

Village of Kaleva & Maple Grove Township Joint Master Plan | 2023



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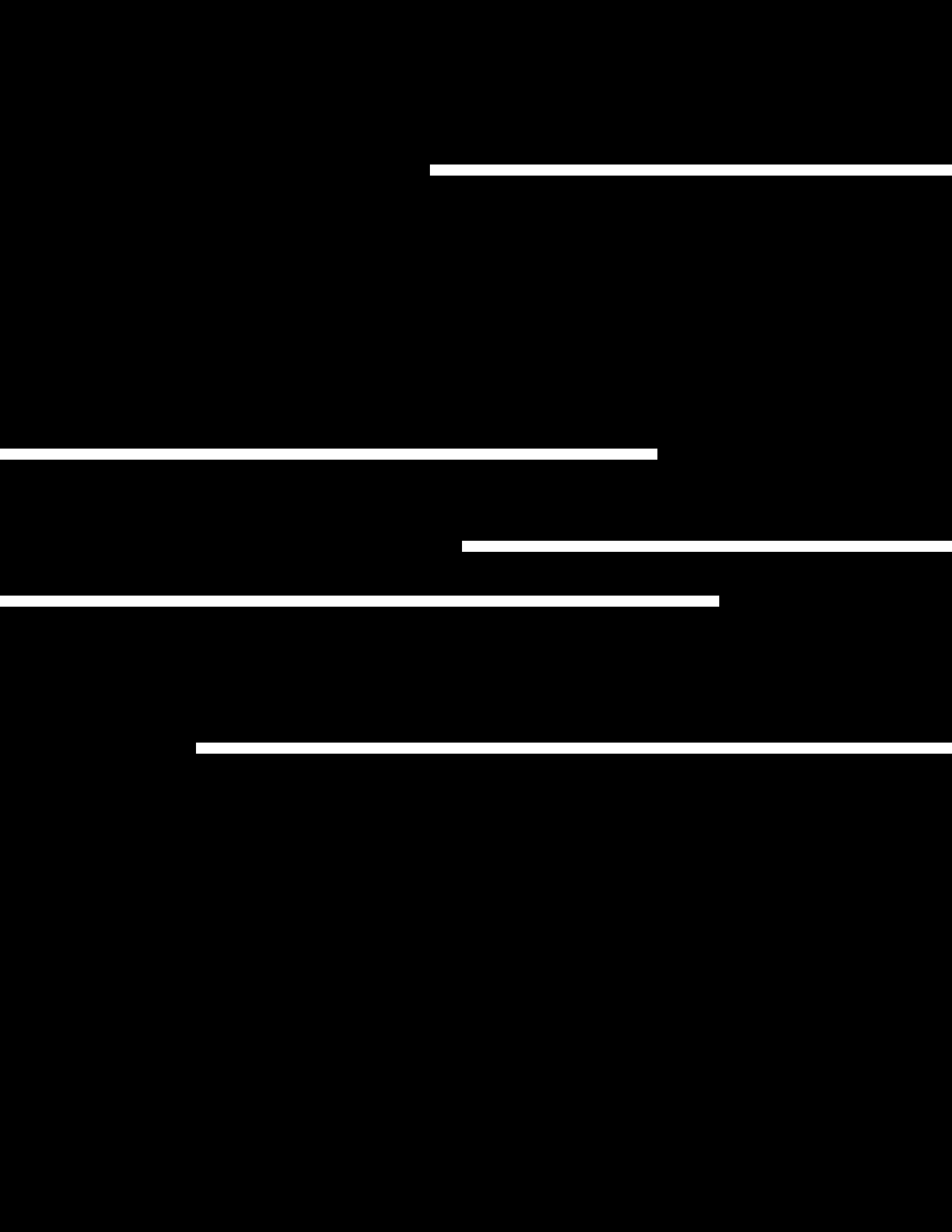
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ACKNOWLEDGMENTS

WORKING COLLABORATIVELY ON A SHARED VISION FOR THE FUTURE

The two documents that preceded this Joint Master Plan are the Village of Kaleva Master Plan (2010) and the Maple Grove Township Master Plan (2011). The documents were written by Jim Draz, Cynthia Asiala, Matt Barrett, Norman Kaskinen and Sonya Potts for the Village and by John Makinen, Dale Puustinen, Mike Windbacher, Robert Papenfuss, Cathryn Jezowski, William Hawkins, Lynda Mannisto and H. Wayne Beldo for the Township. Both the Village Council and Township Board adopted the respective Master Plans.

In 2019, members of the Kaleva Village Council and Maple Grove Township Board entered into an agreement that provided for Joint Planning & Zoning. This resulted in the inauguration of the Kaleva-Maple Grove Joint Planning Commission. Bylaws were enacted and the group was tasked with creating a new Master Plan and Zoning Ordinance that would replace both municipalities' existing Master Plans, as well as their Zoning Ordinances.

The Master Planning process for this Joint Master Plan began in August, 2022 and was facilitated by planners from Networks Northwest. This plan is a strong representation of the community's collaborative nature and its willingness to cross municipal boundaries to best serve the interests of the public.

Prepared by



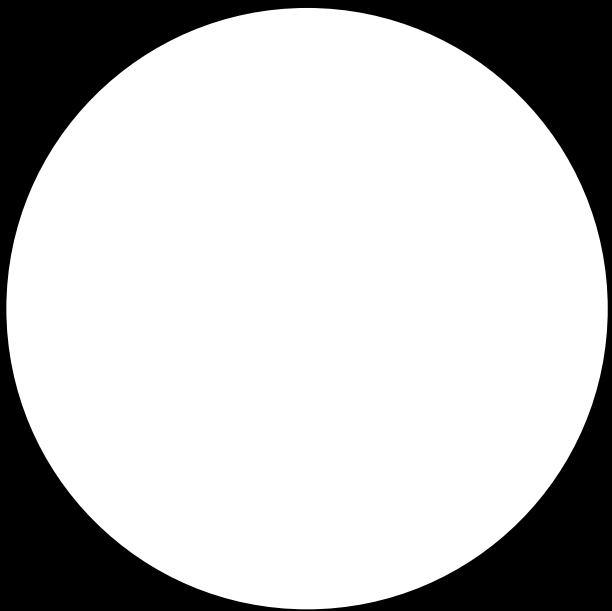
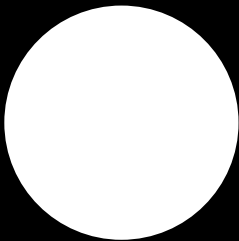
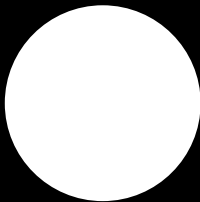
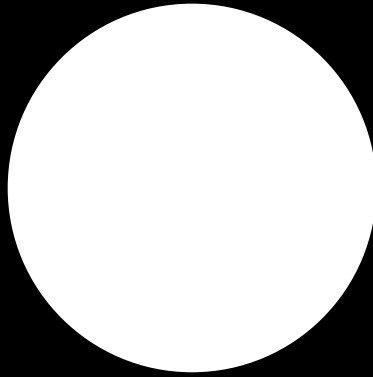
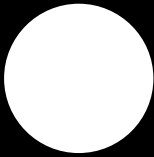


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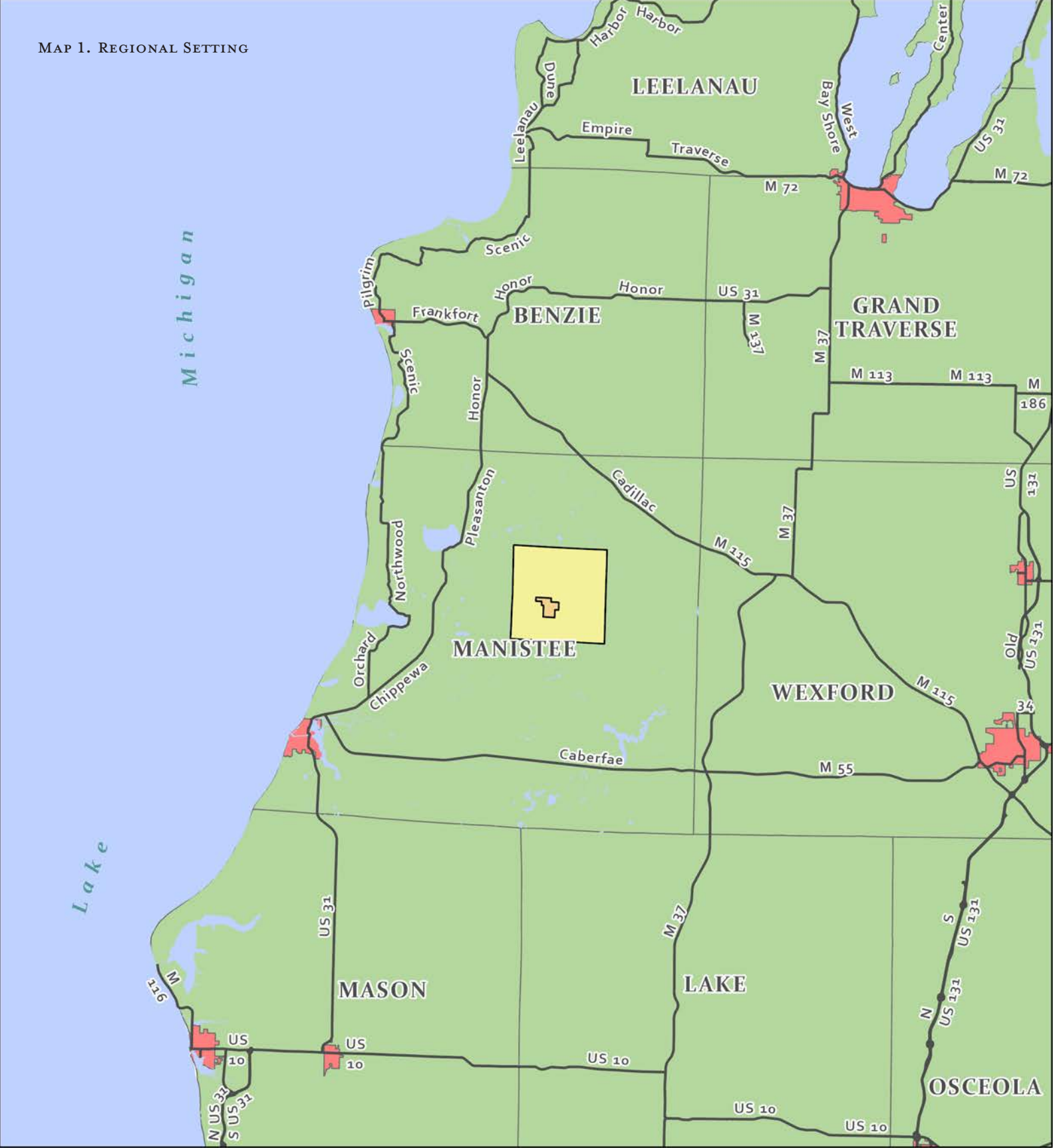
CHAPTER ONE

COMMUNITY DESCRIPTION

**WELCOME
TO
KALEVA**

EST. 1900

MAP 1. REGIONAL SETTING



- State Owned Roads
- Water Bodies
- Cities
- Counties
- Village of Kaleva
- Maple Grove Township

0 5 10 20 Miles



REGIONAL SETTING

The Village of Kaleva and Maple Grove Township are located in Michigan's Northwest Lower Peninsula. The region is known broadly for its picturesque shoreline along Lake Michigan, rich agricultural history and small rural communities. The largest populations in the region can be found in nearby Traverse City to the north and Cadillac to the east.

Since 2010, Michigan's population has grown the most in metro Detroit and Grand Rapids. However, Grand Traverse County was one of five counties in the state that exceeded the U.S. population growth rate of 7.4 percent during the past decade.

As Grand Traverse continues to build out with continuously high property values, it is reasonable to predict that nearby communities will absorb some of that growth. Therefore, while this planning document describes and states the next steps for Kaleva and Maple Grove locally, it does so with the understanding that northern Michigan is gaining in popularity from tourists and population from full-time residents.

In addition to tourism growth, the COVID-19 pandemic saw many people relocate to northern Michigan. A great deal of these people did so because of the rise of remote work, and others because of the preference to be in a rural setting.

In summary, northern Michigan seems likely to see more growth in the future. As demand for development in rural areas increases, the need for thoughtful planning and land use governance will be of utmost importance. The community should use this moment to decide what Kaleva and Maple Grove look like in the next 20 years given what has happened locally and regionally over recent decades.

Some of the land use issues of greatest importance to Kaleva and Maple Grove's leaders include the following, which are discussed throughout this document: neighborhood appearance, local arts & culture, parks and the reuse of buildings.

Greater Bear Watershed

One key factor in community planning is the area's natural features and the role they play in decision making. Kaleva and Maple Grove lie at the epicenter of the Greater Bear Watershed. This greatly contributes to the wet topography of the area's geography, limiting built environment growth in certain parts of the township. Because of the many important roles that the watershed plays (drinking water, wildlife habitats, soil for agriculture, recreation), its sustained ecological integrity is vitally important.

The Greater Bear Watershed Management Plan was adopted in July, 2013 and provides a comprehensive set of data, public input and planning initiatives. In this regard, it is important to note that the responsibility for ensuring sustainable

development within the watershed falls primarily with local units of government.

The management plan identifies threats from human pathogens, ecosystem health and hazardous materials. Many of these threats can be reduced through managed land use at the local level. Some examples of actions that local units can take may include:

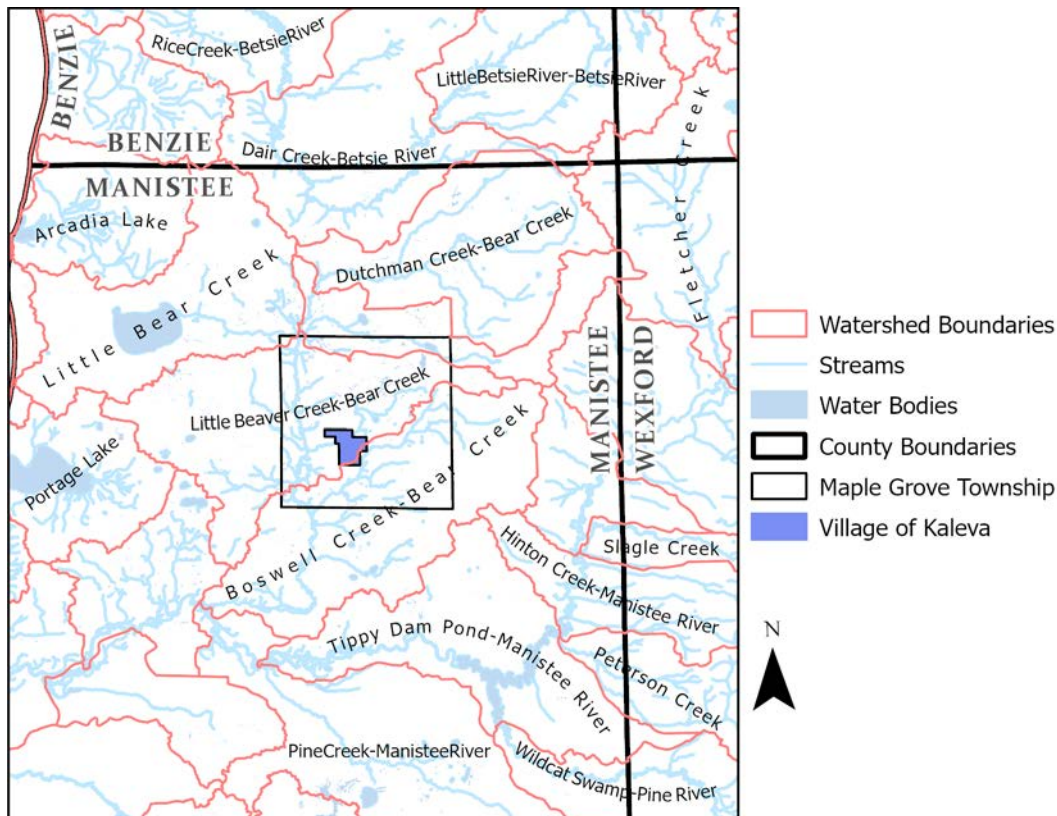
- Wetland protection from fill for areas less than 5 acres in size (these are areas not regulated by state or federal law).
- Riparian vegetated buffer strips of 50' along streams/rivers, water bodies and wetlands for water quality, 150'-200' buffers will benefit wildlife and establish corridors.

- Utilization of Low Impact Design (LID) for stormwater control (retention/cleansing), such as bioswales, rain gardens, level spreaders and porous asphalt/concrete.
- Setbacks for impervious surfaces from surface waters to limit the ability for concentrated runoff to reach surface waters.
- Properly designed and functioning septic systems which prevent leaching of sanitary waste to water resources.

Discussed throughout this document, the watershed and its wetlands in Maple Grove are a major consideration in where development is feasible going forward. Map 3 to the right shows the area's address points as a heat map, with Part 303 wetland removed. One can see that most residential development is concentrated in the southwest corner of the township and within the village.

In order to protect water resources in the future, much of the planning area's development will likely come in the form of greater density in some places while protecting open space in others.

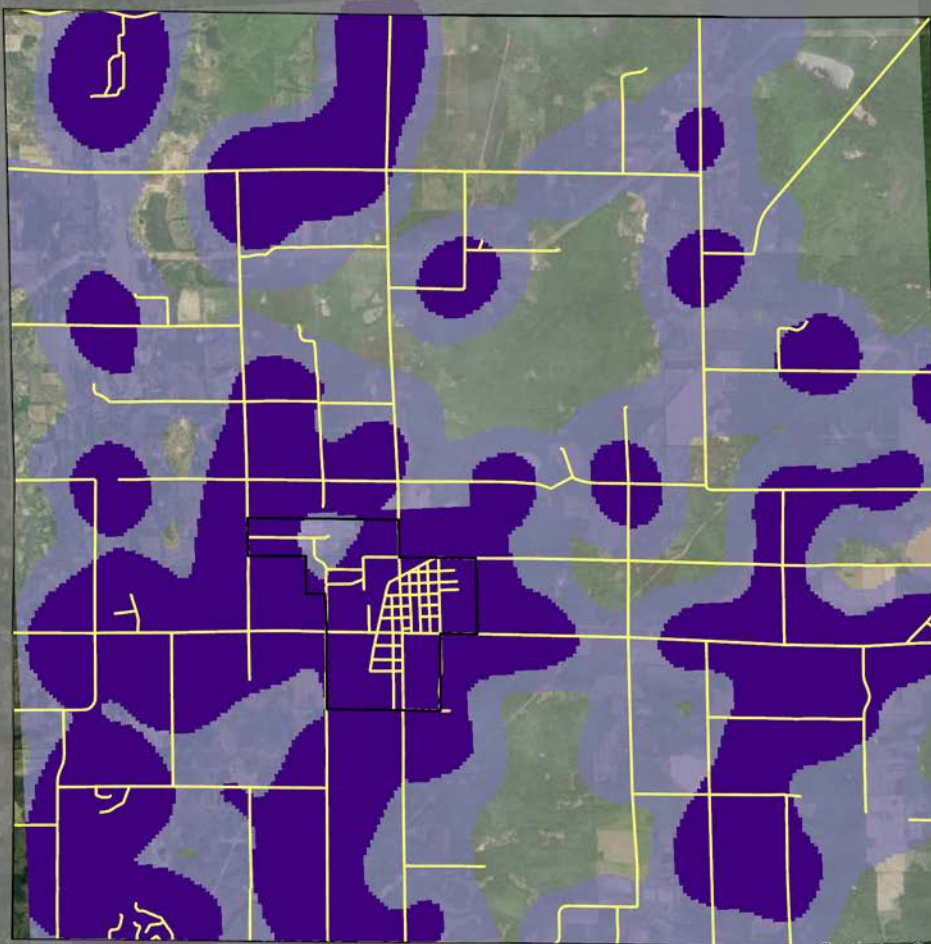
MAP 2. WATERSHED BOUNDARIES





MAP 3. ADDRESS POINT
DENSITY, RESIDENTIAL
STRUCTURES

-  Neighboring Jurisdictions
-  Maple Grove Township
-  Roads
-  Lower Density Res
-  Medium Density Res
-  Higher Density Res



COMMUNITY HISTORY

The Village of Kaleva and Maple Grove Township share a rich history. What is now the township had significant timber stands over approximately half of it. These were subject of interest to Manistee lumber barons and outside timber interests who purchased that portion. After the Civil War, five or six families tried to farm the area that was cleared. They did not last more than a decade because conditions were so harsh. Maple Grove Township was created in October of 1878, with William G. Taylor as its first Supervisor. Most of the residents' income was from work in logging camps.

An economic boom occurred in 1888 when the Manistee & Northeastern and Chicago & West Michigan railroads linked up their rail lines in the center of Manistee County at Manistee Crossing. The M&NE was the first to arrive and built the first Depot. Marketable timber led to the establishment of Tannerville in sections 29 and 30. A post office

operated from 1889-1907. At one time Tannerville had a school, Macabee's Dance Hall and a Griner's Hall as well other buildings. The Depot was known as the Bear Creek Depot. Kaiser Williamson owned a large mansion, which stands today. Each floor was finished in a different wood including maple, oak and cherry.

Manistee Crossing consisted of a Depot, several log cabins, a post office (1885) and White's Store. There was a house where the Dickson Hotel now stands. In 1900 the New York Land and Title Company, a predecessor to the Michigan Land and Title Company, set its sights on subdividing the area around Manistee Crossing. Jacob Saari and three others were hired to sell land in the newly plotted area, which they named Kaleva after the Finnish epic poem, the 'Kalevala'. The group named the streets using words from the poem and set out to entice Finnish immigrants to move to Kaleva to create a community

where they could own land, live and worship as they desired. They were promised a "land of milk and honey", rich farmland and seasonable temperatures.

