

# Village of Cassopolis, MI 2019 Master Plan



**Village of Cassopolis**  
*"A Friendly Lakeside Community"*

Recommended for Adoption by the Planning Commission 12/27/2018  
Adopted by the Village Council 12/27/2018

Wightman

# Village of Cassopolis, MI 2019 Master Plan



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A	2019 COMMUNITY PARKS & RECREATION PLAN

## SPECIAL THANKS TO THE FOLLOWING:

### MICHIGAN STATE UNIVERSITY PLACEMAKING GRANT

The Village of Cassopolis, Cass County, and the Cass County Economic Development Committee secured a grant through Michigan State University (MSU) for 2018 to develop a plan to revitalize a targeted planning area within the County through placemaking. The planning area was narrowed down to the Broadway Street corridor from the north shore of Stone Lake to the historic County courthouse.

Due to the location of this effort, MSU graciously offered to partner with the Village's planning effort as well, providing the public input findings, final renderings, and inclusion in all meetings throughout the process. These items can be found throughout this document supporting strategic initiatives.

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# INTRODUCTION

# INTRODUCTION

## Why We Plan

**T**he Village of Cassopolis has all the character of a Michigan small town-without being “typical”. Close neighbors, a keen interest in the Village’s future, and an overwhelming interest in their young people make Cassopolis a great place to be. Willing to grow in ways that will ultimately serve the community, the Village has been diligent throughout the Master Plan process to include **everyone** in the creation of this document. One of the most remarkable aspects of this Master Plan Update process has been the Village’s desire to involve a younger generation in the planning. Children of all ages were invited to participate in all Master Plan meetings and activities, right alongside the adults in the Village. This is a progressive move for a small town and one that allows the reader to know that **every resident in the Village** was offered the opportunity to be involved in the creation of this document.

**M**any think that traditionally-built neighborhoods in older Villages like Cassopolis should stay the way they are for fear that neighborhood environments will be negatively impacted. Planners and land use professionals now know that this is not the case; mixed-uses and the addition of carefully planned amenities into traditional neighborhoods enliven neighborhoods. The ability to walk to services and restaurants where one could previously only drive, draws people to these areas. Offering diverse types of housing opportunities attracts new residents to the area; just as importantly, it gives the youth of Cassopolis a reason to return and build their adult lives in their home town.

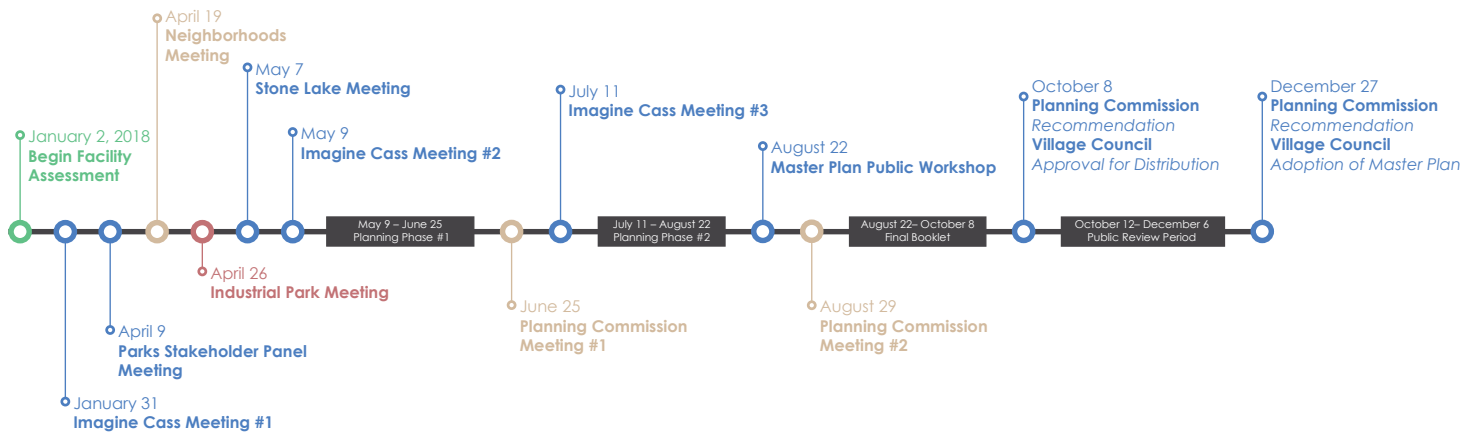
**A**s all Master Plans are intended, this document serves as an eye towards the future for Cassopolis. It is a public, guiding document that sets the Village’s intentions for its development over the next 20 years. The Planning Enabling Act for the State of Michigan requires the Village take steps to review and update the Master Plan every 5 years. However, updates can be made any time they are necessary. The Cassopolis Master Plan is not a plan that will sit on a shelf waiting for a mandatory statutory review. This plan includes action items and implementation strategies to help the Village realize projects, both big and small, that will enhance the character of the entire community.

