6
RACE			With own children under 18 years.....	223	32.8
One race.....	1,793	98.9	Married-couple family.....	465	68.5
White.....	1,749	96.5	With own children under 18 years.....	183	27.0
Black or African American.....	10	0.6	Female householder, no husband present.....	49	7.2
American Indian and Alaska Native.....	10	0.6	With own children under 18 years.....	29	4.3
Asian.....	14	0.8	Nonfamily households.....	145	21.4
Asian Indian.....	8	0.4	Householder living alone.....	118	17.4
Chinese.....	1	0.1	Householder 65 years and over.....	52	7.7
Filipino.....	1	0.1	Households with individuals under 18 years.....	244	35.9
Japanese.....	1	0.1	Households with individuals 65 years and over.....	153	22.5
Korean.....	4	0.2	Average household size.....	2.66	(X)
Vietnamese.....	1	0.1	Average family size.....	2.98	(X)
Other Asian <sup>1</sup> .....	1	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	708	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	679	95.9
Guamanian or Chamorro.....	-	-	Vacant housing units.....	29	4.1
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	-	-	occasional use.....	8	1.1
Some other race.....	10	0.6	Homeowner vacancy rate (percent).....	1.0	(X)
Two or more races.....	20	1.1	Rental vacancy rate (percent).....	3.6	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: <sup>3</sup>			Occupied housing units.....	679	100.0
White.....	1,769	97.6	Owner-occupied housing units.....	625	92.0
Black or African American.....	16	0.9	Renter-occupied housing units.....	54	8.0
American Indian and Alaska Native.....	24	1.3	Average household size of owner-occupied units.....	2.67	(X)
Asian.....	15	0.8	Average household size of renter-occupied units.....	2.48	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	11	0.6			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.