In the fall of 1901, the Finnish publishing Company moved to Kaleva and set up shop in what is now the oldest building in Kaleva. The building has been a Drug Store and now the Kaleva Art Gallery. Here they published the Siirtolainen (meaning 'Immigrant') newspaper, the largest circulated Finnish language paper in the U.S. From 1900-1903, many families came to Kaleva from Finland, western and eastern states and Michigan's Upper Peninsula. Many of them bought their land, both in the village and the township, sight unseen.

At one time Kaleva had three churches, two cooperative grocery stores, a cooperative creamery, furniture repair shop, car sales and three gas stations, garages, a lumber company, hardware store, band



Photo: Kaleva Historical Society

a harness repair shop, shoe repair shop, a watch repair shop, a soft drink bottling works, three hotels and two boarding houses. There was an elevator, post office, a slaughterhouse and the Depot, which acted as the center of commerce. In the township there were two working gravel pits, a fish hatchery and prosperous farms averaging thirty acres in size.

Schools also played an important role in the life of the early settlers. A small schoolhouse southwest of the village was the first school until one was built in Kaleva in 1904. It burned in 1912 and a new school which house grades K-12 was built in 1914. Area rural schools consolidated into the Kaleva Rural Agricultural School in 1935. New elementary classrooms were built in 1960. In 1963, other consolidation resulted in the formation of Kaleva Norman Dickson Schools, with elementary schools in Kaleva and Wellston and middle and high schools in Brethren. Due to declining enrollment, the district closed the elementary schools in 2009 and moved all students to a centralized campus in Brethren.

The Kaleva Historical Society was organized in 1969 and was housed in the Dorn School, which had been moved into town after serving as a country school. In 1983 a home built by John Makinen out of 60,000 bottles from his pop factory became available. The Historical Society raised money from local residents to purchase the Bottle House which soon became the Kaleva Historical Museum. It continues to serve the community by attracting hundreds of tourists each year. This amazing structure is a National Historic site and is also featured in "Ripley's Believe it or Not". The museum has

exhibits and artifacts that preserve the history of family, church and community.

In 1997 the town was chosen as a project of the Brethren High School Service Learning class. Their mission was to preserve the Finnish heritage of the town and to bring economic development. Through their efforts, the Railroad Depot was renovated and became a railroad museum; the Kaleva Art Gallery was opened as artists formed a co-operative to show and sell their work; a 100-year-old

cabin was moved, taken apart, rebuilt and today serves as a concert venue. Additionally, the students designed, built and placed artworks related to Finnish culture throughout the town and made the town more tourist friendly with benches, gardens and walkway along the old railroad grade.

Today the town is much more culturally diverse than it was in the early years. People of all different backgrounds call Kaleva-Maple Grove their home.

Shown below, the Bottle House Museum is a unique building that showcases the community's history and culture.



HISTORICAL DOWNTOWN

The Village of Kaleva features a downtown replete with historical buildings. As the community plans for the future, it will be of high importance to maintain these buildings and their historical significance. There are a variety of options to accomplish this venture, which local leaders will contemplate in the coming years. These may include, but are not limited to, designating historical designations to preserve architectural features and to open these buildings up for grant dollars; and placing themed signage at each site to celebrate their ongoing contribution to the community's local identity. This section describes the most historically significant sites in Kaleva.

PAAVALA LOG CABIN

The Paavala Log Cabin, built over 100 years ago, moved from the Asiala Ponderosa farm to its present location, Walta and Panu Streets was rebuilt by the Service Learning Classes of Brethren High School.

RAILROAD DEPOT

The Railroad Depot Museum, rebuilt in 1908 after fire destroyed the original depot, operated until the late 1970's. Renovated by the Brethren High School Service Learning Classes 1996-1998. M&NE Engine (moved here in 2004), and the area around the depot including the brick pump building also need historical designation.

BOTTLE HOUSE

The Bottle House Museum was built in the early 1940's by John Makinen out of 60,000 bottles from his pop bottling factory. The Kaleva Historical Society bought the home in 1983 and maintains and operates the museum with member dues and donations. The Bottle House is recognized as a National and State Historic site and has hundreds of visitors annually.

FIRE DEPARTMENT

The first fire department building is located behind the former post office/bank. Although silent for the past several years, the red tower which is the siren still stands. The first "trucks" which are more like wagons are found in the depot.

KALEVA STATE BANK

The former post office became the first bank, Billman & Sons in 1912. In 1921, the bank became Kaleva State Bank. The vault is the only indication of the building's past use.

The Kaleva State Bank was built in the early 1930's and was owned and operated by a local board of Directors. There have been several banks occupying the building; at the time of this writing, the building acts as a living museum owned by a local resident. The Kaleva State Bank was robbed in 1933 and Mr. Billman, the manager, was shot as the robbers escaped. They were apprehended with help of the Michigan State Police who conducted the first "two-way" radio chase across county lines; this chase, reportedly saved the State Police from being disbanded.

CUPBOARD BUILDING

The "Cupboard" building, was originally an office for Dodt's grain elevator. It was moved to the present location at the corner of Osmo and Walta and has served as a Welcome Center and a sign making enterprise. Harry and George Dodt operated the Grain Elevator which was a busy place where farmers sold and bought grain. A railroad spur to the building facilitated grain shipments. It was moved to the corner of Osmo and Walta and served as a Welcome Center and a sign making enterprise. The Cupboard Building was later torn down.

MAKINEN TACKLE COMPANY

The Makinen Tackle Company was housed in the long building across from the former County Road Commission. In the 1950's many people were employed making lures and tackle at the factory owned by Bill Makinen, son of John. The Village bought a complete collection of Makinen Tackle in 2008. It is housed and displayed in a room at the Bottle House Museum. Today, the building houses a private business.

ZIEHM MEAT MARKET

The original Ziehm Meat Market has been a grocery store, a furniture salesroom, a and a storage area for Terwilliger Funeral Home. It was most recently a "tag" shop but is now vacant and for sale.

KALEVA HARDWARE

Weikko Pihl owned and operated the Kaleva Hardware for many years before it became the Kaleva Feed Store. It was a family run business as the Pihl family lived in the home just east of the hardware. Lincoln Ward and his family continued the tradition until the 1990's. This business is now an automotive store.

The "Kaskinen Building" at the corner of Osmo and Wuoksi Street, used to be a booming Chevrolet dealership under the ownership of Ferdinand Kaskinen and his three sons.

DRUG STORE

The building which is commonly called the "Drug Store" at the corner of Aura and Wuoksi Streets today houses the Kaleva Art Gallery. This

is one of the oldest buildings in the village, as the Finnish Publishing Company moved its printing presses here in the early 1900's. From here they published the "Siirtolainen", or Immigrant newspaper which was sent to Finnish families in America and Finland. There are newspaper photos from an earlier date, the unique corner entrance makes it easy to identify.

RED HALL

An apartment building, located at the corner of Louhi and Osmo Streets, was originally called "Red Hall". This is because some Finns who emigrated to Kaleva favored the Communist point of view and a "workers' society" may have met there. It was turned into an apartment building after the 1950's.



Photo: Kaleva Historical Society



Local Economy

This section describes the Kaleva-Maple Grove community's working population, socioeconomic statuses and the industries that make up the local economic base. Understanding these data points is important for a couple of reasons. First, socioeconomic indicators such as poverty rates, median household incomes and employment status provide insights on the gaps in the local economy. This can inform decisions by local officials, charitable organizations and non-profits to target projects that assist in bridging these gaps. Viewed over periods of time, these data points also help to evaluate the efficacy of such efforts. For example, the efficacy of a local employment program can be evaluated, in part, by how much employment has decreased since its introduction.

Second, it is critically important to have an understanding of the local economy's base industries. Some common indicators of the local

economic base are employment by industry sector, establishments by industry sector and location quotients. Each of these measurements are described for the Kaleva-Maple Grove community in this section. A strong understanding of the local economic base can help the community to:

- Build on the industries that are concentrating around it;
- Grow industries that have the potential to make up more of the economic base;
- Direct attention to the industries that make up the local economic base so that global and national trends can be closely watched (e.g. the auto industry leaving Detroit); and
- Ensure that the community's economic base is diverse so that if national or global trends move one industry out of the community, the economy will persevere.

Because of the rural character of the community, location quotients are measured at the Manistee County level. This is because the U.S. Census Bureau suppresses data with lower estimates to ensure that identifying information is not divulged (for instance, if only 5 people in the municipality are employed in an industry, their wages and other identifying information could be inferred). This means that data provided for the local municipalities can be incomplete and therefore, less helpful.

DETERMINING THE ECONOMIC BASE

The location quotient (LQ) analysis is a measure of how concentrated an industry is in the local economy. Knowing the LQ score for various industries can help the municipality: 1) to determine which industries make the local economy unique, 2) to identify which industries the locality is exporting, 3) to identify emerging export industries that are starting to bring economic activity into the local market, and 4) to identify export industries that have the potential to threaten the region's economic base.

A score of 1.0 means that the concentration of that industry in the county is equal to the concentration of that industry in the entire US. Industries with a score higher than 1.0 typically make up the local economy and can help determine what makes the local economy unique. However, it's also important to consider the LQ score in conjunction with the number of establishments and employees and wages to truly glean how important that industry is to the local economic base.

Most localities strive to have many sectors with a LQ score greater than 1. This is an indicator that the economic base is diverse and not relying

heavily on one or two industries (think Detroit and automobile manufacturing). LQ scores lower than 1 can help identify sectors to target for growth.

The tables to the left display two important factors. Table 1 shows the NAICS Sub-Sectors in Manistee County with the highest LQ scores. Table 2 displays the industries with the highest average annual employment. Taken together, the two tables provide a glimpse of Manistee County's most important industries, or those that make up its economic base.

Of importance, the tables provided by the Bureau of Labor Statistics do not include rows with suppressed data. This is common for smaller study areas in order to avoid the inclusion of identifying information (described on the previous page).

In summary, the LQ analysis for Manistee County confirms a couple of the well-known economic identifiers that define the area. For example, communities that are highly touristic typically have higher concentration of Gasoline stations; Amusements, gambling, and recreation; Accommodations; and Food services

and Drinking places. Manistee County has a high LQ score and employment for each of these. Additionally, as this plan has discussed, agriculture is a key component to Manistee County, though not as important in Kaleva-Maple Grove. Crop production, as shown in Table 2, is 2.48 times more concentrated in Manistee County than in the country as a whole. So while agriculture isn't as prevalent in Maple Grove as compared to other townships in Manistee, it is likely that this industry still has an impact on Kaleva-Maple Grove's local economy.

The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

For more information visit census.gov/naics/

$$\text{LOCATION QUOTIENT} = \frac{(\text{LOCAL INDUSTRY EMPLOYMENT} / \text{TOTAL LOCAL EMPLOYMENT})}{(\text{NATIONAL INDUSTRY EMPLOYMENT} / \text{TOTAL NATIONAL EMPLOYMENT})}$$

Northwest Lower Michigan has continued to rise in popularity as a tourist destination. This is best captured in Tables 1 and 2.

Table 1 shows the highest location quotients in Manistee County. A score higher than 1 means that the industry’s employment is more concentrated in Manistee County than in the U.S. as a whole. For example, this means that Forestry and logging employment is 8.89 times more concentrated in Manistee County than in the U.S. The industries with the a score higher than 1 are often referred to as the area’s economic base. NAICS 447, 713 and 721, listed below, are commonly associated with tourism.

Table 2 shows the Manistee County industries with the highest annual average employment. Three of these (Food services and drinking places; General merchandise stores; & Amusement, gambling, and recreation industries), are typically associated with tourism activities.

TABLE 1. ANNUAL AVERAGE EMPLOYMENT LOCATION QUOTIENT	
NAICS 113 FORESTRY AND LOGGING	8.89
NAICS 447 GASOLINE STATIONS	4.05
NAICS 713 AMUSEMENT, GAMBLING, AND RECREATION INDUSTRIES	2.91
NAICS 111 CROP PRODUCTION	2.48
NAICS 721 ACCOMMODATION	2.32

TABLE 2. ANNUAL AVERAGE EMPLOYMENT	
NAICS 722 FOOD SERVICES AND DRINKING PLACES	355
NAICS 452 GENERAL MERCHANDISE STORES	296
NAICS 621 AMBULATORY HEALTH CARE SERVICES	256
NAICS 713 AMUSEMENT, GAMBLING, AND RECREATION INDUSTRIES	194
NAICS 424 MERCHANT WHOLESALERS, NONDURABLE GOODS	185

Source: Bureau of Labor Statistics



Photos: Manistee News Advocate



EMPLOYMENT BY INDUSTRY

Table 3 (below) shows the community's employment by industry sector. Using Michigan as a comparison, one can discern some unique traits of the local economy. For instance, Kaleva-Maple Grove has twice as many people in the construction industry, proportionally; that is 12% in the community compared to six percent for the state as a whole.

Kaleva-Maple Grove has a smaller percentage of residents working in manufacturing, wholesale trade, retail trade and finance/insurance/real estate. The community has a higher percentage in public administration, especially in Maple Grove; construction; and agriculture/mining.

Roughly 50 percent of the community's workforce is in the service industry, making up the largest consortium of workers locally.

TABLE 3. EMPLOYMENT BY INDUSTRY

	KALEVA	MAPLE GROVE	MICHIGAN
AGRICULTURE/MINING	2.3%	2.9%	1.1%
CONSTRUCTION	12.1%	12.0%	5.9%
MANUFACTURING	11.6%	14.2%	17.9%
WHOLESALE TRADE	1.7%	1.4%	2.4%
RETAIL TRADE	5.8%	5.8%	10.4%
TRANSPORTATION/UTILITIES	6.4%	6.8%	5.0%
INFORMATION	1.2%	1.0%	1.2%
FINANCE/INSURANCE/REAL ESTATE	4.0%	3.3%	5.8%
SERVICES	50.3%	45.6%	46.8%
PUBLIC ADMINISTRATION	4.6%	7.0%	3.6%

Source: Esri Community Profile

TOURISM ECONOMY

In the previous section that discussed Location Quotients for Manistee County, one could see that Manistee County's economic base is greatly made up of industries related to tourism. Clearly, northwest Michigan in the summer and fall months is greatly driven economically by tourist spending. Table 4 (below) summarizes this spending in each of northwest Michigan's counties.

In 2021, visitors spent \$133.9 million in Manistee County. Although this is down from pre-pandemic levels, it still represents a significant level of income to the community.

However, Manistee County in 2021 only saw 6.3% of the total visitor spending in the northwest Michigan region. Additionally, Manistee saw just a 13.9% increase in visitor spending between 2020 and 2021, less than every other county in the region. Efforts such as the extension of the Betsie Valley Trail into Copemish and Kaleva should help to encourage more visitation. While Kaleva and Maple Grove do not have the adjacency to Lake Michigan that spurs heavier tourism, the community's unique history, downtown and connection to a regional trail route are a start to establishing it as a tourist attraction going forward.

TABLE 4. VISITOR SPENDING IN
NORTHWEST MICHIGAN REGION

COUNTY	VISITOR SPENDING, MILLIONS						PERCENT CHANGE (2021/2020)
	2016	2017	2018	2019	2020	2021	
NORTHWEST REGION	\$1,789.5	\$1,887.3	\$1,964.2	\$2,017.8	\$1,698.5	\$2,136.5	25.8%
ANTRIM COUNTY	\$89.9	\$94.1	\$97.5	\$101.0	\$92.7	\$108.6	17.2%
BENZIE COUNTY	\$115.7	\$123.6	\$131.2	\$134.7	\$122.1	\$154.9	26.9%
CHARLEVOIX COUNTY	\$313.3	\$327.9	\$348.8	\$357.3	\$306.8	\$372.2	21.3%
EMMET COUNTY	\$363.4	\$383.5	\$400.1	\$413.8	\$371.7	\$493.8	32.8%
GRAND TRAVERSE COUNTY	\$426.8	\$450.9	\$465.9	\$477.1	\$389.6	\$493.2	26.6%
KALKASKA COUNTY	\$57.4	\$62.1	\$63.9	\$65.4	\$56.8	\$81.4	43.4%
LEELANAU COUNTY	\$116.0	\$125.0	\$125.3	\$128.7	\$113.7	\$134.6	18.4%
MANISTEE COUNTY	\$143.1	\$148.9	\$153.4	\$157.8	\$117.6	\$133.9	13.9%
MISSAUKEE COUNTY	\$39.3	\$41.1	\$42.7	\$43.9	\$39.0	\$45.6	17.0%
WEXFORD COUNTY	\$124.5	\$130.1	\$135.4	\$138.1	\$88.5	\$118.4	33.7%

Source: Michigan Economic Development Corporation

EMPLOYMENT, POVERTY AND INCOME

The data points on this page are useful in understanding the degree to which the local population is without work; or, if employed, whether that employment is enough to sustain a quality of life typically expected in Michigan and the U.S. as a whole. This information is often used by communities to help determine if policies or initiatives are needed to support equality of opportunity for residents. For example, there may be individuals living above the poverty line, gainfully employed, but are one missed paycheck away from struggling greatly.

The United Way has coined the term ALICE to refer to this financially strained group. According to United Way, “ALICE is an acronym for Asset Limited, Income Constrained, Employed, and represents the growing number of families who are unable to afford the basics of housing, child care, food, transportation, health care, and technology. These workers often struggle to keep their own households from financial ruin, while keeping our local communities running” (uwmanistee.org/alice-data).

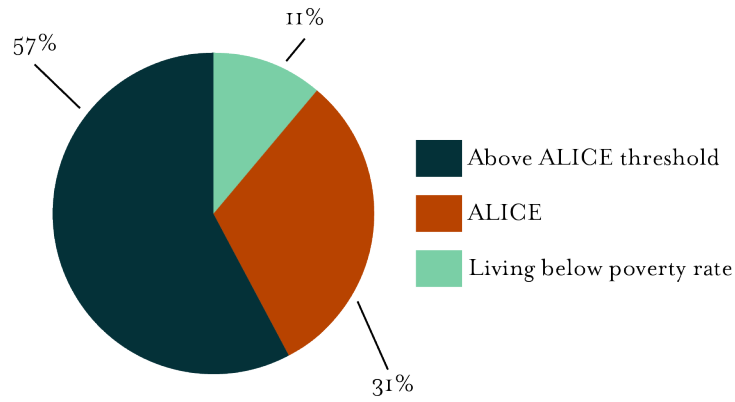
In other words, these are households that are technically above the poverty line, but are extremely vulnerable to local and national economic shifts, as well as unexpected financial burdens. At the time of this writing, 11% of Manistee County lives below the poverty line and an additional 31% live below the ALICE threshold (see Figure 1). This is an important cohort for local leaders to consider as rapid changes to the industry sectors that are defined by those in the ALICE income brackets are influenced by a variety of community factors: housing, technology, childcare, etc.

Table 5 shows the employment and unemployment rates for the community by age bracket. It is worth noting that roughly 20% of the community’s workforce is age 55+ and just 15% is made up of those age 16-24. This could mean a couple of things: It may be reasonable to predict that the older cohort of workers in the community will retire and remain in the area. However, with fewer people in the workforce locally, there will be less commerce, and an unsustainable local business culture if workers are not replaced by the next generation. It will be important to monitor to see if younger generations either replace the older workforce’s jobs or if new jobs are created that reflect the generational shift.

Figure 2 shows median household incomes. The median household incomes in Kaleva and Maple Grove are \$40,679 and \$47,622, respectively. Close to 19% of Kaleva’s households earn between \$15,000 and \$24,999 per year. The largest brackets for each municipality are between \$35,000 to \$74,999, making up 42.7% of Kaleva’s households and 40.7% of Maple Grove’s.

Based on this information, it seems that while the community has a large proportion of residents that could be considered middle-class, there are many households with incomes that would make basic necessities difficult to attain. The Village and Township can offset some of these costs in various ways. However, the greatest effort noted in this plan is the use of part of the Maple Grove Township Community Center as a childcare center. This, in addition to the volunteer-based offerings are examples of what the community can do to support those living on lower incomes.