# THE PROCESS OF MASTER PLANNING

## Why We Plan

The Michigan Zoning Enabling Act of 2006 requires that a community's zoning ordinance be based upon a plan designed to promote the health, safety and general welfare of the public. The plan which the zoning code is built upon is the Master Plan. Furthermore, The Michigan Planning Enabling Act of 2008 states that, "A local unit of government may adopt, amend, or implement a master plan as provided in this act".

The Master Plan is not an ordinance, it cannot change the zoning of property, and does not have the force of law. It does however, support the Zoning Ordinance which is the regulatory mechanism for the classification and regulation of land use. The Master Plan guides future decisions for land use and reflects the community's vision. The Zoning Ordinance dictates how that vision will be carried out. Courts recognize the validity of a Zoning Ordinance when it is based on a community's current Master Plan.



## MASTER PLAN PROCESS TIMELINE



## The Process of Creating the Master Plan

On January 31, 2018 the process kicked off with the “Imagine Cass” public engagement meeting held by Michigan State University planning students. This process concentrated primarily on the main road through downtown Cassopolis, all the way to the former courthouse building. A large turnout from the community assisted the students with planning this particular corridor.

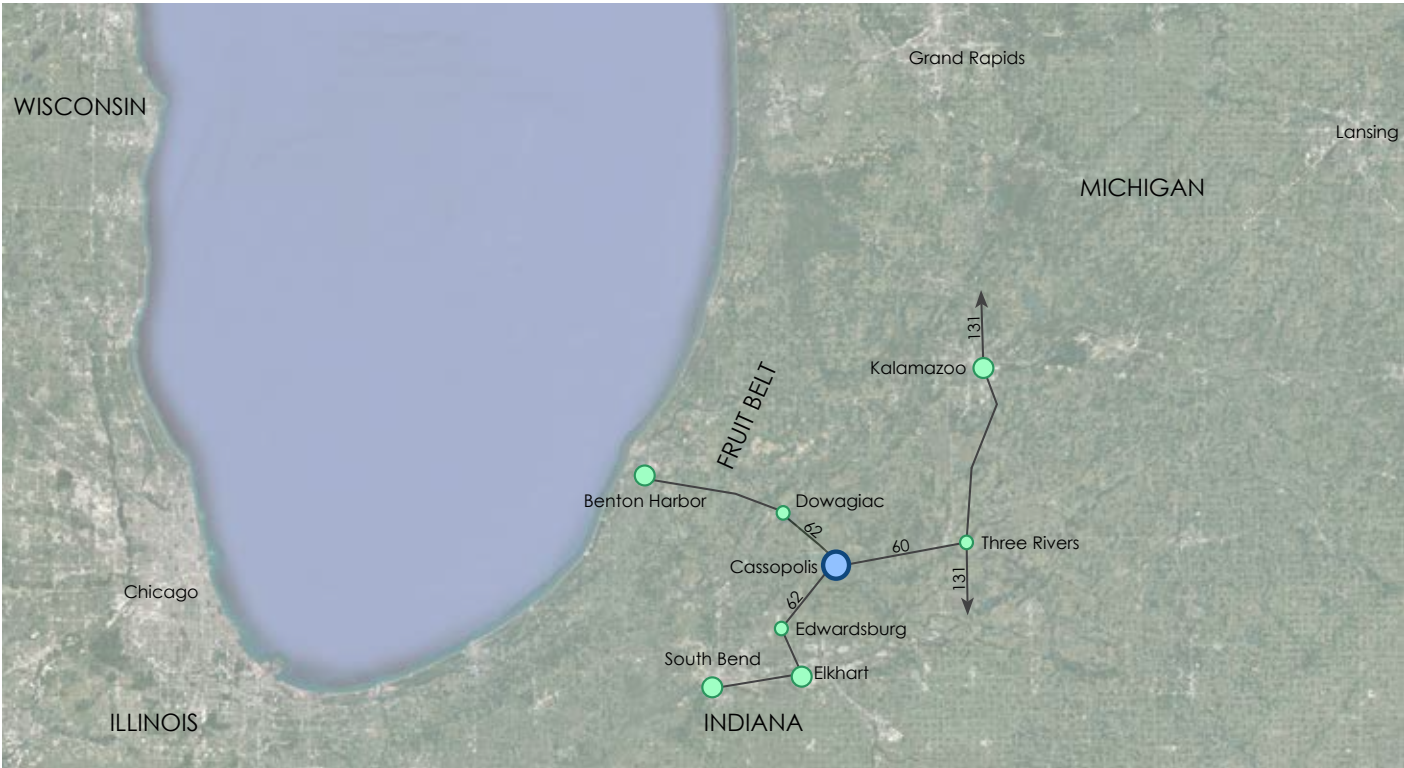
While the “Imagine Cass” project was focusing on one particular area in the Village, there were sub-groups that met to discuss special focus areas. Those sub-groups included the Parks Stakeholder group, the Neighborhoods Stakeholder group, the Industrial Park Stakeholder group, and the Stone Lake Stakeholder group. Through holding these separate, focused meetings, residents and business owners who live, work, and play in these areas of Cassopolis were able to share their experiences, thoughts, and visions for the future. A representative of each sub-group presented their plan concepts to the residents of the Village on August 22, 2018.



# FRAMEWORK



# REGIONAL INFORMATION



## REGIONAL CONTEXT

As the County seat, the Village of Cassopolis is located centrally within Cass County. While officially a part of the South Bend - Mishawaka Indiana Metropolitan Statistical Area (MSA), Cassopolis is also part of the greater Southwest Michigan region. Kalamazoo is accessible via US 131 to the east and Benton Harbor is the County's gateway to Lake Michigan. The communities of Dowagiac, Edwardsburg, and Three Rivers also provide substantial amenities for the Village's residents.