FIGURE 1. ALICE POPULATION



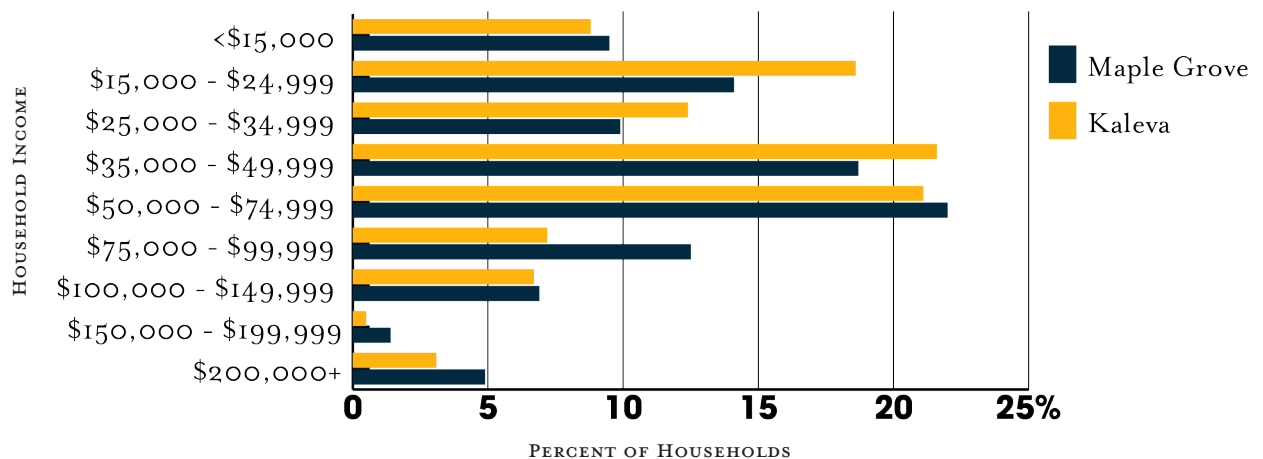
Source: United Way

TABLE 5. EMPLOYMENT BY AGE

	KALEVA	MAPLE GROVE
POPULATION 16+ EMPLOYED	88.7%	91.4%
POPULATION 16+ UNEMPLOYMENT RATE	11.3%	8.6%
POPULATION 16-24 EMPLOYED	15.1%	15.2%
POPULATION 16-24 UNEMPLOYMENT RATE	18.8%	14.9%
POPULATION 25-54 EMPLOYED	64.5%	58.2%
POPULATION 25-54 UNEMPLOYMENT RATE	10.5%	8.4%
POPULATION 55-64 EMPLOYED	10.5%	17.1%
POPULATION 55-64 UNEMPLOYMENT RATE	10.0%	5.7%
POPULATION 65+ EMPLOYED	9.9%	9.5%
POPULATION 65+ UNEMPLOYMENT RATE	5.6%	6.1%

Source: Esri Community Profile

FIGURE 2. MEDIAN HOUSEHOLD INCOME BREAKDOWN



Source: Esri Community Profile

Natural Features

The importance of nature, especially in northern Michigan, cannot be overstated. Northern Michigan is known for its natural settings: rolling hills, dense forests, dunes and beaches. As described in the public input section, many residents in Kaleva-Maple Grove choose to live here primarily because of the location. In addition to the aesthetic beauty and outdoor recreation the area's nature offers, it also holds, obviously, environmental importance. Watersheds provide drinking water; forests and wetlands provide habitat and ecological stability for the area's wildlife; and all of these features must coincide with the built environment to the extent possible.

For these reasons, this section describes the natural environment in Kaleva and Maple Grove to 1) provide context for the relationship between the natural and built environments in this area, 2) understand where growth and development can work with nature instead of against it and 3) to conceptualize the community's natural settings in terms of local governance.

Maple Grove is rural in character, with much of the land being unbuildable for development due to the prevalence of wetlands and hydric soils. Shown in Map 4, which displays land cover, nearly

all of the Developed land is within the Village of Kaleva. A large proportion of the area is classified as Woody Wetlands and Deciduous Forest. The State of Michigan owns and manages swaths of land in Maple Grove Township, all located in the township's north and northeast. There is very little development in the township's southeast corner (see Map 4). This is due to this portion's 30% slopes, shown in 50 foot contours in Map 6.

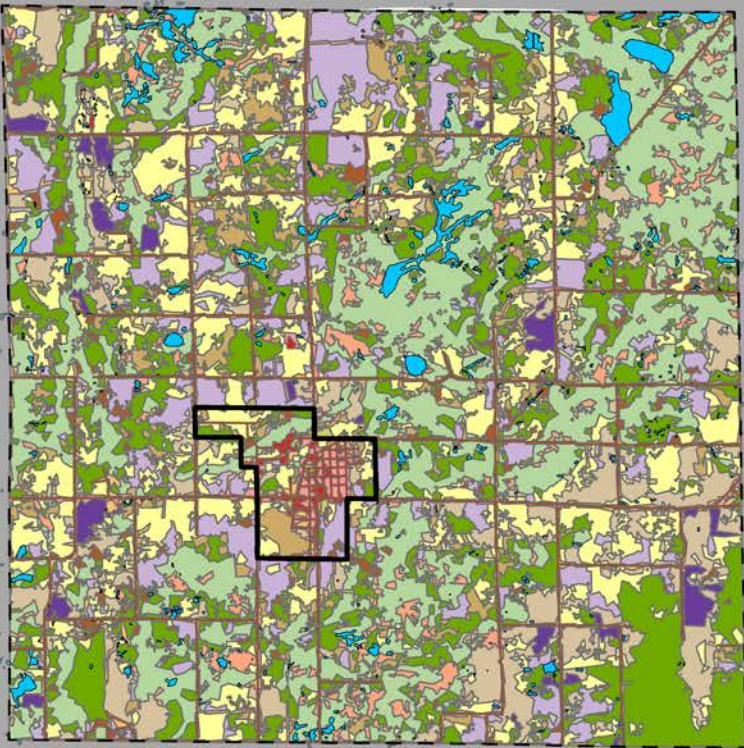
Maps 5 and 6 give more reason for the sparse development. Much of the township (11,300 acres) is designated as Part 303 Wetland, which are regulated by the State of Michigan, in addition to local regulations. Both the Village and Township currently require setbacks from the nearest high water of rivers, streams and lakes (45 ft in Maple Grove and 100 ft in Kaleva).

The area's most buildable land is located primarily near the Village of Kaleva and north thereof. This is reflected in the community's Future Land Use map in Chapter 4, which shows nearly all future development ideally occurring around the Village and along 9 Mile Road.

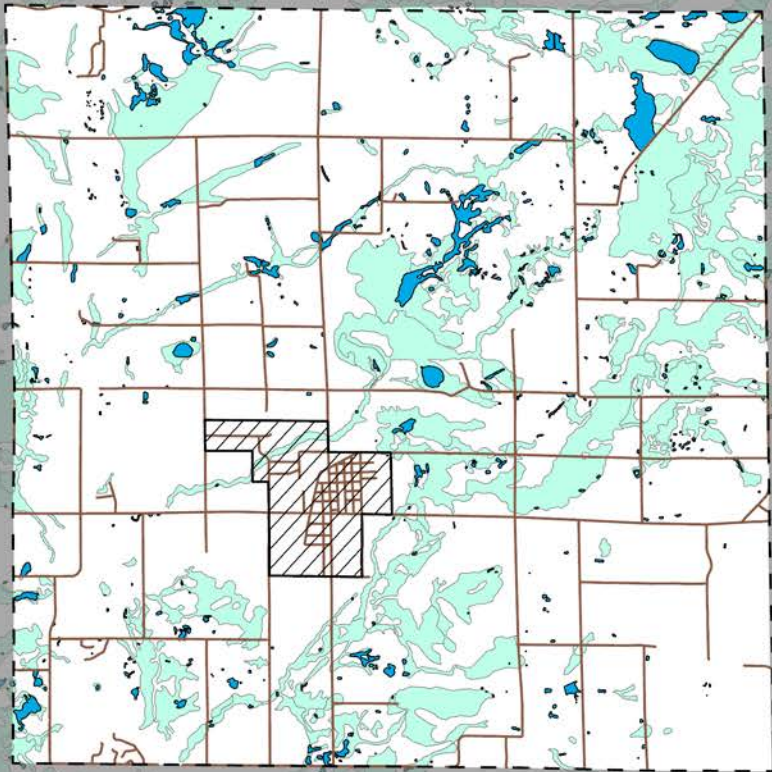
“A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part.”

US Department of Agriculture

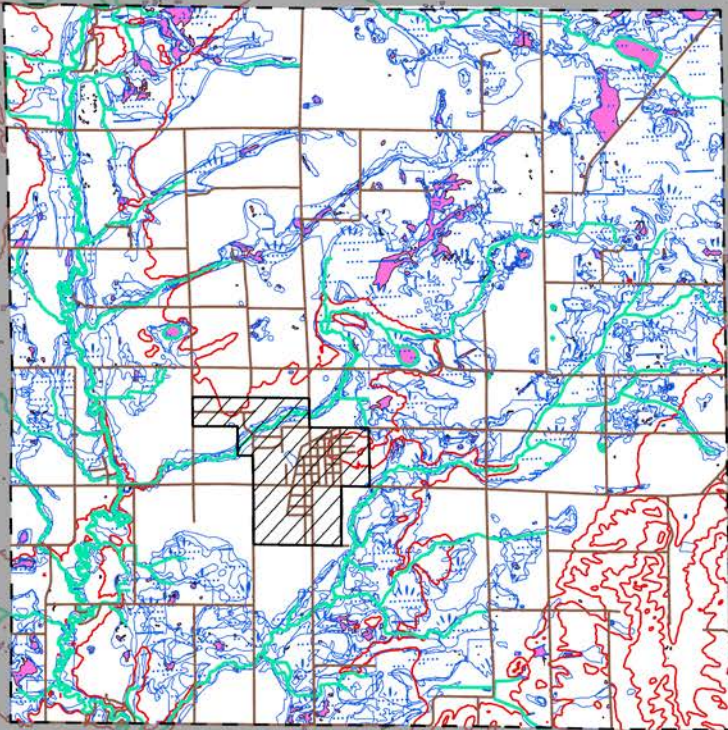
MAP 4. LAND COVER



MAP 5. HYDRIC SOILS



MAP 6. WETLANDS & SLOPES



MAP 4. LAND COVER



MAP 5. HYDRIC SOILS



MAP 6. WETLANDS & SLOPES



Housing

Kaleva

Maple Grove

TOTAL HOUSING UNITS	274	867
OCCUPIED HOUSING UNITS	188	536
OWNER-OCCUPIED HOUSING UNITS	77.7%	81.9%
RENTER-OCCUPIED HOUSING UNITS	22.3%	18.1%
VACANT HOUSING UNITS	86	310 - 331

TABLE 6. VACANCY BY TYPE

	VILLAGE OF KALEVA		MAPLE GROVE TOWNSHIP	
	2021 ACS 5-YEAR ESTIMATES	ESRI ESTIMATES (2022)	2021 ACS 5-YEAR ESTIMATES	ESRI ESTIMATES (2022)
TOTAL	86	86	331	310
FOR RENT	7	4	7	9
RENTED, NOT OCCUPIED	0	0	0	0
FOR SALE ONLY	3	6	3	17
SOLD, NOT OCCUPIED	0	1	0	3
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	55	54	280	220
FOR MIGRANT WORKERS	0	7	0	15
OTHER VACANT	21	14	41	46



The Kaleva-Maple Grove community has an estimated 1,141 housing units, with around 75% of these in the township. Similar to many other rural places in the region, the vast majority of the housing stock is made up of single-family detached units (84.7% in Kaleva and 81.8% in Maple Grove). Mobile homes make up another 14% of Kaleva-Maple Grove's housing units. The housing stock largely represents the lifestyle sought by those who choose to live in the community, which is defined by quiet neighborhood living in the village and larger lots surrounded by nature in the township. There is certainly much less demand for denser housing styles such as duplexes and triplexes than in Traverse City or the City of Manistee. However, if the population grows and shifts its preferences in the coming years, the Village and Township may need to plan for greater housing availability.

Another important data point is the amount of vacant housing. Table 6 shows estimates from the U.S. Census Bureau and Esri. Because of the 2021 ACS 5-Year Estimates' relatively large margins of error, the Esri estimates are also included to provide reference points. The Village of Kaleva has around 86 vacant housing units. Of these, 55 are considered to be seasonal housing. This represents about 20% of the village's housing stock. This number is even higher in Maple Grove, where an estimated 25-38% of its housing units are considered seasonal, recreational, or occasional use.

At the time of this writing, the Kaleva-Maple Grove Joint Planning Commission discussed the potential need for a short-term rental ordinance to help ensure that 1) short-term rentals are operated in a manner that does not detract from the expectations neighboring property owners had when they purchased their property, and 2) to site short-term rentals in locations and at a scale that maintains a sense of community and an affordable housing stock. Many localities throughout Michigan, especially those near a Great Lakes Shoreline, have seen corporations buy up swaths of housing. While this supports an increase in property values, it does little to contribute to the social capital of the community as fewer houses are occupied by full-time residents.

Finally, one of the main discussions and results of the public survey was the need for greater regulation of blight and junk piles. In order for Kaleva and Maple Grove to attract and retain people and businesses, the visual appearance of neighborhoods will be of great importance.

Transportation



AIRPORT

Air travel for the community is provided by Manistee County Blacker Airport, which is owned by the Manistee County Blacker Airport Authority. The airport is sited along US-31 in nearby Manistee Township and hosts eight single engine aircrafts and one multi-engine. According to the Federal Aviation Administration, the airport's annual operations for the 12 month period ending July 14, 2022 were as follows:

- Air carrier: 2,300
- Air taxi: 250
- General Aviation local: 2,500
- General Aviation itinerant: 1,500
- Military: 65
- Total Operations: 6,615

BUS

While there is no fixed bus route in Manistee County, the Dial-a-Ride service offers relatively low-cost rides for the area's residents. Manistee Transportation is a public transportation system which began service in March of 1975 to provide service for Manistee County citizens. The service's funding comes from a combination of state and federal support, local millage and individual and contract fares. Dispatch hours are available Monday to Friday 5:30 am - 6:00 pm with last reservation at 5:00 pm and Saturday 10:00 am - 5:00 pm with last reservation at 4:00 pm.

TRAILS

Many northern Michigan communities in the past 20 years have come to realize the immense social, environmental and economic benefits that trails offer. Socially, they give the community a place to passively recreate, exercise and spend time with others. Environmentally, they highlight the area's natural features, which often spurs greater effort to preserve these places. Economically, they can lead to growth in the recreation and tourism industries.

Recently, Kaleva and Maple Grove benefited from a grant that will, in the near future, connect the community to a regional trail network. Through a collaborative effort by the Manistee County Community Foundation, Networks Northwest and the Michigan DNR, the community raised \$1.7 million to fund trail improvements. The Manistee Community Foundation matched \$347,820 with the US Economic Development Administration (EDA) to make two projects possible.

The first trail project will result in trail paving for year-round use on a 3-mile stretch of land between nearby Thompsonville and Copemish. This trail is part of the larger Betsie Valley Regional Trail system, which reaches all the way to Frankfort in Benzie County.

The second project funded by these dollars is the development of a steel bridge over Bear Creek to connect Kaleva with Thompsonville via a non-motorized trail system (snowmobiles allowed). Planning for the future now, the Village and Township will need to link the trail system with the community's recreation facilities, cultural sites and local businesses. The first effort will be to establish a trailhead with signage that helps trail users navigate Kaleva's points of interest.

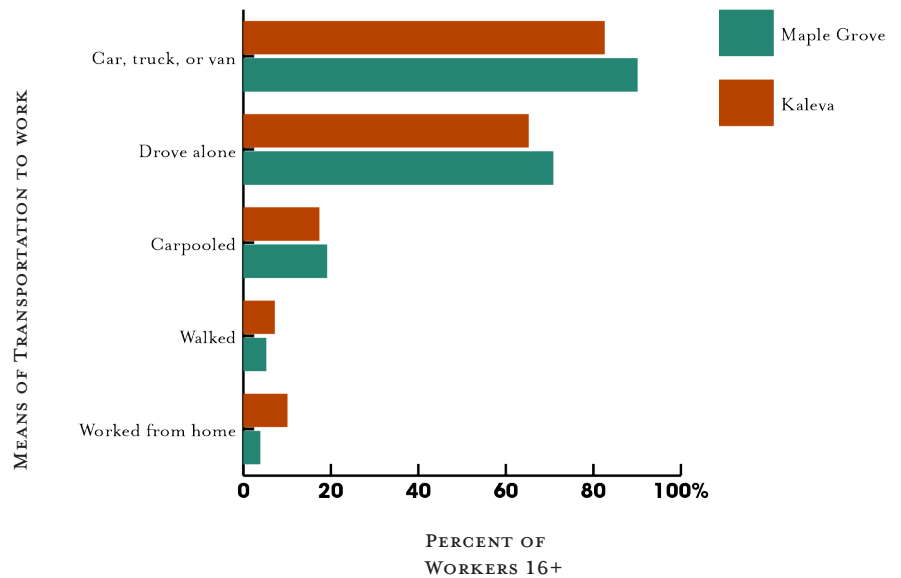
COMMUTING

Roads in Kaleva and Maple Grove are managed by the Kaleva Department of Public Works and the Manistee County Road Commission, respectively. US-31 acts as the main thoroughfare through Manistee County and travels from north-south. The Village of Kaleva is located approximately seven miles east of US-31 and, therefore, does not see an excessive amount of traffic through the community's downtown.

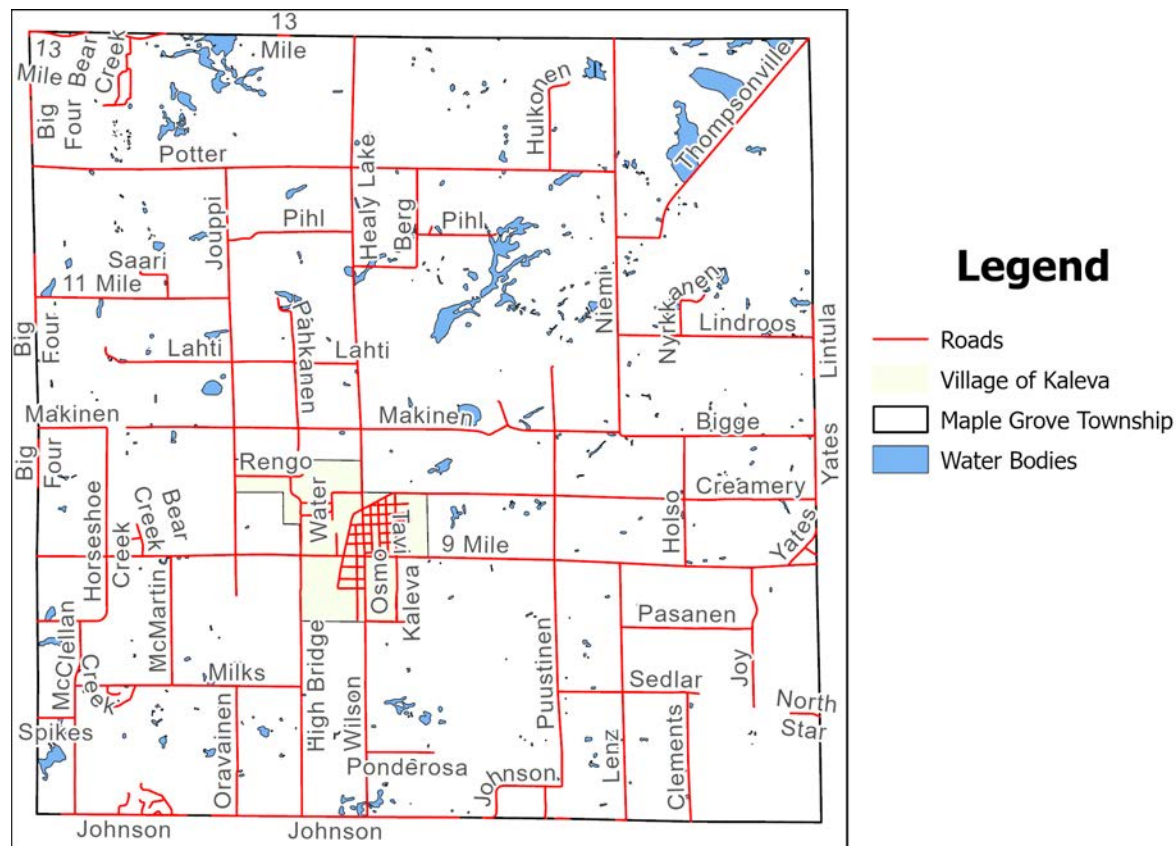
Kaleva and Maple Grove are intersected by Healy Lake Road, North High Bridge Rd (north-south) and 9-Mile Road (east-west). These roads see most of the community's through traffic and provide direct routes to nearby Marilla, Brethren, Copemish and Onekama.

Kaleva and Maple Grove's transportation is composed almost entirely of personal vehicle use. Figure 3 shows the breakdown of how people travel to work according to the 2022 ACS 5-year estimates. Roughly 75 percent of residents drive alone, while another 15-20% carpool. When the margins of error are taken into consideration, very few to no one walks, or uses public transportation to get to work. The use of non-motorized transportation could be improved in the future by concentrating development within and near the Village of Kaleva. Regarding infrastructure, the community may also seek to improve sidewalk connections to promote walkability, and improve broadband to support more remote workers.

FIGURE 3. MODE OF
TRANSPORTATION TO WORK



MAP 7. ROAD NETWORK





Kaleva

Infrastructure & Services

WATER & SEWER

The Village of Kaleva is served by a municipal water system. Here, the water comes from 3 groundwater wells, from sixty-five feet (65) to one hundred ninety-five feet (195). The Village's areas surrounding the wells, as described in the Village's Zoning Ordinance, are part of the Michigan Wellhead Protection program. Because of this, the Village's Zoning Ordinance restricts certain land uses in order to help ensure that the community's drinking water remains free of contaminants.

The Village and Township utilize septic systems and privately maintained wells. While these systems are subject to local and state standards, Maple Grove may seek to implement provisions in the future to ensure that residents are regularly inspecting and cleaning their septic tanks. It is important to remember that septic systems were never meant to be a permanent solution in Michigan and if left unmonitored, can lead to environmental and health concerns.

EMERGENCY SERVICES

The Maple Grove Township Fire Department is a fire department and rescue squad at the Medical First Responder Level. The fire department has been active since 1946 and is located in Kaleva's Industrial park. This department provides services to Maple Grove Township, the Village of Kaleva and Marilla Township.

Policing for Maple Grove and Kaleva is undertaken by the Manistee County Sheriff's Office. The Sheriff is located in Manistee Township along US-31. The Michigan State Police will soon open a detachment within the Maple Grove Community Center, discussed later in this plan.

BROADBAND

One of the consequences of the 2020 COVID-19 pandemic is that many more people than before are working remotely. Before that, however, broadband connectivity had been increasing in importance already as a vital piece of infrastructure to promote growth.

As more people relocated to northern Michigan, both temporarily and permanently, in the wake of the pandemic, and students and professionals worked from home, gaps in broadband coverage became obvious. During this master planning process, residents and members of the Joint Planning Commission expressed a strong need for better broadband connectivity throughout the area.

Broadband is discussed in greater detail on page 36 and 37.



Photo: Maple Grove Township

CHAPTER TWO

PEOPLE

This chapter describes the most important factor guiding decisions for Kaleva and Maple Grove: people. Built environment decisions, programming, infrastructure, housing and economic development are all planned for because they are essential to the quality of life for the people who are affected by these community features. Knowing who lives in or visits the Kaleva-Maple Grove community is essential in the local decision making process. Local leaders and officials are best equipped to make effective decisions when they understand public sentiment on a range of topics, population trends, the local economy, education and households. This chapter describes data points for each of these topic areas with summaries of potential implications. Additionally, this chapter covers the public input process used to hear from members of the community what they think on various relevant issues.



Photos: Manistee News Advocate

TABLE 7. POPULATION 2010 - 2027

	KALEVA	MAPLE GROVE
2010 TOTAL POPULATION	476	1,298
2020 TOTAL POPULATION	507	1,342
2022 TOTAL POPULATION	505	1,336
2027 TOTAL POPULATION	501	1,325
2022 TOTAL DAYTIME POPULATION	492	1,050
WORKERS	158	209
RESIDENTS	334	841

Source: Esri Community Profile

The Kaleva-Maple Grove community's population has remained relatively the same since 2010. Shown in Table 7, Kaleva's population has stayed at around 500 people and Maple Grove's at about 1,330 residents for the past decade.

As the commercial hub of the planning area, the village has a higher proportion of workers making up its daytime population (158), whereas the township remains primarily residential in use. That being said, Kaleva-Maple Grove may be described as a "bedroom community".

AGE COHORTS

Age cohorts are useful data when observed over time. Often, a community's population is considered "sustainable" when it looks like an inverse pyramid. In other words, the largest cohorts are made up of children and the smallest percentage of the population are those considered senior citizens. Economically speaking, this inverse pyramid is considered stable because it suggests that there will be enough young people replacing older generations in the workforce and in civic participation (e.g. volunteerism). In addition, age cohort trends can help to describe some of the social context of the community. For example, a study area with a high percentage of middle-aged and child-aged people suggests that the community may host jobs attractive to people in the middle of their careers, or that the housing stock or lifestyle offered appeal to that age group.

Many of Northern Michigan's communities have an upright pyramid depicting its age cohorts. Historically, that has been because Northern Michigan was primarily a vacation or retirement destination. To date, it has not featured a large year-round economy or population. However, as Traverse City builds out, and Northern Michigan continues to grow as a year-round locality, it is reasonable to predict that neighboring areas will grow as well.

There are two main observations to glean from Figures 4 and 5, which show changes in age cohorts estimated for 2010 and 2022, and projections for 2027. First, Kaleva and Maple Grove will likely continue to see a higher median age as the proportion of those age 65+ grows as a percent of the total population. This has implications for a range of local services, including



recreation, emergency services, education, housing and the local economy. Ensuring that certain aspects of the built environment and the community's public services are targeted and scaled appropriately will continue to be important in the near and long-term future.

The second point of interest is that the community's population age 25 to 34 grew in proportion during the period from 2010 to 2022. It is unclear whether this increase is because more people of that age group moved into the community, or if it's because the community has retained this cohort over time. Both of these suggest that the community is sustaining people in the Millennial generation. The growth in this age group also likely explains why the cohort of those under 9 years is projected to remain stable despite percent decreases from 2010 to 2022.

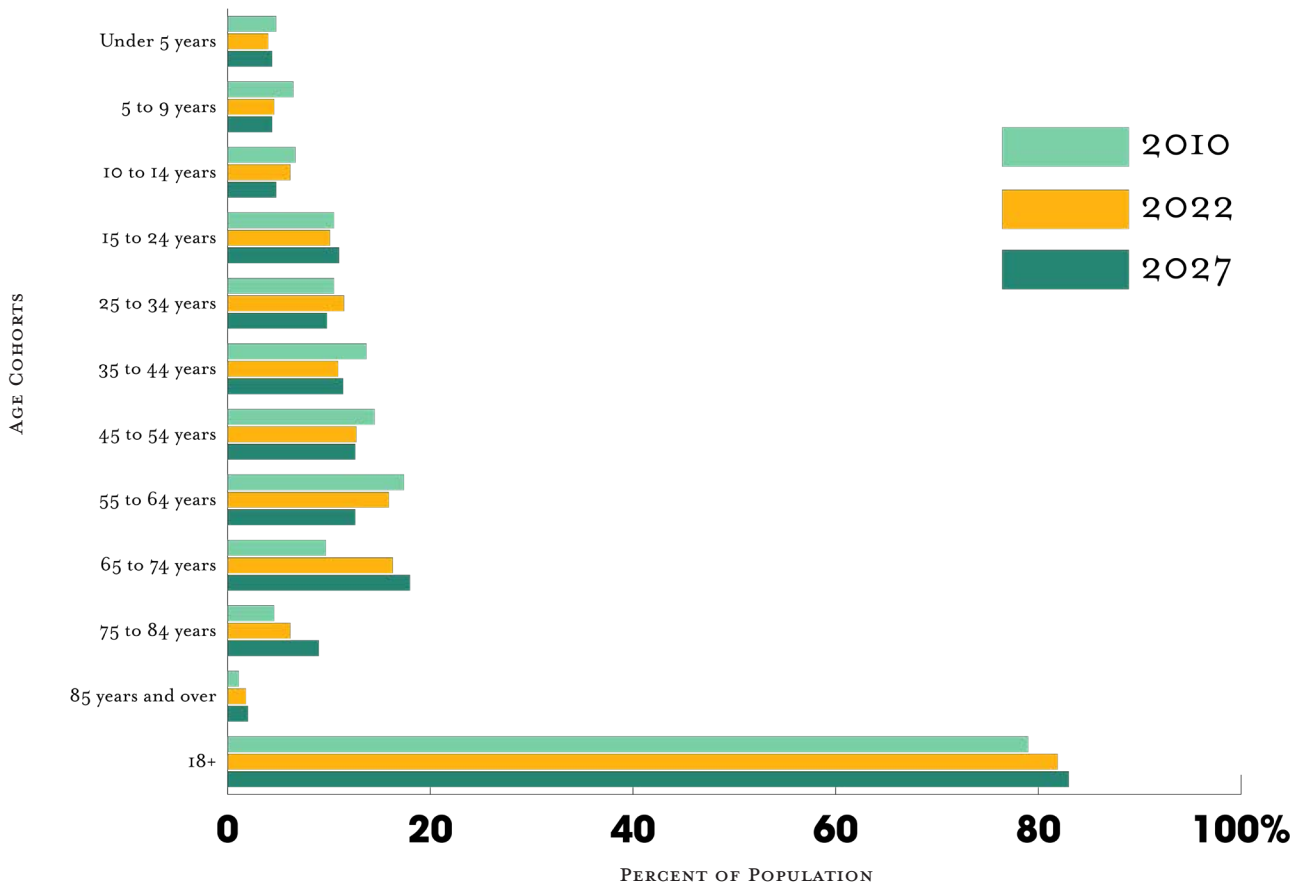
In summary, the age cohorts observed from 2010 to 2022, and projected for 2027, taken in consideration with the region's growth over the past decades, suggest that:

- The community will continue to see a greater proportion of residents 65+,
- The populations of people considered part of the Millennial generation will remain stable as a proportion of the population, and
- The community's grade-school-aged children should remain stable.



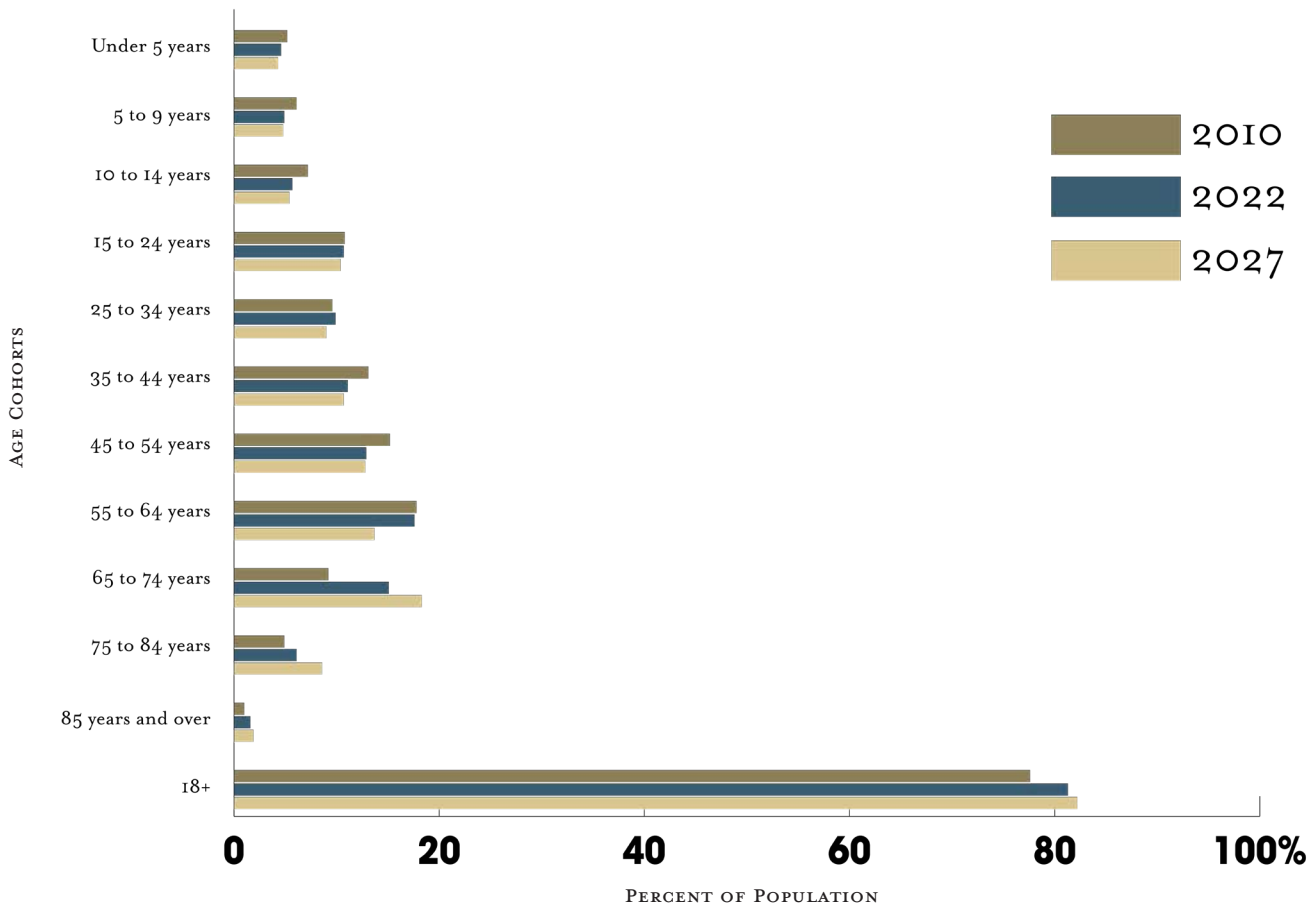
Photos: Manistee News Advocate

FIGURE 4. AGE COHORTS BY YEAR, KALEVA



Source: Esri Community Profile

FIGURE 5. AGE COHORTS BY YEAR, MAPLE GROVE



Source: Esri Community Profile

HOUSEHOLDS

In correlation with total population, the number of households in Kaleva and Maple Grove has remained largely the same since 2010. The average household sizes in both jurisdictions is projected by Esri to remain close to the same through 2027 as they were in 2022 (2.60 in Kaleva, 2.34 in Maple Grove). Varying slightly, the 2021 ACS 5-Year Estimates show Kaleva with an average household size of 2.24 (MOE 0.4) and Maple Grove at 2.52 (MOE 0.26).

The age of householders is another important factor in deciding what types of housing are needed locally. The 2021 ACS 5-Year estimates that 25.5% of Kaleva and 20% of Maple Grove households are occupied by an individual living alone over the age of 65. This suggests that the community may need additional housing other than single-family detached units, as more people live alone and families are smaller than in generations past.

Internet connectivity has grown as a prominent utility as more people have come to expect quality broadband availability as a means for work, education and entertainment. Similar to quality schools, proximity to a job and the quality of recreation sites, broadband is now one of the key determinants for someone's willingness to relocate to a community. This was exacerbated during the 2020 COVID-19 pandemic when millions of people shifted to remote work. During that time, many rural communities across the U.S. saw growth as people sought lower population densities and closer proximity to green spaces. However, gaps in broadband availability deterred growth in many places that otherwise could have benefited from the rising prominence of remote workers and others.

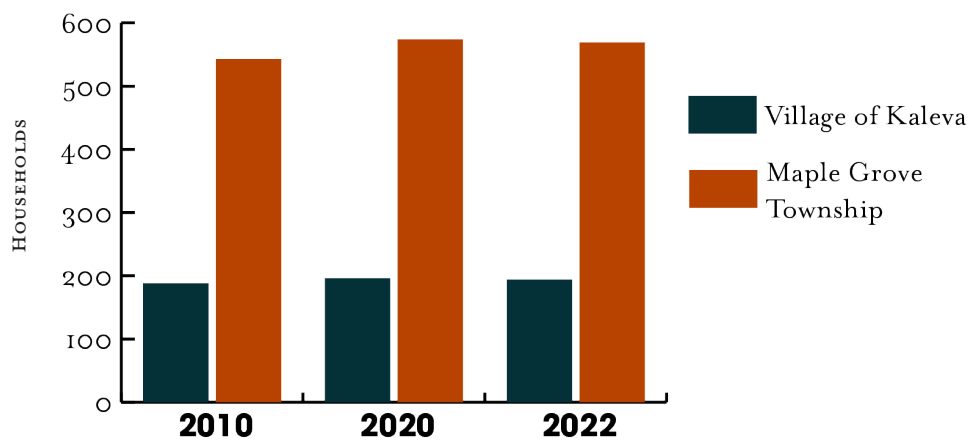
INTERNET CONNECTIVITY

In addition to work, broadband connectivity is also increasingly necessary for children to complete schoolwork, for people to pay bills and manage finances and for a host of other reasons. For these reasons, municipalities throughout Northwest Lower Michigan have begun to note the importance of connecting more households with Internet capabilities. Table 8 shows that roughly 17% of the Kaleva-Maple Grove community does not have Internet access in 2021. Of the community's 724 residents, an estimated 156 have a cellular data plan with no other type of Internet subscription.

While 78% of the community has broadband of some type, Kaleva and Maple Grove should work in the near-term to connect more of its residents and public spaces with high speed Internet. The cost effectiveness of this effort will be especially important for households earning less than \$20,000 per year. In this socio-economic group, 40% are without an Internet subscription (see Figure 7). This goal is expressed in Chapter 3.

It is also important to note that the margins of error for the 2021 5-Year Estimates related to Internet connectivity are relatively high. This means that the estimates should be considered with a degree of scrutiny and that more localized analysis of gaps in broadband access may be needed.

FIGURE 6. NUMBER OF HOUSEHOLDS BY JURISDICTION



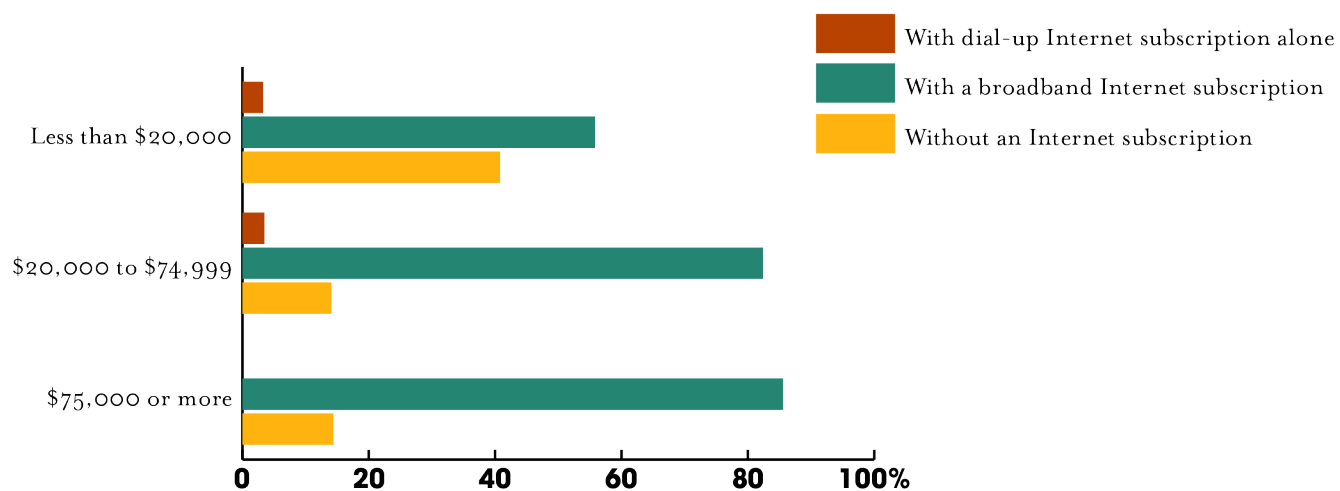
Source: Esri Community Profile

TABLE 8. INTERNET SUBSCRIPTION

	VILLAGE OF KALEVA		MAPLE GROVE TOWNSHIP	
	ESTIMATE	MOE	ESTIMATE	MOE
TOTAL HOUSEHOLDS	188	+/- 42	536	+/- 61
WITH AN INTERNET SUBSCRIPTION	159	+/- 33	428	+/- 62
BROADBAND OF ANY TYPE	156	33	414	62
CELLULAR DATA PLAN	127	+/- 29	352	+/- 57
CELLULAR DATA PLAN WITH NO OTHER TYPE OF INTERNET SUBSCRIPTION	45	+/- 19	111	+/- 31
BROADBAND SUCH AS CABLE, FIBER OPTIC OR DSL WITH NO OTHER TYPE OF INTERNET SUBSCRIPTION	45	+/- 19	255	+/- 56
SATELLITE INTERNET SERVICE	24	+/- 12	45	+/- 16
NO INTERNET ACCESS	26	+/- 30	99	+/- 42

Source: 2021 ACS 5-Year Estimates

FIGURE 7. INTERNET SUBSCRIPTION BY INCOME, MAPLE GROVE TOWNSHIP



Source: 2021 ACS 5-Year Estimates

Education

KALEVA-NORMAN-DICKSON SCHOOL DISTRICT

Students in Kaleva and Maple Grove are served by the Kaleva-Norman-Dickson (KND) School District, which was consolidated in 1964 as fewer school facilities were needed for the local population. The KND district serves K-12 students at its location in Brethren, which is within Dickson Township. The KND district boundaries include, shown in Map 8, the Village of Kaleva; all of Maple Grove, Norman and Dickson Townships; much of Brown, Marilla and Stronach Townships; as well as a small portion of Lake County.

Enrollment in the KND School District has remained relatively stable over the past 10 years, consistent with the population as a whole. The student count in 2012-13 was 581 and in 2021-22 was 535 (see Figure 8).

Mentioned in the People section of this chapter, the proportion of people age 25-34 grew in both Kaleva and Maple Grove from 2010-2022 (Esri). This age group's growth may indicate that the area is attracting people in an age group most often associated with familial growth. This could suggest that the number of young school-age children will grow in the coming years, however, the likelihood of such a scenario is dependent on a range of other factors such as ever-changing living preferences, the regional economy, housing, etc.

EDUCATIONAL ATTAINMENT

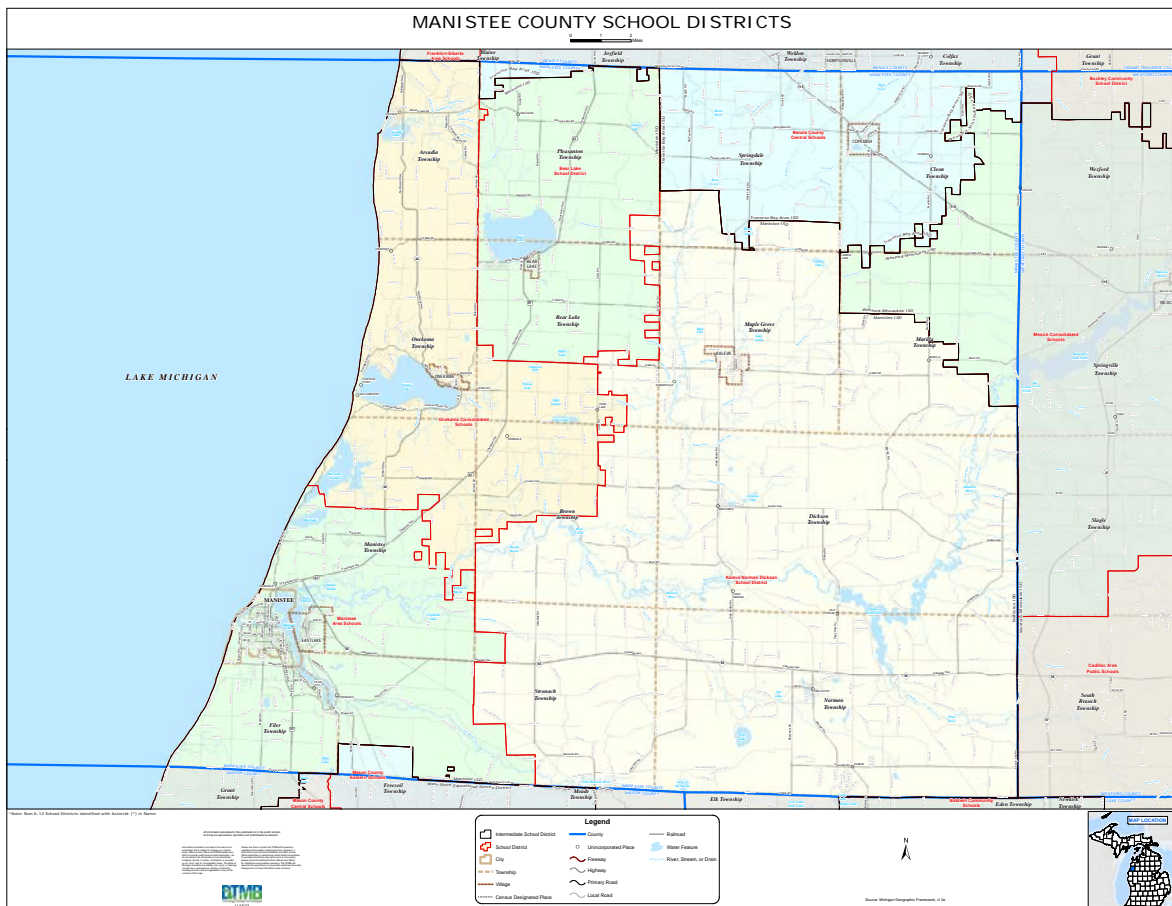
Educational attainment is an important descriptive statistic in understanding the community for various reasons. For instance, the educational attainment of the local population can play a role in what types of jobs the area tries to attract. For example, local leaders of a community with very few advanced degree holders would be unwise to spend their energy trying to attract a highly technical software company to the area. Their simply isn't a pool of people with the necessary training the business could draw from.