# DEMOGRAPHICS

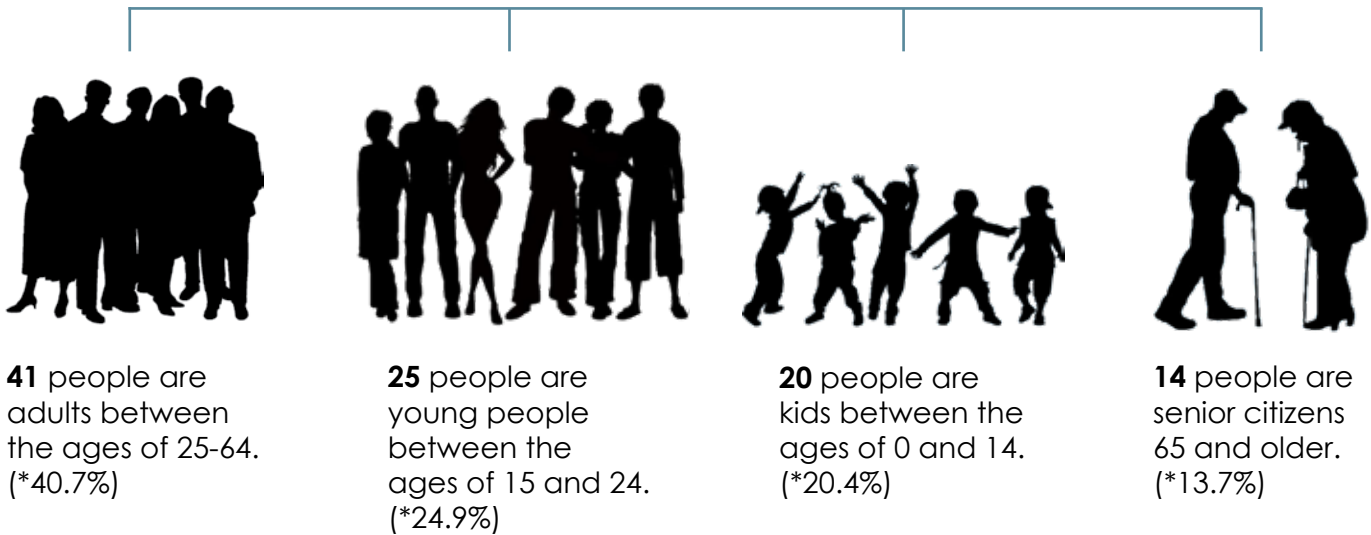
## Population Trends

According to the U.S. Census Bureau, the population of Cassopolis in 2017 was 1,703. It is helpful to know certain data about the people in the Village because it allows the community to know what types of housing, spending, and age groups that need different kinds of services and amenities in Cassopolis. **For ease of understanding, the following demographics will be presented in the context of the Village having 100 residents.** The actual numerical figures will be presented as well.



\*Cassopolis Village Population is 1,703

### OUT OF 100 PEOPLE



51 people in the Village are female. (\*50.9%)



49 people in the Village are male (\*48.1%)

# Population Trends

## OUT OF 100 PEOPLE IN CASSOPOLIS

60 would be white, 29 would be black, 3 would be asian, 5 would be hispanic, and 3 would not identify with just one of these races. (\*60% white, 29.3% black, 2.6% asian, 4.5% hispanic)



74 people have High School diplomas, 26 have some college but don't have a degree, and 21 have a college degree. (\*11.6% H.S.-no diploma, 73.5% H.S. diploma, 25.9% some college, 21.1% college degree)

Out of 100 people, Cassopolis has 36 married couples, 14 divorced, 9 widowed and 41 people who are single. (\*35.8% married, 14% divorced, 9.4% widowed, 40.8% never married)

### Out of Cassopolis' 100 households...

- 41 1-person households (\*40.8%)
- 24 2-person households (\*23.6%)
- 16 3-person households (\*15.5%)
- 10 4-person households (\*10.0%)
- 6 5-person households (\*5.9%)
- 3 6-person households (2.7%)