Alternatively, there are many important, high-paying jobs that do not require a college degree. Skilled trade certifications, entrepreneurial small businesses, service industry, retail trade and many others can make up a successful local economy.

Figure 9 and Table 9 on page 40 present the breakdown of educational attainment for Kaleva and Maple Grove. 22 percent of Kaleva and 16.8 percent of Maple Grove residents age 25+ have a bachelor's degree or higher. The largest proportion of residents hold a high school degree or equivalent (33.4 in Kaleva, 41.3 in Maple Grove).

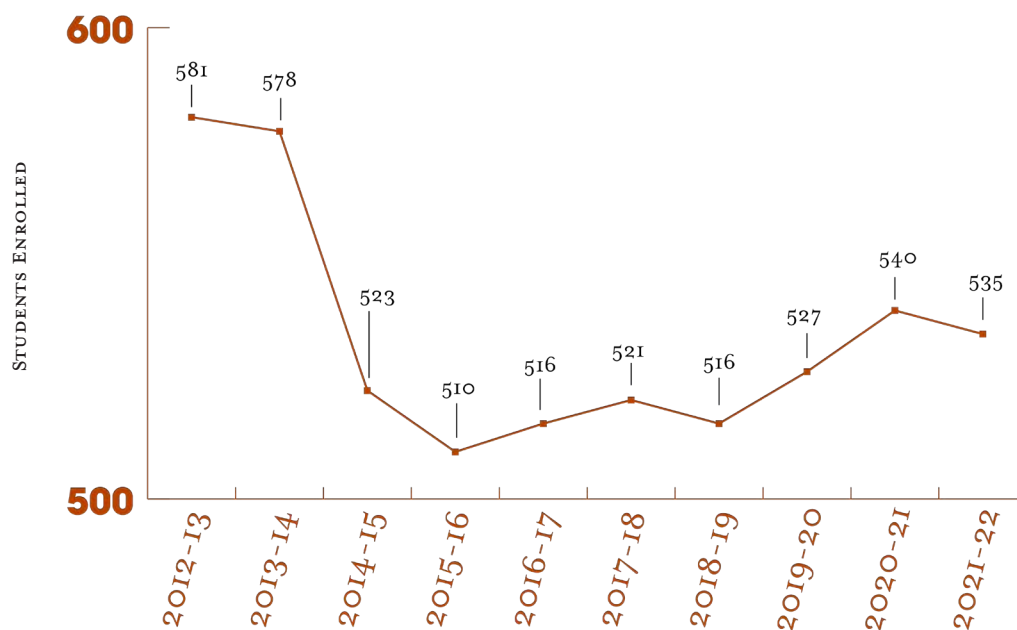
While the percent of those 25+ without a high school degree is similar between Kaleva and Manistee County (around nine percent), this number is slightly higher in the township (12.3%).

MAP 8. SCHOOL DISTRICT BOUNDARIES



Source: Michigan Department of Data, Technology, Management & Budget

FIGURE 8. KALEVA-NORMAN-DICKSON ISD ENROLLMENT



Source: MISchoolData.org

FIGURE 9. EDUCATIONAL ATTAINMENT

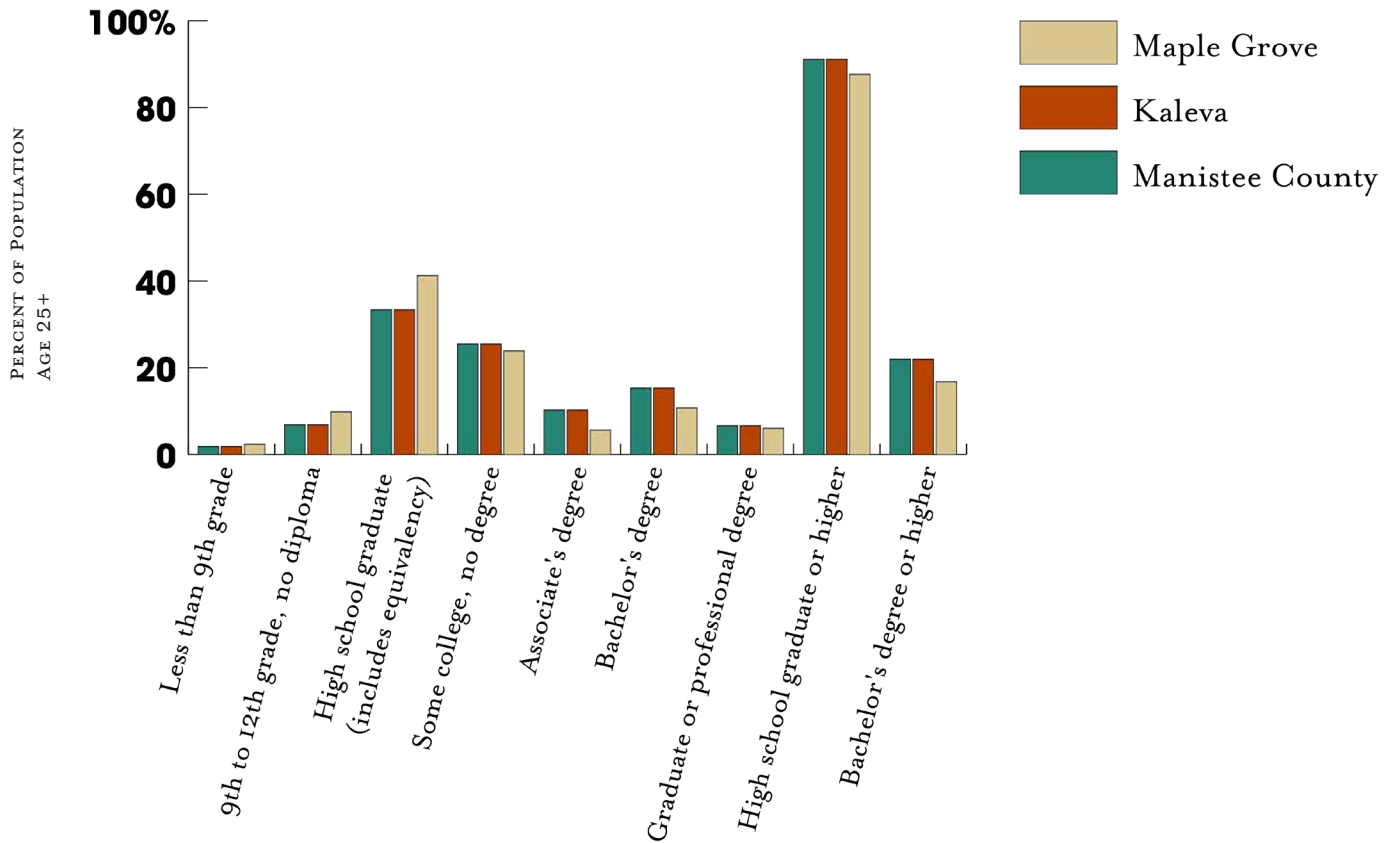


TABLE 9. EDUCATIONAL ATTAINMENT

	MANISTEE COUNTY		KALEVA		MAPLE GROVE	
	ESTIMATE	PERCENT	ESTIMATE	PERCENT	ESTIMATE	PERCENT
LESS THAN 9TH GRADE	363	1.9	9	1.9	25	2.4
9TH TO 12TH GRADE, NO DIPLOMA	1301	6.9	19	6.9	103	9.9
HIGH SCHOOL GRADUATE (INCLUDES EQUIVALENCY)	6295	33.4	151	33.4	430	41.3
SOME COLLEGE, NO DEGREE	4812	25.5	68	25.5	249	23.9
ASSOCIATE'S DEGREE	1934	10.3	34	10.3	59	5.7
BACHELOR'S DEGREE	2897	15.4	32	15.4	112	10.8
GRADUATE OR PROFESSIONAL DEGREE	1255	6.7	19	6.7	63	6.1
HIGH SCHOOL GRADUATE OR HIGHER	17193	91.2	304	91.2	913	87.7
BACHELOR'S DEGREE OR HIGHER	4152	22	51	22	175	16.8

Source: 2021 ACS 5-Year Estimates

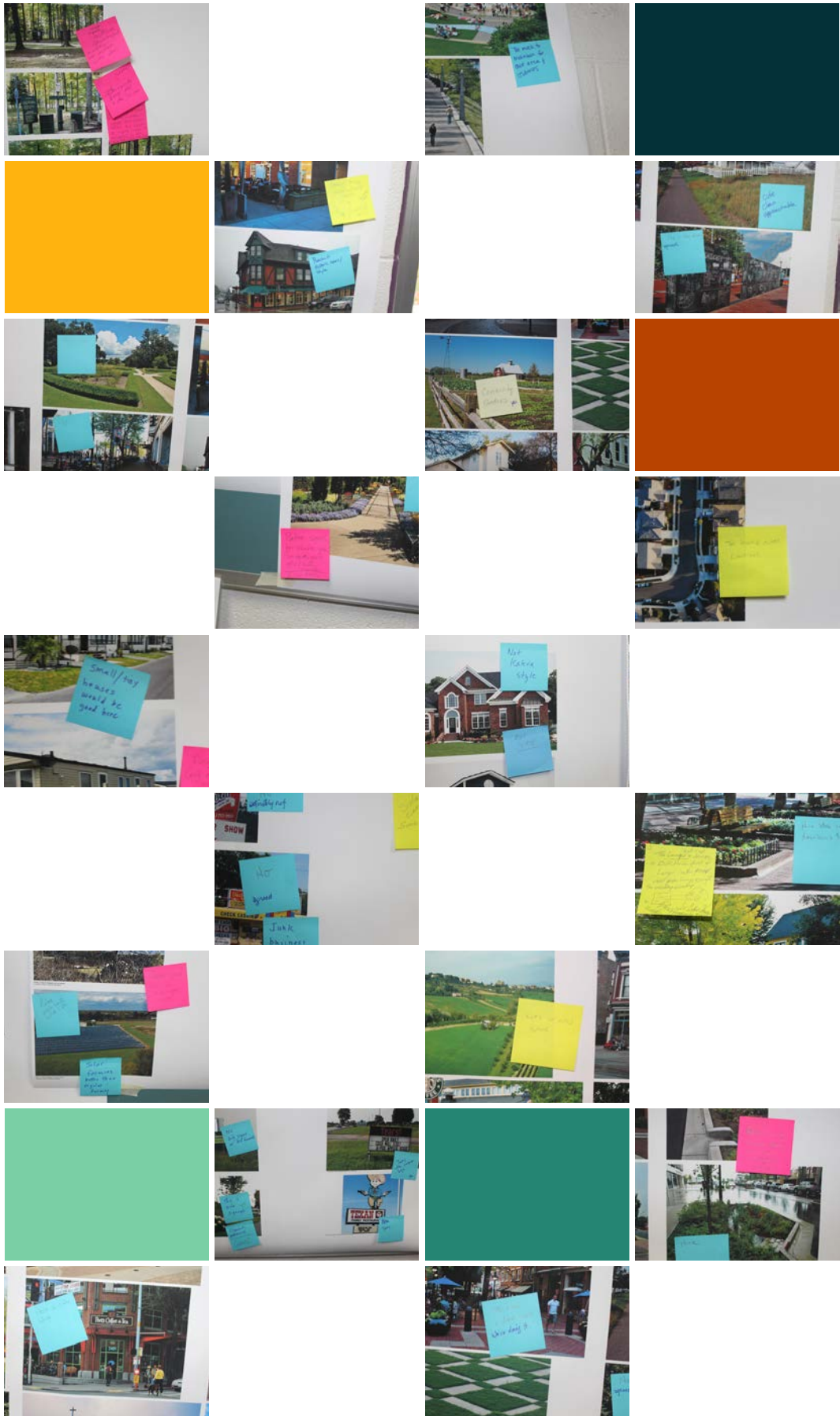


The new Kaleva library, a branch of the Manistee County Library system, was dedicated in 2004. The Thelma Johnson foundation was established to encourage the presence of libraries in rural areas. The village was required to provide the building and foundation money was available to furnish the interior. Because local volunteers did much of the construction of the building and because a local donor provided additional funding, a beautiful library now is found on Walta Street, east of Healy Lake Road.

CONSENSUS AROUND WHAT COMES NEXT

Decision-making at the local level is easiest to implement, most equitable and publicly supported when it represents views held in consensus. This idea has been well-understood by local leaders for decades now. For this reason, the Michigan Planning Enabling Act requires that master plans contain a public input process of some kind. Funding entities want to know that their dollars are going to projects that more than just a few people support. Additionally, land use decisions may be scrutinized by the degree to which they were informed by public sentiment.

This chapter summarizes the public input process that took place in 2022 with members of the Kaleva-Maple Grove community. This input process consisted of two main avenues for providing feedback: a public open house that took place on October 15, 2022 at the Maple Grove Community Center, as well as a survey that roughly 30 people answered. This chapter will discuss the key findings that helped the Joint Planning Commission to draft its goals and objectives for the coming years.



Open House



On Saturday, October 15, 2022, members of the Joint Planning Commission and a representative from Networks Northwest hosted an Open House to garner feedback from members of the public. The Open House took place at the school building that houses the Village and Township's offices. Participants were able to provide input from 10am to 1pm.

Roughly 25 people attended the Open House, which featured various stations with guiding prompts, most of these visual.

GALLERY WALK

First, participants engaged in a "gallery walk" of other communities' built environment features. These images presented a range of aesthetic and technical design features, specifically around: signage, transportation, walkability, housing, public art and landscaping. Attendees were given sticky notes and encouraged to describe in a word or phrase what they did or did not like about the designs. The images on the next page show some of the responses from this activity.

Some of the key sentiments from the sticky note activity include the following:

- There is support for certain sign types over others. More specifically there was a clear disapproval of marquee signs, letter signs, billboards and excessive signage on businesses. In contrast, attendees stated support for memorial signage.
- Attendees preferred images of green spaces, including parks and preserved nature. Parks with unique features and quality landscaping seemed to attract more approval than others.
- For park features, more people liked places with interesting features, such as sculptures, landscaping and seating.
- For multiple images of housing, people stated that what they were shown wasn't a good style for Kaleva-Maple Grove. This indicates that scale and design are important in deciding what type of housing to promote.

- Nice
- Love arches, would be good incorporated with community garden
- Great idea
- Great idea and community garden with volunteers
- Agree



- We like artworks
- Yes
- More sculpture and art



- How nice!
- Sociable people, friendly
- Outside seats



- Yes
- This is nice signage
- Pleasant, professional
- Good!



- Bad signage
- No
- Definitely not

Above Images

Sample gallery walk images and sticky note responses

Left Image

Resident provides input on gallery walk images

IMAGINING THE FUTURE

One of the best ways to ask members of the public which direction the community should head is to have them imagine best and worst case scenarios for the future. Another useful method is to understand the local identity. What makes the Kaleva-Maple Grove community different from other northern Michigan places? Why do people choose to live here instead of somewhere else? To answer all of these questions, participants at the Open House were presented a board with three questions:

- What does the community look like in 15 years if everything goes perfectly?
- What does the community look like in 15 years if everything goes wrong?, and
- What makes you most proud to be a resident of Kaleva and Maple Grove?

For the first question, there were three key categories that emerged. Each of these is represented in the Goals and Objectives chapter of this plan and were issues that were discussed throughout the master planning process. The first was the physical image and quality of the area's homes and businesses. Participants cited blight, junk and trash as detractors. Second, was a desire for a local business environment, with a variety of locally-owned commercial uses. And finally, throughout the planning process, participants noted the unique culture and history of Kaleva-Maple Grove and a need to celebrate that uniqueness. Covered in Chapter 3, the methods to accomplish this should include themed signage (directional and educational), historic preservation and a variety of local celebrations.

When asked what the community would look like if everything were to go wrong, the responses focused

again on blight and a lack of job opportunities. Multiple people noted that a worst case future would show locals without pride in the community and their properties.

For the third question regarding pride in Kaleva-Maple Grove, respondents stated some of the qualities noted in the survey results (discussed on page 50). These mostly had to do with the small town rural character, its natural beauty and quiet lifestyle. Various people noted that civic participation and neighborliness make Kaleva-Maple Grove enjoyable.

Table 10 shows the full set of responses for this Open House activity. The results of this exercise assisted the Planning Commission in drafting goals and objectives by confirming many of the suppositions stated throughout the planning process.

In one word or phrase, please answer the following questions

TABLE 10. DESCRIBE THE COMMUNITY

What does the community look like in 15 years if everything goes perfectly?	What does the community look like in 15 years if everything goes wrong?	What makes you most proud to be a resident of Kaleva and Maple Grove?
<ul style="list-style-type: none"> • Less blight, more attractive • More restaurants, grocery store, commerce • No more blight! • 1. Resilient 2. Preserved • Well kept; volunteer committee for trash on ground, parks, sidewalks • Less trashy • Car repair companies - no junk and unused cars let on property • Good local business • Preserved • No drugs or trashy homes • Develop uniqueness of Finnish heritage more 	<ul style="list-style-type: none"> • Run-down • Less pride in properties • Ghost town • Run down - more trash, less love and respect for community and neighbors • No pride in community • Rundown, drugs 	<ul style="list-style-type: none"> • Community • Being involved in improving community • Community pride • It's a nice little town • Heritage • Friendly people • Bottle House museum • Good water • Quiet at night • Church • New community center • Community of people • The BARC store is good for Kaleva, affordable items • Family heritage in the area; care about my property and community

Parks & Trails

As the Betsie Valley Trail continues to get paved from Copemish to Thompsonville and eventually through Kaleva, the community will need to designate a trailhead that connects trail users to the village's amenities. Trailheads typically offer parking, signage, restrooms and a range of other amenities that bikers, joggers and snowmobilers like to see when they get to the trail. During the Open House, participants were asked for input on where they would like to see a trailhead in or near Kaleva. While this prompt did not garner many responses, participants did indicate that they liked the three images shown below. Specifically, they noted the abundant information on the signage, as well as the style of the signs.

Through discussions with the Joint Planning Commission, it was determined that the best location for a trailhead in the community is at the Kaleva Roadside Park. Map 9 (below) shows the ideal location of the trailhead and its potential to connect trail users to points of interest such as the downtown, the Centennial Walkway, the Bottlehouse Museum, ball fields and the village's various other cultural sites. Two of the aforementioned parks are discussed on the next page. In an effort to improve recreation beyond trails, the community would also like to provide updates to its parks.



MAP 9. TRAILHEAD OPTION



Map 9 to the left shows the soon to be paved trail's spatial relationship within the village and with the Kaleva Roadside Park, shown in green.

The images above were presented at the Open House. They feature trailhead amenities that were supported by meeting attendees.



**KALEVA ROADSIDE
PARK**

The Kaleva Roadside Park is the largest park in the community and has the largest range of use activities. It features campsites, lighting, restrooms, a ball field and a pavilion. During the summer months this location hosts local celebrations including Juhannus (Celebrating the Summer Solstice and St John's Day) on/or around the June 21st and Kaleva Days on the 3rd weekend in July. The Roadside Park is a favorite is frequented by visiting hunters and fishermen, especially during the fall salmon run and deer season.

In the near future, local officials and leaders intend to add the following to the Roadside Park:

- Develop a service building with flush toilets, showers and electricity
- Add playground equipment
- As the Village of Kaleva is identified as a trail hub for the planned Betsie Valley Trail extension, the park should be recognized as a potential staging area for area trails. This would include the creation of a trailhead with signage, seating and a restroom

The Kaleva Centennial Sculpture Walkway extends from 9 Mile Road north towards the Village's downtown. The walkway is a popular local site as it features a variety of large sculptures that celebrate Kaleva's culture and its people. Discussed previously, participants in the Open House showed favorable sentiments towards quality landscaping, public art and various other park features. The Centennial Walkway could continue to grow in its current role by adding:

- Additional sculptures
- Additional plantings and vegetation
- More seating (movable)
- Signage (educational and directional)



**CENTENNIAL
WALKWAY**



ASIALA PARK

Asiala Park is a small pocket park located in Kaleva's historic downtown and neighborhood. While the park is small in size, it offers neighboring residents a green space with the potential for greater use with the addition of minor improvements.