## CASSOPOLIS VS. MICHIGAN

Cassopolis is growing younger! The average age of a resident in Cassopolis is 29.7 years old (younger than the State of Michigan at 39.3). In 2010, it was 34.6 years old. The Village is diverse with a lower percentage of white residents, a higher percentage of black residents, and the same percentage of hispanics as the state of Michigan. There are far more married couples in the Village at 35.8% than in Michigan at 12%. However, the situation changes for divorced residents with the Village's rate of 14% divorced and Michigan's rate of 5.8% divorced.

# DEMOGRAPHICS

## Household Trends

### OUT OF 100 HOMES IN CASSOPOLIS

Approximately 48 homes are owner-occupied, 36 homes are rentals, and 16 homes are vacant. The high rental rate in Cassopolis could be tied partially to vacation rentals, especially those located on Stone Lake but more likely they are tied to single-family homes that have become rental properties. (\*48.4% own, 35.9% rent, 15.7% are vacant)



**There are 710 total homes in Cassopolis. The average household size in the Village is 2.36 people. There is an average of 392 families in the Village and the average family size is 3.15 people.**

The average household income in Cassopolis is \$27,976. Out of 100 households... 31 earn less than \$15,000, 35 earn between \$15,000 and \$49,999, 16 earn between \$50,000 and \$74,999, and 18 earn more than \$75,000. (\*30.7% <\$15,000, 34.6% between \$15,000-\$49,999, 16.2% \$50,000-\$74,999, and 18.3% >\$75,000)

**The average home value in Cassopolis is \$121,017. Out of 100 homes...55 live in homes valued at less than \$100,000, 28 live in homes valued between \$100,000 and \$200,000, and 17 live in homes valued above \$200,000. (\* 55.1% <\$100,000, 28% \$100,000-\$200,000, and 16.9% >\$200,000)**

## The Working Population

THE WORKING POPULATION IN CASSOPOLIS IS DIVERSE.