Survey

The Planning Commission made a brief survey available for community members to respond to during the later months of 2022. The survey was available online as well as in paper form. Though it remained open for months, the questionnaire received just 31 responses. Because of this low number, the survey results cannot be considered representative of wider public sentiment. For this reason, the only responses that are presented in this plan are those that seemed to show an overwhelming amount of consensus on the given topic. The feedback that informed the goals and objectives in this plan were derived primarily through discussions at Joint Planning Commission meetings and through the input gathered from the gallery walk.

The first group of agree-disagree questions (Figure 10) in the survey dealt with resident perception towards Kaleva-Maple Grove as a community. Nearly everyone agreed that it is important for them to remain in Kaleva-Maple Grove for as long as possible. This speaks to the community's ability to retain residents. Similarly, most people agreed that the community is close-knit, that there are ample opportunities to participate civically and that the area is suitable for people of all ages. Though, on this last point, it is important to note that roughly half of the respondents were age 65+.

The second group of questions (Figure 11) asked about neighborhood aesthetics. The issue of blight and junk was discussed throughout the planning process and is reflected in the survey results. Nearly all respondents agreed that there should be more done to reduce blight and

junk in their neighborhood. Those residents with sidewalks almost unanimously stated that they are not in good condition. More people disagreed with the statements that streets in their neighborhood are in good condition and that their neighbors do a good job of maintaining their houses, than agreed. One of the Planning Commission's main objectives in the near-term is to enforce ordinances to reduce blight.

Figure 12 shows what types of businesses residents would like to see more of in the Kaleva-Maple Grove community. These results, while not statistically significant as mentioned, are in line with what was heard during the Open House in passing discussions. Namely, people would like to see an additional restaurant or cafe, a closer place to buy groceries and additional lodging.

Two other survey questions provide some insight on the direction the community should head. First, nearly all respondents agreed that 1) The community's rural character should be maintained, 2) The community should do more to promote its arts and culture, and 3) The community should preserve its historical sites. In addition, when asked why people choose to live in the Kaleva-Maple Grove community, the top three responses were the Northern Michigan location, friends and family and environmental/natural features. These responses were similar to the preferred future stated by members of the Joint Planning Commission, reflected as goals and objectives in the next chapter.

FIGURE 10. AGREE/DISAGREE - SENSE OF COMMUNITY

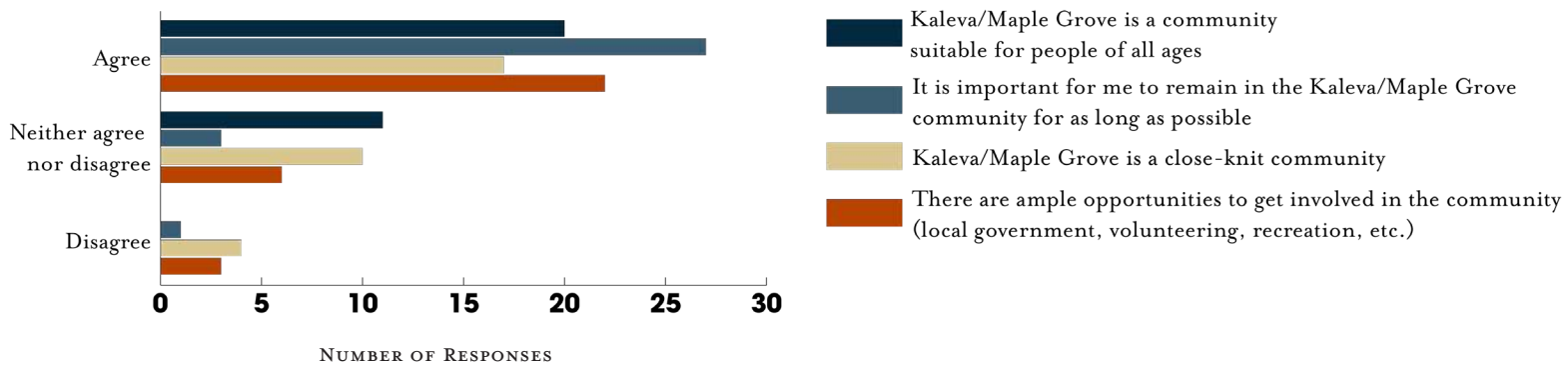


FIGURE 11. NEIGHBORHOOD AESTHETICS

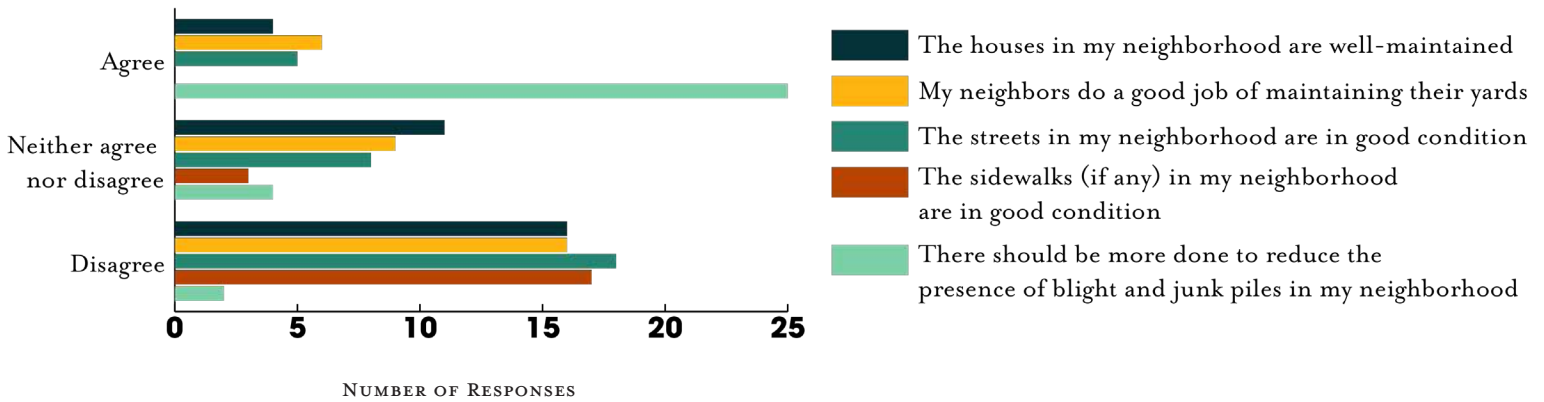
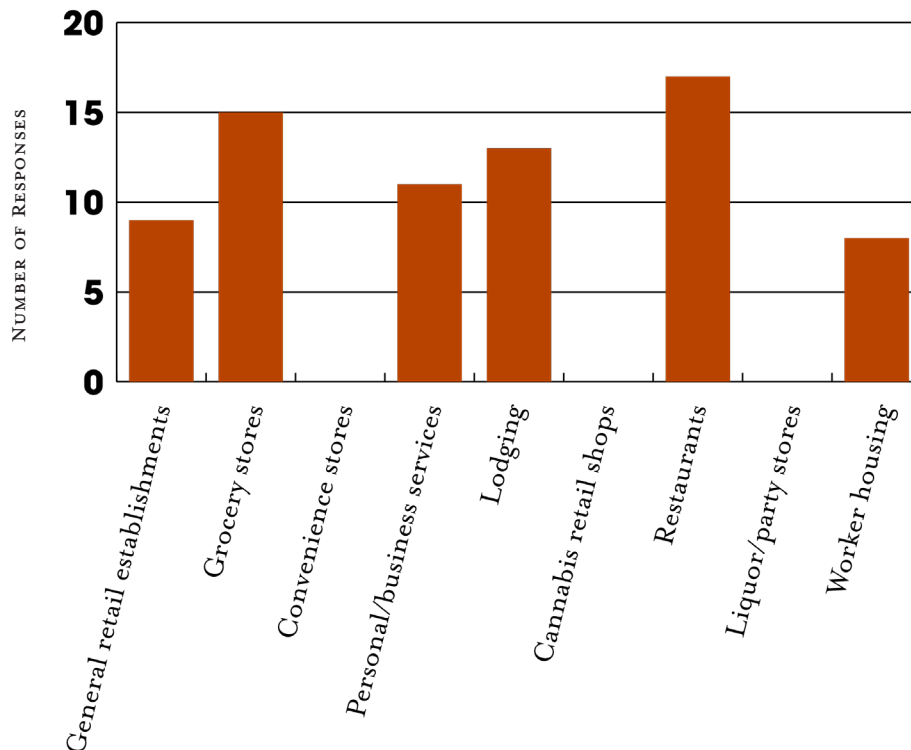


FIGURE 12. WHAT TYPES OF BUSINESSES WOULD YOU LIKE TO SEE MORE OF IN KALEVA-MAPLE GROVE?



CHAPTER THREE GOALS & OBJECTIVES

CHARTING A PATH FORWARD

The following chapter contains the goals and objectives that will guide the two municipalities over the next 10 years.

While this list will be reviewed before then, and will be adjusted as priorities and resources change, this is the list that local leaders and funders should focus on going forward. Each objective is accompanied by a priority (see numbering below) and a responsible party. The responsible party, it is important to note, may not be the only entity working to achieve the objective.

The responsible party is simply the group tasked with ensuring the effort is addressed in a timely manner.

Priority 1 - Requires immediate attention or is ongoing

Priority 2 - Requires attention in the next 5 years

Priority 3 - Should be addressed if time and resources permit





Goal 1

The community's neighborhoods and businesses will be maintained such that they are attractive, free of blight and reflect the high quality of the community.

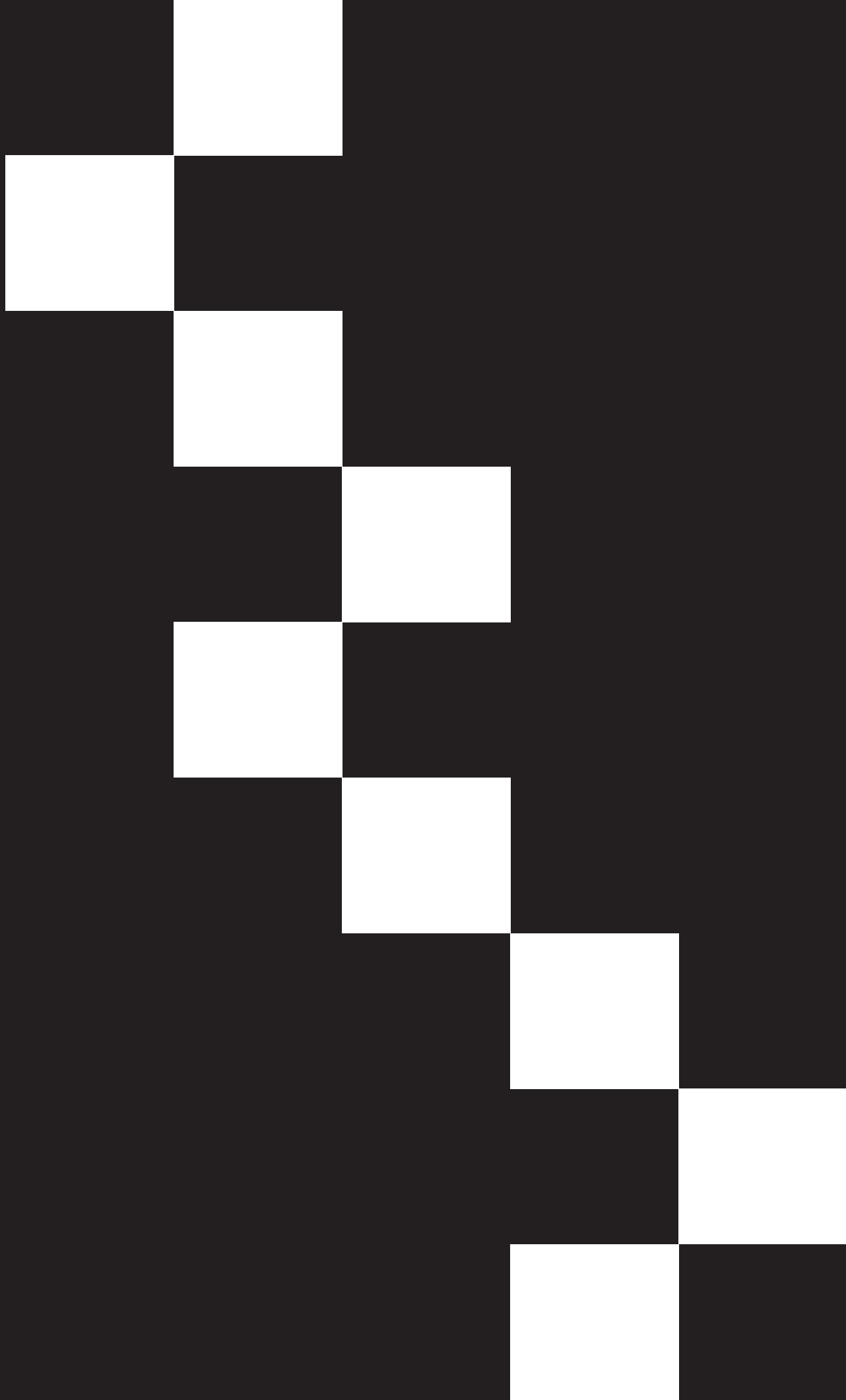


OBJECTIVE	PRIORITY	RESPONSIBLE PARTY(IES)
Ensure that the Village and Township are staffed to effectively administer and enforce the municipalities' police power and zoning ordinances.	I	Village Mayor and Township Supervisor
Enforce the municipal blight ordinance in a timely manner as violations arise.	I	Zoning Administrator
The enforcement of municipal ordinance violations will be uniform across the community.	I	Zoning Administrator
Increase the fee schedule amount for ordinance violations that have not been remedied after two warning letters to the property owner.	2	Joint Planning Commission, Village Council, Township Board
Establish clear remediation procedures for ordinance violations in the municipal code of ordinances. These should be clear in procedure for both the municipal staff as well as the property owner.	2	Joint Planning Commission
Increase awareness and capacity regarding the community's dump days in the spring and fall to assist property owners with blight and junk removal.	I (awareness), 2 (capacity)	Joint Planning Commission
Review the Village and Township's ordinances and fix any ordinances that are in conflict with one another or create uncertainties in terms of administration.	2	Joint Planning Commission
Ensure that ordinances passed by the Village and Township are enforceable.	2	Joint Planning Commission, Village Council, Township Board
Update the rental ordinance to make certain that rental properties are maintained to a high standard and are in compliance with all relevant codes and statutes.	2	Joint Planning Commission
Promote the positive consequences of a well-maintained housing stock: strong sense of place, community pride, sustained and improved property values, attractiveness as a destination.	2	Joint Planning Commission, Kaleva Historical Society
Update the job description and duties for the community's Zoning Administrator.	2	Joint Planning Commission

Goal 2

Kaleva and Maple Grove's arts, culture and business environment will attract and retain a populace with varying interests, lifestyles, ages and occupations.

OBJECTIVE	PRIORITY	RESPONSIBLE PARTY(IES)
Continue to highlight the community's Finnish history in order to distinguish Kaleva and Maple Grove from other similar communities.	I	Art Gallery, Historical Society, Heritage Days Committee
Maintain quality green spaces and natural habitats on public land to preserve the community's rural character.	I	Department of Public Works, Joint Planning Commission, SMARTrails, Manistee Recreation Commission
To encourage the rehabilitation of abandoned or underutilized commercial properties, develop incentives for businesses to locate in the community.	3	Joint Planning Commission, Village Council, Township Board
Develop uniform themed signage (educational and directional) throughout the community to connect parks and cultural sights.	2	Joint Planning Commission, Village Council, Township Board
Encourage greater civic participation by members of the public through such means as listing all governmental and other community-based gatherings on the municipal website, circulating a quarterly newsletter and developing a comprehensive community calendar.	I	Joint Planning Commission
Input the municipalities' zoning ordinance in an online publishing format to allow for greater ease of use by municipal staff, members of the public and developers.	I	Joint Planning Commission



Goal 3

The community’s infrastructure and services will be of a high quality, acting as a benefit to the people and businesses in Kaleva and Maple Grove, as well as for visitors.

OBJECTIVE	PRIORITY	RESPONSIBLE PARTY(IES)
Support initiatives to improve broadband connectivity in the community, recognizing its increased importance in attracting people and businesses.	1	Village Council, Township Board
Continue to manage road quality data through the PASER rating system to ensure the data accurately describes the community’s road infrastructure.	1 (Twp), 2 (Vil)	Village Council, Township Board
As the community’s population grows, ensure that police, EMS and fire services are budgeted and staffed appropriately to ensure quality service to the public.	3	Village Council, Township Board



Goal 4

The former Kaleva Elementary School will become a hub for the community, serving a range of purposes for a variety of people.

The Center sits on property that once hosted the Kaleva Agricultural High School, which has been torn down. The former Kaleva Elementary School was constructed in 1960, where it housed Kindergarten through Grade Six classes. It was added to in 1999 and 2003. Classes were moved to Brethren in 2009 and the Building sat empty until 2021. Several groups or committees tried to gain traction in an effort to utilize the building for the community.

Finally, in Summer 2021, the Maple Grove Township Board began talks with the Kaleva Norman Dickson School District about obtaining the building. The Board began a donation drive which included an anonymous donation of fifty thousand dollars (\$50,000.00). The building was purchased in December of 2021. Since that time it has become a gathering point for many community offerings:

The Center now houses the Maple Grove Township Offices, Village of Kaleva offices, Elections, a food pantry, senior meals, the MSP Kaleva detachment, pickleball, the Village of Kaleva Water Dept., Great Start Kids Program, an exercise room, music lessons and several meeting rooms for organizations.

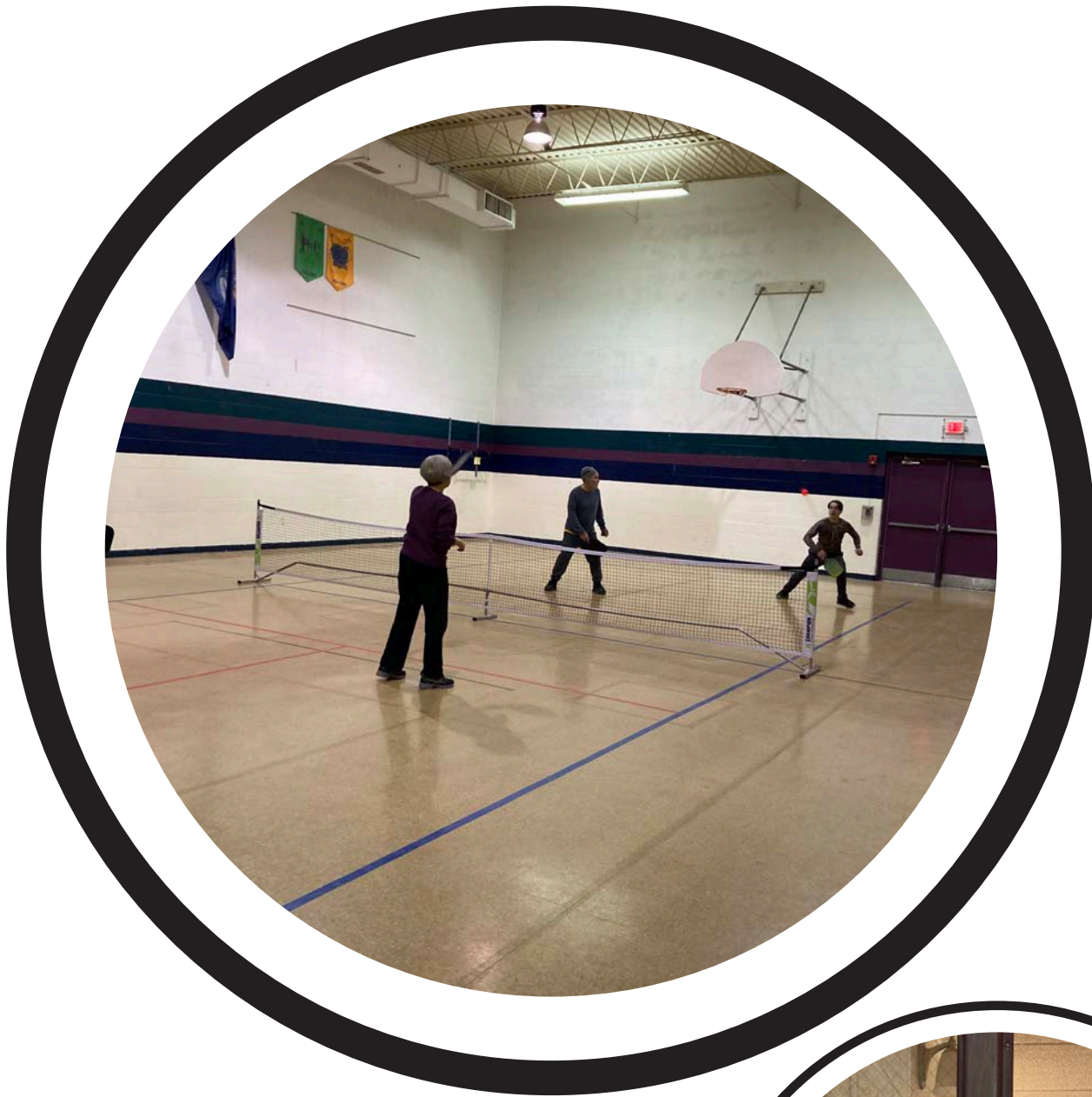
It has become one of the centerpieces of the community, with scores of individuals volunteering.