OUT OF 100 PEOPLE

- 1 is working in an agricultural field
- 2 are working in construction
- 27 are working in a manufacturing field
- 2 are working in wholesale trade
- 10 are working in retail trade
- 2 are working in transportation
- 1 is working in an information field
- 4 are working with finance, insurance, or real estate
- 49 are working in the service industry
- 2 are working in public administration

CASSOPOLIS' WORKING POPULATION IS



**30.7%**  
White Collar



**39.9%**  
Blue Collar



**29.4%**  
Service Industry

# EXISTING CONDITIONS





## Parks & Recreation

Cassopolis has 6 parks in the southern section of town and 3 parks in the northern section. Those parks include:

### TO THE SOUTH:

- Sam Adams Elementary School at 101 S. East Street
- Ross Beatty Middle and High School at 22721 Diamond Cove Road
- Stone Lake Park on beautiful Stone Lake
- Log Cabin Park at 400 S. Broadway Street
- Southside Park on S. O'Keefe Street
- DNR Boat Launch area on Stone Lake

### TO THE NORTH:

- Ron Bass Park at 118 W. State Street
- Clisbee Park on North Broadway Street
- Don Horne Park on North Broadway Street



Cassopolis takes great pride in its many parks and recreational opportunities. The 3-member Parks Committee meets about four times a year and makes recommendations on park amenities. As part of the 2018 Master Plan Update, the Village also included an update to the Parks and Recreation Plan. The Department of Public Works is responsible for the day-to-day maintenance in the Village's parks, therefore any added amenities to the parks should include consideration for maintenance and upkeep. The school parks, Southside Park, Clisbee Park and Don Horne Park offer play equipment and sports related areas; all are used quite frequently by the community, especially the youth. Stone Lake Park is yet to be developed but offers recreational area on Stone Lake. Log Cabin Park offers an overlook/observation deck to the lake and restroom facilities.

## OTHER RECREATION FACILITIES

Aside from the many park amenities Cassopolis has to offer, there are several privately-owned recreation opportunities as well. There are two golf courses in Cassopolis: Diamond Lake Golf Course, a 9-hole public course located on the east side of the Village and Park Shores, an 18-hole public course located on the southeast corner of the Village. The two courses are used by residents of the Village and surrounding communities, including lake residents.

Along the shores of Stone Lake, just outside of the western edge of the Village, sits Camp Baber, an African Methodist Episcopal Camp. The facility is operated by the Bethel African Methodist Episcopal Church in Ann Arbor and serves as a retreat spot for its members. The large lodge and small cottages are situated on Stone Lake.

*The 2019-2023 Community Parks and Recreation Plan can be found in Appendix A.*

## Schools

Cassopolis Public Schools is home to one High/Junior High School, one Elementary School, and an Adult/Alternative Education Center. In the 2017/18 school year, Ross Beatty High/Junior High School educated 393 children between grades 7-12. Sam Adams Elementary School educated 458 students. The schools in Cassopolis serve as typical meeting spots for friends and neighbors as they encourage their students in school sports and academic events.

## Churches & Religious Institutions

The Cassopolis area has many religious and spiritual facilities serving the entire community. These facilities are scattered throughout the county and play a key role in the community and surrounding areas. In the Village-proper, the United Methodist Church on Rowland Street, St. Ann Catholic Church on Broadway, Word of Life Family Worship Center on Harding, Community Baptist Church on Harding, United Presbyterian Church on State, Church of Cassopolis on Pearl, First Church of God on Spencer and St. Paul Lutheran Church all fall within the Village boundaries.

Many of the church buildings are older but are well-maintained. These buildings enhance the heritage and traditional character of the Village. Like all historical buildings, preservation and maintenance should continue throughout the upcoming years. Churches also provide additional social and recreational opportunities for Village residents, children's activities, and a central meeting place for many Village functions.



# EXISTING USES

## Government Facilities Within Cassopolis

As the county seat, Cassopolis houses both Village and County government facilities. The location of these facilities brings local service to residents and employment opportunities for those that live in the area. Supporting facilities include banks, attorneys, schools, and restaurants. The County's presence in the Village allows residents in Cassopolis to have a front row seat to all local municipalities.

The Village of Cassopolis owns the office building on the southeast corner of Broadway and State Street. The Village offices occupy the 2nd floor, while the 1st floor is leased to other businesses. The offices housed in this building are Village Administration, the Council Chambers and the Police. The Village's Department of Public Works is currently located on Disbrow Street north of State Street. The Village of Cassopolis is part of an inter-local agreement that maintains and provides fire protection services for the Village.

The Law and Courts campus building is located at the northern edge of town off of M-62. The County Campus created here includes the Sheriff's office, County Courts, Animal Shelter, Health Department and Human Services. The County Jail is also located on this site which averages an inmate population of approximately 136. The County provides inmates with a variety of services and minimum-security inmates have access to a work-release program.

On the northeast side of the Village, the County Road Commission has its offices and storage facility adjacent to the fairgrounds on O'Keefe. There are extensive parking facilities on this lot as well as storage for salt and other necessary amenities. The Road Commission heads up the roadside clean-up program, the "Adopt-A-Road Program" for Cass County.

The Cass County Fairground is situated on North O'Keefe Street and is home to the annual Cass County Fair at the end of July through the first week of August. During the 6-day fair, the public can ride all traditional amusement rides, attend events like the Demolition Derby, Draft Horse and Truck Pulls, and a Monster Truck Show. Fairground facilities include a dirt track, a grandstand, stables, barns, a banquet hall, and extensive grounds.

## Libraries

There are two branches of the library in Cassopolis: one in the downtown and the main branch on M-62. The headquarters of the Cass District Library opened in 1978 with the help of a Federal Grant. In 1993, the Cass County Library merged with the LaGrange Township Library, Howard Township Library, Mason Township Library, and the Village of Edwardsburg Library to create the Cass District Library System. The service area includes Calvin, Howard, Jefferson, LaGrange, Mason, Milton, Newburg, Ontwa, Penn, Pokagon, Porter, and Volinia Townships.

The Village of Cassopolis also has a branch of the library system near the downtown. In 1909, funds from Andrew Carnegie were used to build a library on what is now North Broadway. It served as the LaGrange Township Library until the merger with the County. At that time, the downtown library was closed until it reopened in 1994 as the Local History Branch of the Cass District Library System. The collection includes books, newspapers, periodicals, media files, census data, genealogical reports, and other historical information on local and County history and birth, marriage, and death records.

## Cemetery

Prospect Hill Cemetery, located on Disbrow Street and Cemetery Street is the only cemetery within the Village. The cemetery has plots dating back to the early 1800's, and there are still plots available. LaGrange Township has a second cemetery located at LaGrange Township Hall.

## Water & Sewer Utilities

Cassopolis provides public sewer and water to the entire Village. A few vacant parcels may need extensions built as they develop. Sanitary sewer service is available throughout the Village. Cassopolis also provides partial public water service to the Diamond Lake neighborhoods. Cassopolis participates with the Cassopolis Area Utilities Authority (CAUA), whom provide full sewer service to Diamond Lake, Donnell Lake and the Village of Vandalia.

The CAUA is responsible for sewer service around Diamond, Donnell, and Paradise Lakes, as well as the Village of Vandalia. Collection for each individual system passes through Cassopolis, where it is combined before going to the Treatment Plant in Dowagiac. Cassopolis owns the line between the Village and Dowagiac, and the CAUA has purchased 50% of the capacity of that line.