Regarding the new police presence at the Center, the Michigan State Police were seeking a location for a State Police detachment to be housed in Manistee County. They were occupying a space at the Oaks

Correctional Facility that was crowded and not very accessible for the public. In 2021 talks began with the Maple Grove Township Board about a space in the Maple Grove Township Community Center. Negotiations continued favorably until December of 2022 when a twenty (20) year lease was signed between the Township and Michigan State Police. The Kaleva Detachment brings a solid law enforcement presence to Maple Grove Township and the greater community surrounding it for the foreseeable future.

Quoted in a February 1, 2023 article in the Manistee News Advocate, the post Commander in Cadillac stated, ““Over the years, we’ve realized that being inside of the prison environment is not conducive to some of the things we like to do: bring people in for interviews, having the public (have) some accessibility to us,” (Breen, A.). In other words, the intent of the new detachment in Kaleva is to provide public-facing service in an environment conducive to this type of work. Indirectly, the travel to and from the center by State Police bodes well for public safety.

In addition, the leadership in Kaleva and Maple Grove plan to apply for grants to allow the Community Center to be outfitted with features to serve the public during a disaster or weather emergency. This would include, but is not limited to, a generator and showers.



Goal 5

The community will support new housing developments, a multitude of housing types and the redevelopment of underutilized, blighted or vacant sites.

OBJECTIVE	PRIORITY	RESPONSIBLE PARTY(IES)
In accordance with the Objectives described in Goal 3, use infrastructure improvements as a means to attract development.	2	Joint Planning Commission
In certain residential zoning districts, reduce the minimum square footage needed to construct a residential structure.	I	Joint Planning Commission
Require landscape buffers between residential properties and adjacent commercial or industrial properties.	I	Joint Planning Commission
Utilize Planned Unit Development as a tool to develop quality residential, commercial and green space layouts.	2	Joint Planning Commission
Provide incentives to redevelop underutilized, blighted or vacant commercial parcels.	3	Joint Planning Commission
Incentivize the reuse of residential lots that hold structures in need of redevelopment or removal.	3	Joint Planning Commission
Update the zoning ordinance to allow for duplex, triplex and four-plex housing units in appropriate locations.	I	Joint Planning Commission

Goal 6

Parks and recreation sites throughout the community will be well-maintained, well-connected and feature amenities attractive to various user groups.

Note: Objectives for park and recreation improvements in Maple Grove and Kaleva are specified in the 2022-2026 Manistee County Park & Recreation Plan

OBJECTIVE	PRIORITY	RESPONSIBLE PARTY(IES)
Develop multi-use trails that connect to a county-wide trail system and that link local amenities.	Ongoing	SMARTrails, Manistee County Recreation Commission
Develop a trailhead within or near the village that directs trail users to the area's local businesses, parks and points of interest.	I	Joint Planning Commission
Implement improvements at the Kaleva Village Roadside Park & Campground.	2	Village Council
Continue to place themed educational and directional signage to direct visitors to the area's various cultural and recreational sites.	Ongoing	Township Board, Village Council, Joint Planning Commission, Historical Society
Improve the Kaleva-Norman-Dickson School properties (sections 19 and 29) to support trail usage and place-based learning opportunities.	3	Township Board, KND Schools, Joint Planning Commission
Create a Complete Streets Ordinance to promote non-motorized transportation infrastructure in the village.	I	Joint Planning Commission, Township Board, Village Council
Improve access sites along Bear Creek to improve user experience while maintaining the ecological integrity of the watershed.	3	Township Board, Joint Planning Commission, Bear Creek Watershed Committee

CHAPTER FOUR

LAND USE

THE BUILT ENVIRONMENT NOW AND LATER

This chapter, the last in the master plan, lays out various ways of understanding land in Kaleva and Maple Grove. For clarity, each of the different conceptualizations is summarized on the next page and is described in greater detail throughout the chapter.



ASSESSED LAND USE

Assessed land use refers to the uses on each parcel within the village and township. The municipal assessor looks at each parcel and notes whether it is residential, commercial, industrial, etc. This provides insight as to how different parts of the community are functioning presently.

FUTURE LAND USE

The future land use (FLU) plan and its associated map are not official maps. That means that they hold no legal bearing. They are conceptual and help planners and local officials to make zoning decisions in the future. For instance, the community may want to place most new commercial development in a single area or along a specific roadway. Even though the local zoning may permit commercial development in other areas, this is where the community is most wanting to see development occur. In other words, the future land use plan is how the community would preferably develop, but is not necessarily how it will turn out given all of the real world factors that affect land use.

CURRENT ZONING

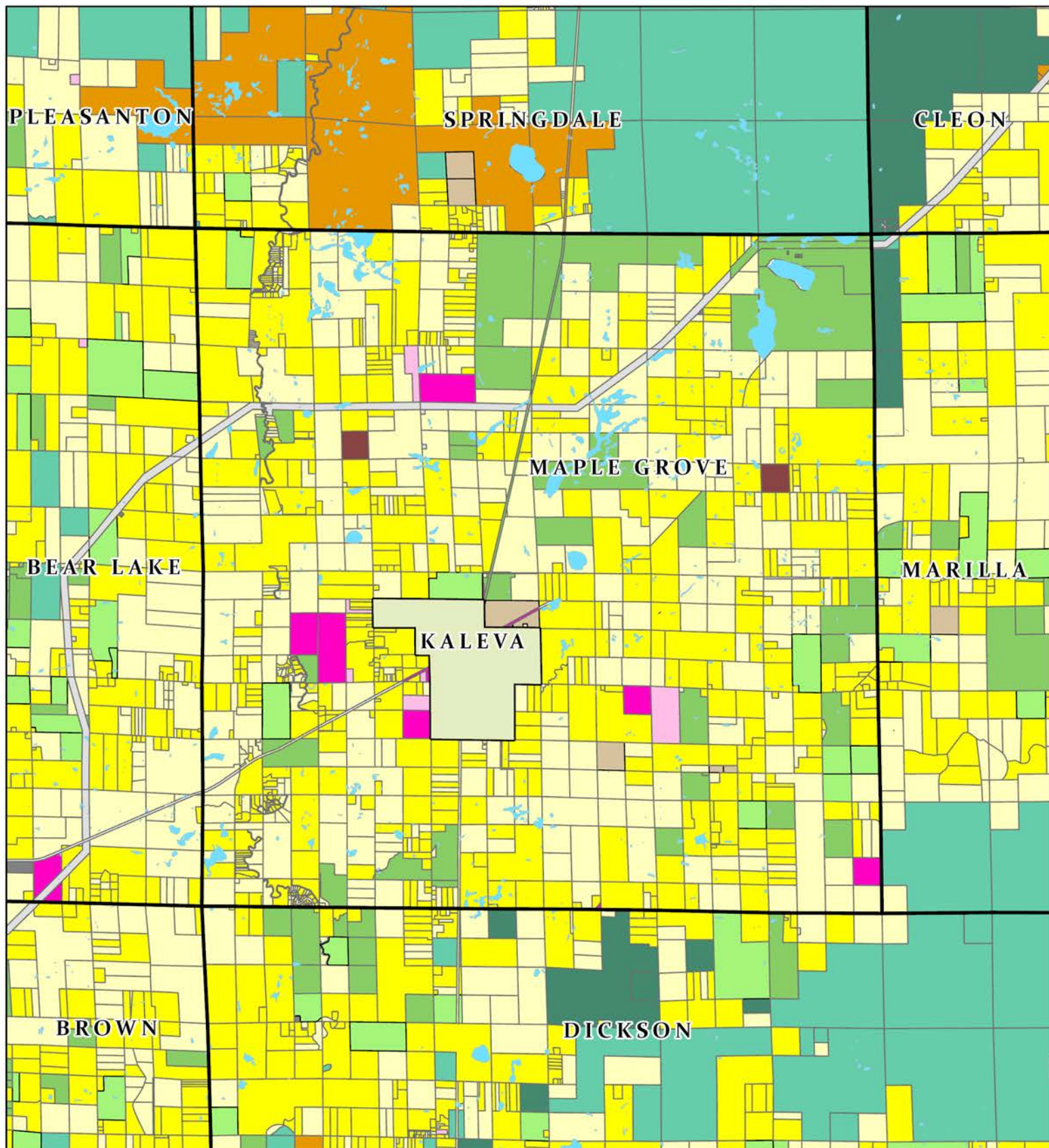
The zoning of a parcel refers to the local regulations in place that determine what activities can and cannot occur there. For example, there are different zoning classifications for residential parcels. One may allow greater density and setback requirements, even though both are considered residential in their assessed use.

ZONING PLAN

The zoning plan is an accumulation of the other three plans and states the desired zoning changes based on much of what has been discussed in this plan. It considers the way land is currently used, how it is currently zoned and how the community wants to develop in the future. Upon synthesizing each of these, the zoning plan lays out some of the changes the community will seek to make in order to meet its goals.

Neighboring Land Uses

Communities updating their master plan do well to ensure that their Future Land Use map and Zoning Plan call for built environment improvements that coordinate well with neighboring jurisdictions. For example, it would be unwise to designate an area at the boundary of the municipality on a FLU map as industrial without considering what lies on the other side of that boundary. Similarly, it would make little sense to designate one part of a corridor as a commercial node when there is a dense area of commercial uses just a mile away. Fortunately, Maple Grove's neighbors have a similar land use and land cover as the township at its edges: forest, wetland and large residential tracts. As this plan does not intend for this to change in the near future, it is safe to say that the Kaleva-Maple Grove FLU and Zoning Plans are in accordance with the built environments of neighboring communities.

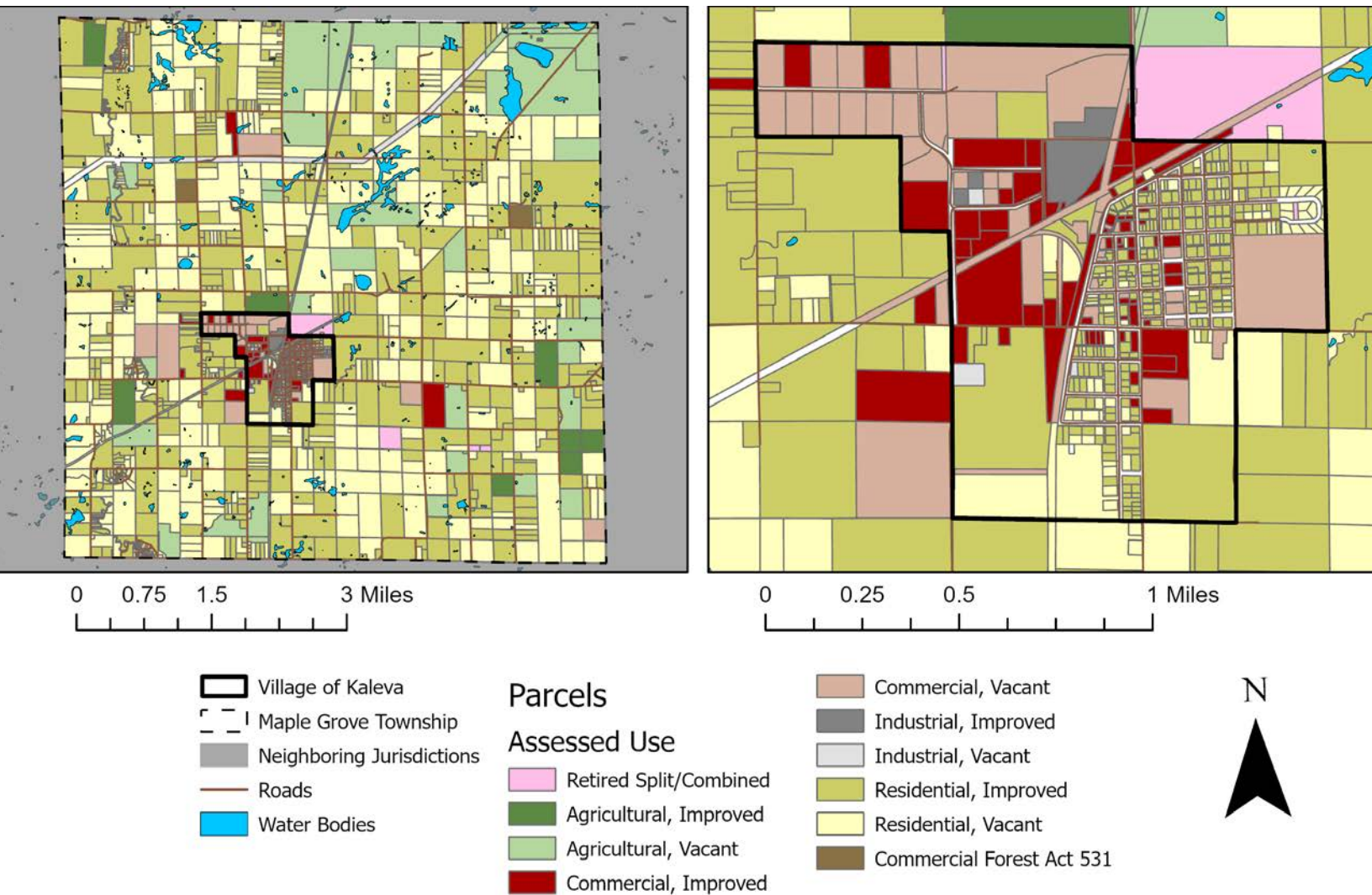


Neighboring Land Uses



Assessed Land Use

MAP 11. ASSESSED LAND USES



Kaleva and Maple Grove's assessed land uses are shown and described in Map 11 (left) and Table 11 (below). Around 78 percent of the township/ village is assessed as residential in use. Kaleva-Maple Grove has relatively little commercially assessed parcels (3.7%). Similar to other inland Manistee municipalities, Kaleva-Maple Grove has very little industrial parcels. However, differing somewhat from neighboring communities, Maple Grove has less land that could be developed. Roughly 11,300 acres of the township and village consist of Part 303 Wetlands, which are regulated by the State of Michigan.

One can also see that most of the residential parcels in Maple Grove are on relatively large tracts of land, which speaks to the area's rural character, and the community's desire to retain this aesthetic. Mentioned throughout this plan, nearly all of the planning area's commercial uses can be found within the Village of Kaleva or along 9-Mile Road. This should remain largely the same going forward. Auto-oriented businesses such as auto repair shops, large commercial buildings, large financial institutions, gas stations, etc. should be located along 9 Mile Road in the township rather than within the village where these uses can be deleterious to residential living.

TABLE 11. ASSESSED LAND USES BY ACRES & PERCENT

ASSESSED USE	ACRES	PERCENT OF TOTAL LAND (NOT INCLUDING WATER BODIES)
RETIRED SPLIT/COMBINED	543.25	2.3
AGRICULTURAL, IMPROVED	704.41	3.0
AGRICULTURAL, VACANT	2831.8	11.9
COMMERCIAL, IMPROVED	287.55	1.2
COMMERCIAL, VACANT	584.34	2.5
INDUSTRIAL, IMPROVED	22.2	0.1
INDUSTRIAL, VACANT	172.87	0.7
RESIDENTIAL, IMPROVED	8,471.07	39.9
RESIDENTIAL, VACANT	9043.27	38.1
COMMERCIAL FOREST ACT 531	77.62	0.3

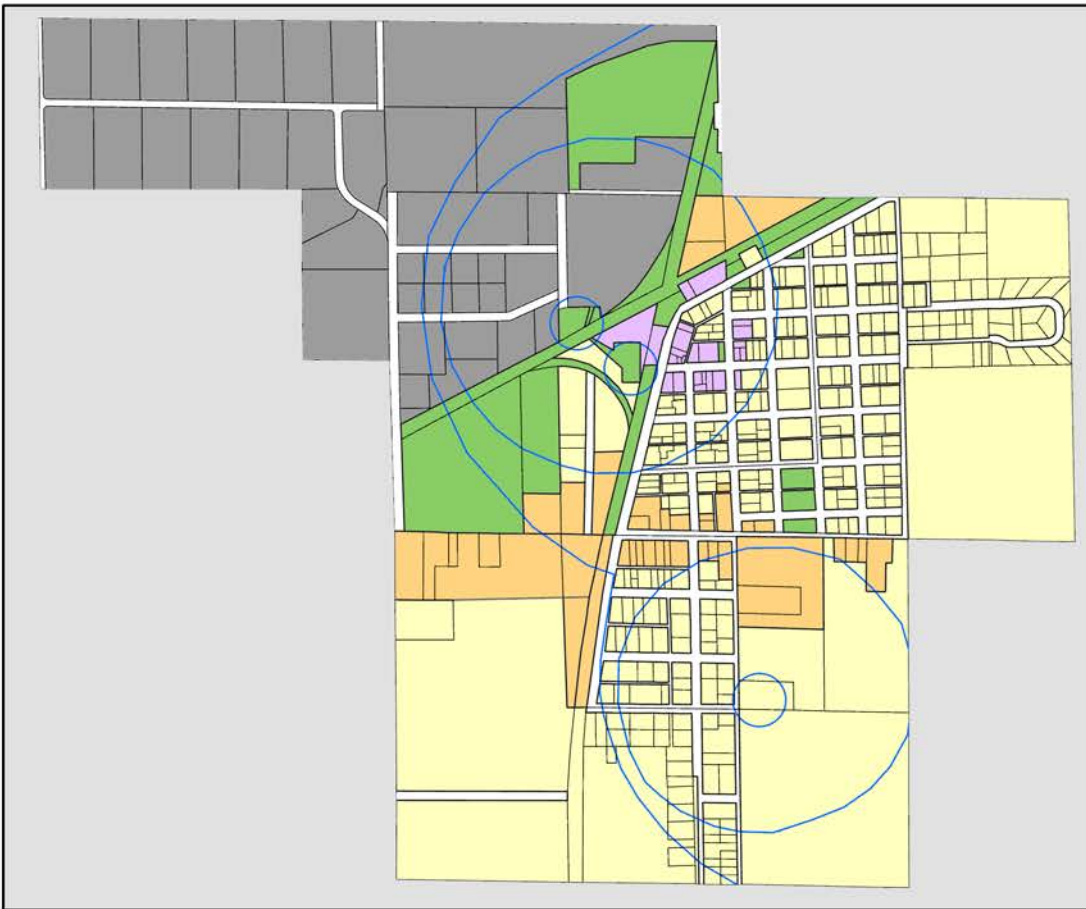
Source: Manistee County Equalization Department (Table II and Map II)

Kaleva Zoning




-  Parcels
-  Maple Grove Township

Kaleva Zoning Districts







-  C-1
-  DBD
-  I
-  R-1
-  ROS
-  Well Buffer



Maple Grove Zoning

-  Streams & Creeks
-  Water Bodies
-  Parcels
-  Village of Kaleva

Maple Grove Zoning Districts

-  AG-1
-  CR-1
-  FR-1
-  R-1
-  R-2
-  R-3

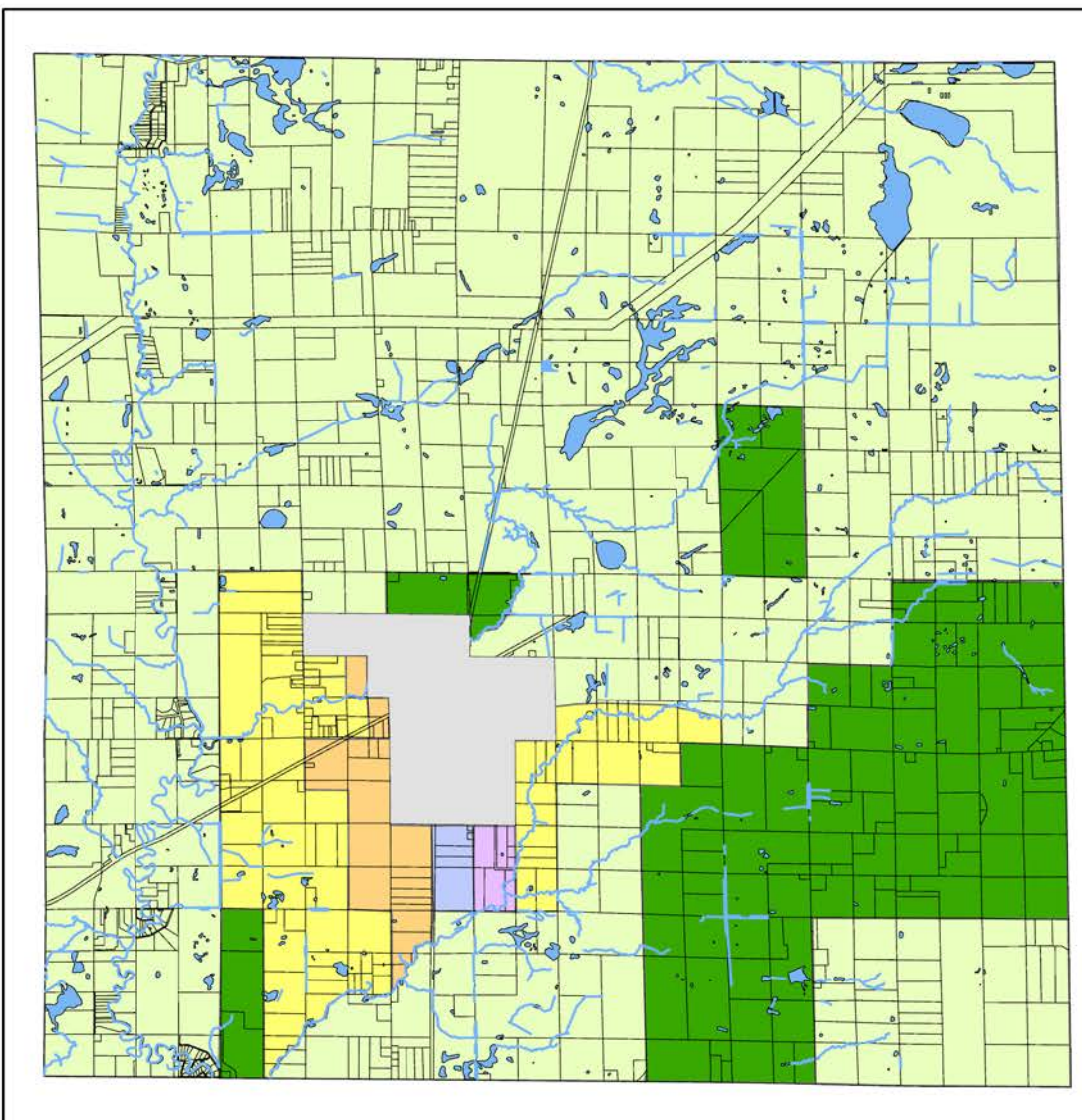


TABLE 12. 2022 ZONING
DISTRICT REQUIREMENTS,
KALEVA

KALEVA		ZONING DISTRICTS						
STANDARDS		RECREATION AND OPEN SPACE (ROS)		RESIDENTIAL (R-1)		COMMERCIAL (C-1)	DOWNTOWN BUSINESS DISTRICT (DBD)	INDUSTRIAL DISTRICT (I)
		LIBRARY, SCHOOL OR OTHER SIMILAR CIVIC USE	RECREATION SPACE OR OPEN SPACE USE	SINGLE & TWO-FAMILY DWELLINGS	MULTI-FAMILY DWELLINGS			
MIN PARCEL AREA		20,000 SQ FT	N/A	20,000 SQ FT	LESS THAN OR EQUAL TO 20,000 SQ FT OR 10,000 SQ FT PER UNIT	20,000 SQ FT	15,000 SQ FT	43,560 SQ FT
MIN PARCEL WIDTH		125 FT	N/A	125 FT	125 FT	100 FT	100 FT	120 FT
MAX HEIGHT		35 FT	N/A	35 FT	35 FT	35 FT	35 FT	35 FT
MIN BUILDING FLOOR AREA		400 SQ FT	N/A	400 SQ FT	400 SQ FT	400 SQ FT	400 SQ FT	400 SQ FT
MAX LOT BUILDING COVERAGE ALLOWANCE		35%	25%	35%	35%	35%	50%	35%
MAX LOT IMPERVIOUS COVERAGE ALLOWANCE		50%	80%	50%	50%	50%	80%	59%
SETBACKS	FRONT	35 FT OR 68 FT (SEE ORDINANCE TEXT)	35 FT	35 FT OR 68 FT (SEE ORDINANCE TEXT)	35 FT OR 68 FT (SEE ORDINANCE TEXT)	50 FT OR 83 FT (SEE ORDINANCE TEXT)	12 FT OR 45 FT (SEE ORDINANCE TEXT)	25 FT OR 58 FT (SEE ORDINANCE TEXT)
	SIDE	10 FT	10 FT	10 FT	10 FT	20 FT	10 FT	20 FT
	REAR	25 FT	25 FT	25 FT	25 FT	20 FT	12 FT	20 FT
	WATER YARD	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT

TABLE 13. 2022 ZONING
DISTRICT REQUIREMENTS,
MAPLE GROVE

MAPLE GROVE		ZONING DISTRICTS					
STANDARDS		FOREST, RECREATIONAL, WILDLIFE WETLAND (FR-1)	AGRICULTURAL- RESIDENTIAL (AG-1)	SINGLE-FAMILY RESIDENTIAL (R-1)	MULTIPLE- FAMILY RESIDENTIAL (R-2)	MULTIPLE- FAMILY RESIDENTIAL (R-3)	COMMERCIAL- RESIDENTIAL (CR-1)
MIN LOT SIZE (ACRES)		5	5	2.5	2.5	2.5	2.5 ACRES, 10,000 SQ FT, OR 60,000 SQ FT
MIN BUILDING FLOOR AREA		AS AUTHORIZED IN R-1 AND R-2	600 SQ FT (FOR DWELLING)	600 SQ FT	600 SQ FT / UNIT	600 SQ FT / UNIT	600 SQ FT (RES) OR 800 SQ FT (COMM)
MINIMUM FRONTAGE ON PUBLIC STREET, HWY, ROAD		165 FT	165 FT	165 FT	165 FT	165 FT	165 FT
SETBACKS	FRONT	N/A	35 FT	35 FT	35 FT	35 FT	SEE ORDINANCE TEXT
	SIDE	25 FT	25 FT	25 FT	25 FT	25 FT	
	REAR	25 FT	25 FT	25 FT	25 FT	25 FT	
	FROM STREET	35 FT					
	FROM NEAREST HIGH WATER	45 FT	45 FT	45 FT	45 FT	45FT	45 FT

Future Land Use

The following pages describe each of the community's Future Land Use districts. These descriptions are based on what local leaders and residents stated throughout the planning process regarding built environment aesthetics and preferred land uses.

While these districts and the associated map on page 77 are not what these areas will be zoned as, per se, they do provide context for the community's built environment and how it should develop in the near and long-term future to meet local needs and preferences.



FARM & FOREST RESIDENTIAL

The Farm and Forest Residential district is displayed on the FLU map as areas that 1) have been assessed as an occupied residential use, and 2) are outside of a Part 303 Wetland. These residential areas are largely meant to preserve the community's rural character and to have a small footprint on the area's natural setting. Lot sizes will remain at least 5 acres and should be overwhelmingly covered in vegetation and lacking in impervious surfaces; this is in order to maintain the quality of the watershed and its habitats.

This district should comprise only single-family residential developments. Suburban/neighborhood developments should be excluded in Farm and Forest Residential areas and should instead be directed to the Neighborhood Residential and Suburban Residential FLU districts, as the names suggest.

Commercial uses in the Farm and Forest Residential district will be primarily associated with agriculture and farming. However, the Joint Planning Commission also intends to designate parts of this area to allow large-scale solar and wind farms, based on their efficacy in certain parts of the township.

The setbacks for dwelling and commercial structures will remain 35 feet from the front yard line and 50 feet from the nearest high water of any stream, lake or wetland (though these setbacks may be extended further). This

district's built environment features should do as little as possible to detract from the natural scenery. Features such as landscaping buffers, memorial signage (as opposed to billboards) and rear-of-building parking should be promoted.

NEIGHBORHOOD RESIDENTIAL

The Neighborhood Residential FLU district supports residential uses at a higher density. This district comprises all residential parcels in the Village of Kaleva. Residential developments that would come as a result of population growth should be situated within or close to the Village so that they can be supported by municipal infrastructure and services in a cost effective and sustainable manner.

Commercial uses in the neighborhood FLU areas should not detract from the reasonable expectations of neighborhood residents; these uses should consist of mostly retail, professional services and other businesses that create minimal noise, are small in scale and do not have a noxious effect on neighboring residential parcels. While the Village and its neighborhoods are primarily single-family detached housing units and civic uses, this FLU district should also support alternative housing types (duplex,

triplex, multi-family) to provide additional housing choices at a higher density.

Because of the lacking parking in this district, the Village and Township, in their joint Zoning Ordinance, will discourage accessory dwelling units (ADU's) within the village.

SUBURBAN RESIDENTIAL

The Suburban Residential FLU district encompasses areas adjacent to the village's south and west boundaries. This district's character is similar to that of the Neighborhood Residential, but with larger lot sizes to accommodate expectations for more parking, accessory dwelling units and accessory buildings that the Neighborhood Residential district cannot easily support.

This FLU district should support single-family detached, single-family attached and multi-family housing units. Commercial uses should be limited in this area to uses that complement neighborhood living. In addition to residential uses, this district could also support civic uses as well as parks and open space.



HISTORIC DOWNTOWN

The Historic Downtown FLU district can be found in the area created by the intersections of Walta Avenue, Wuoksi Avenue and Osmo Street. This area, in addition to the Bottlehouse Museum nearby, holds many of Kaleva's historic buildings and cultural offerings. Some of the historic buildings in this district would benefit from a State Historic Preservation Office designation to ensure that their architectural integrity remains intact even as the community changes. The businesses in this district should be light in use (professional services, retail, food and beverage, etc.). The Historic Downtown should allow mixed-use developments with commercial uses on the first floor and residential above.

This area is the cultural hub of the community. The community will continue to link this area to trails and nearby cultural sites through themed signage and non-motorized connections. If the area were to grow in population in the coming years, this district could support increased density and investment to grow the business community.

COMMERCIAL MIXED-USE

The Commercial Mixed-Use district is located along the main thoroughfares that connect Kaleva to the community's along US-31 (west) and Copemish/M-115 (northeast). This district allows for heavier use commercial industries than those allowed in the Historic Downtown, as well as residential uses in the style of those found in Country Residential or Suburban Residential.

The Commercial Mixed-Use district should allow for uses typically associated with auto-oriented travel, including, but not limited to: gas stations, auto repair shops, larger retail stores, businesses related to agriculture, etc. To support quality aesthetics in Maple Grove and Kaleva, parcels in this district should include landscaping, buffers, memorial signage (no billboards) and parking in the rear of buildings. New commercial developments in this district should locate along 9-Mile Road or Healy Lake Road north of the village.

INDUSTRIAL

Industrial uses in Kaleva should remain "light" and should not expand in the near future. Heavy manufacturing and industrial uses that create noxious conditions should be excluded. Many of the Commercial Mixed-Use uses such as auto repair would be appropriate in the Industrial FLU category. Industrial land uses should be buffered from residential properties and recreation sites such as trails and parks. This district can be found west of Healy Lake Road in the northwest corner of the village's boundaries.

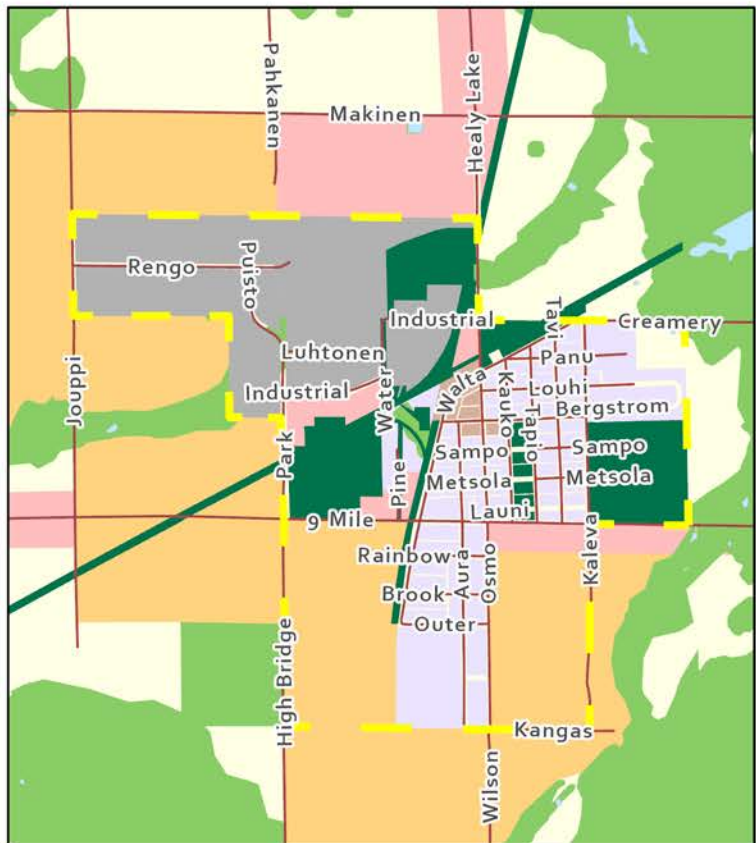
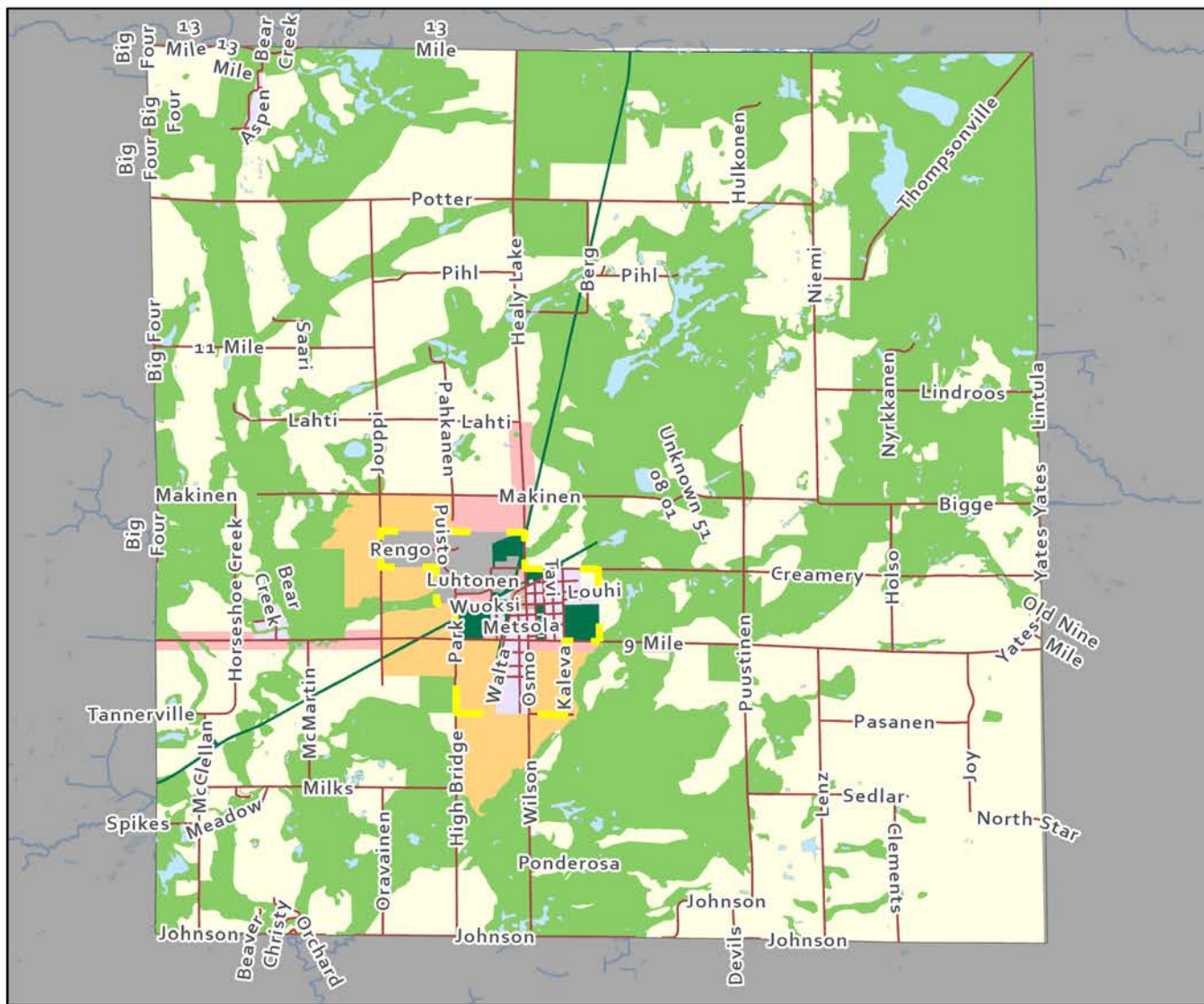
PUBLIC

The Public FLU district includes all properties owned by the Village of Kaleva or Maple Grove Township. These are properties that are needed by the municipal governments to operate and provide services to the public. These may include: parks, the school building (municipal offices, State police, etc.) and the Department of Public Works.

FOREST & WETLAND

This FLU district consists of all public forest lands, water bodies and Part 303 Wetlands. These areas should be preserved from development. These areas shall act as recreation sites, hunting land or trail connections. If development should occur on a parcel within this FLU district, setbacks and parcel features such as impervious surface limitations consistent with those described for the Farm and Forest Residential district should be observed.

MAP 13. FUTURE LAND USE



Future Land Use

- Village of Kaleva
- Water Bodies
- Roads
- Neighboring Jurisdictions
- Forest & Wetland
- Public
- Commercial Mixed Use
- Historic Downtown
- Neighborhood Residential
- Suburban Residential
- Country Residential
- Industrial

Zoning Plan

According to Section 2(d) of the Michigan Planning Enabling Act (Public Act 33 of 2008), a Master Plan must include a Zoning Plan that depicts the various zoning districts and their use, as well as standards for height, bulk, location, and use of buildings and premises. The Zoning Plan serves as the basis for the Zoning Ordinance and guides any changes made to the existing Zoning Ordinance as a result of the master planning process.

To ensure that specific zoning decisions are supported by the master plan, the planning team found it pertinent to define its support for four types of land use features: short-term rentals, accessory dwelling units, tiny house and alternative energy sources. While this is not an exhaustive list of zoning considerations the Village and Township will make in the coming years, as many have been described throughout this plan, these were essential to specifically call out in preparation for the community's 2023 joint zoning ordinance preparation.

Short-Term Rentals

The Village and Township support the presence of short-term rentals but seek to prevent this essentially commercial use of land from overwhelming the local housing stock. For this reason, the joint municipal zoning ordinance should allow short-term rentals within privately-owned houses through a permitting process that limits the total number houses for such activities. The permits will be allowed in all residential and commercial zoning districts.

Short-term rentals more commercial in nature, which may include cottages, cabins, etc. on a single parcel shall be considered a special use and will require a special use permit. These types of short-term rentals will require that the property owner, a staff person or representative of the property owner be on site at all times. These special uses may also be limited in their total number through a permitting process.

The purpose of these limitations on short-term rentals is to allow their presence in the community while also ensuring that the Village and Township's housing stock supports full and part-time resident housing. This consideration also supports the neighborhood aesthetic largely expected by those who currently reside in Kaleva-Maple Grove.

Accessory Dwelling Units

Accessory dwelling units (ADU's) should be supported as an alternative housing option in a region experiencing rapid growth. ADU's also play a role in supporting an aging population's ability to age in place. However, because of parking space limitations within the Village of Kaleva, ADU's may not be permitted in certain areas,

Wind & Solar

Wind and solar energy technology has improved to the point where local governments, private landowners and businesses alike see the benefits of its use. The Kaleva-Maple Grove Joint Planning Commission seeks to allow both forms of alternative energy. Because of the ranging scales, however, of wind and solar, the commission seeks to place some limitations on its use.

Personal-scale wind and solar attached to a residential structure may be permitted by right. If the wind or solar system is elsewhere on the property it may be a special use. Large-scale wind and solar will be a special use with certain stipulations dependent on scale, the presence of accessory structures, etc.

Tiny Houses

Tiny houses, similar to ADU's, can provide additional housing options to residents whose lifestyle does not require a large single-family detached housing unit. In consideration of Kaleva-Maple Grove's prevalence of blight, the planning commission will seek to place additional design standards on tiny houses so that they are of a high aesthetic quality and support full and part-time residential housing.

TABLE 14. ZONING PLAN

ZONING DISTRICTS								
KALEVA ZONING DISTRICTS	RECREATION AND OPEN SPACE (ROS)	RESIDENTIAL (R-1)				COMMERCIAL (C-1)	DOWNTOWN BUSINESS DISTRICT (DBD)	INDUSTRIAL DISTRICT (I)
MAPLE GROVE ZONING DISTRICTS	FOREST, RECREATIONAL, WILDLIFE WETLAND (FR-1)	AG-1	R-1	R-2	R-3	COMMERCIAL-RESIDENTIAL (CR-1)	N/A	N/A
ASSOCIATED FLU DISTRICT(S)	PUBLIC (KALEVA) FOREST & WETLAND (MG)	NEIGHBORHOOD RESIDENTIAL (KALEVA) COUNTRY RESIDENTIAL (MG: AG-1 & R-1) SUBURBAN RESIDENTIAL (KALEVA: R-1) (MG: R-1, R-2, R-3)				COMMERCIAL MIXED-USE	HISTORIC DOWNTOWN	INDUSTRIAL
PLANNED ZONING UPDATES	<ul style="list-style-type: none">DEVELOP STANDARDS FOR LARGE-SCALE WIND AND SOLAR OPERATIONS	<ul style="list-style-type: none">CREATE A PERMITTING SYSTEM FOR SHORT-TERM RENTALS TO LIMIT THEIR PRESENCE IN THE VILLAGE AND TOWNSHIPREDUCE MINIMUM BUILDING WIDTH TO ALLOW FOR TINY HOMESREQUIRE CERTAIN DESIGN AND MATERIAL STANDARDS FOR TINY HOMESALLOW SMALL-SCALE PERSONAL SOLAR ON RESIDENTIAL ROOFTOPSALLOW SHORT-TERM RENTAL COTTAGES AS A SPECIAL USE. REQUIRE THAT THERE BE A STAFF MEMBER ON SITE FOR SAID USE				<ul style="list-style-type: none">CREATE SIGNAGE REGULATIONS TO NOT ALLOW BILLBOARDS AND TO LIMIT OTHER TYPES OF SIGNSLANDSCAPING REQUIREMENTSREQUIRE PARKING IN THE REAR OF STRUCTURES	<ul style="list-style-type: none">REQUIRE A SPECIAL USE PERMIT FOR MOST COMMERCIAL USESIMPLEMENT A COMPLETE STREETS ORDINANCEALLOW MIXED USESREQUIRE MATERIALS THAT MATCH THE LOCAL AESTHETIC	<ul style="list-style-type: none">REQUIRE LANDSCAPE BUFFERS BETWEEN INDUSTRIAL AND NEIGHBORING RESIDENTIAL

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