Currently, the sewer system adequately serves the Village. The system, including lift stations, should be reviewed with each new development or change in development to assure it will continue to do so. Also, the functional life of the line will need to be considered in the future.

The current water supply is capable of supporting future development that could arise over the next 20-30 years. There is an ample supply of water at the existing well fields with the possibility of a third well. Supply was improved dramatically in 1998 when the Village built a new 400,000-gallon water tower to replace the two existing towers which were much smaller.

Overall, there are some older lines and pipes in the Village that should be replaced. Replacement needs include the sizes of the lines for new development and the maintenance and/or depletion of current materials. Portions of these updates will be caused by new development, while simply age may require upgrading sooner.

## Other Utilities in Cassopolis

American Electric Power adequately provides electric service to the Village of Cassopolis. Currently, the residents and businesses of Cassopolis have the option to receive cable/satellite/phone service through Dish, Frontier, Direct TV, Comcast, Spectrum, Xfinity and other companies are always expanding services. Gas lines and gas service is provided by SEMCO Energy. Midwest Energy also provides electric, internet, and propane services for primarily rural customers.

# EXISTING USES

## Transportation & Road Network

The major thoroughfares of M-60 and M-62 meet and cross directly through the Village of Cassopolis in Cass County. Thus, the amount of traffic coming through the Village, along these roads, can be a real asset to the economy of Cassopolis. All efforts should be made to continually improve this experience for travelers.

The Village of Cassopolis has made considerable efforts to improve the downtown atmosphere in the Village through purchasing decorative street lamps, pavers in the sidewalks, benches, and street trees. Cassopolis is part of the Michigan Main Street Program which provides communities with various training opportunities to continuously pursue improvements in their downtowns. The Main Street Board is a 9-member 501c3 that meets regularly.

The primary north-south road is M-62 which becomes Broadway through the Village. The primary east-west road is M-60 which stretches from Niles to Three Rivers, US-131 and beyond. There is a concentration of commercial development along M-60 on the east side of town including convenience and automobile-related businesses. This area serves as a primary gateway to the Village and is well-traveled.

**State Highways:** Highways carry the greatest volumes of traffic and cater to both local and through-traffic. These highways can also be considered “arterial roads”. The Village of Cassopolis has two principal arterial roads: M-60 and M-62, which are also known as Broadway and East State Street.

**Major Roads:** Major roads (5.10 miles total) provide access to properties and are a main source of circulation throughout a community. These roadways can serve all districts within a community including industrial, commercial, office and residential. Major roadways in the Village of Cassopolis include: O’Keefe Street, Depot Street, South Street, Johnson Street, Hilton Street, and portion of York Street, State Street, Disbrow Street, Jefferson Street, and East Street.

**Local Roads:** Local roads (6.95 miles total), in every community, allow travelers to access properties throughout the community while also allowing them to reach major roads and highways. Through-traffic is discouraged along local roads. Examples of local roads in Cassopolis include all neighborhood streets like Fulton Street, Darwin Street, Water Street and others.

**Public Transportation:** The Village of Cassopolis is served by two ‘Dial-a-Ride’ shared transportation services, the Dowagiac Dart and Cass County Public Transit.



## Gateways

Gateways are an important part of any community because they provide an impression of the areas they are entering. The character, development patterns, relationship to the surrounding neighborhood, pedestrian-oriented streetscapes, and distinct architecture all influence the entrance experience of the community.

Cassopolis has three main gateways:

1. East end of the Village where traffic on M-60 enters from the east.
2. North end of the Village on M-62 coming from Dowagiac.
3. South end of the Village where M-60 and M-62 intersect on the shore of Stone Lake.

Planning and developing the gateways of Cassopolis is very important and worthy of considerable time and forethought. The first and most significant visual image of a community is established upon entering Cassopolis. Visually pleasing, attractive gateways have a positive influence on the character and the quality of public and private development along the corridor. Considerations for improvements for gateways and corridors should include landscaping, signage, streetlights, signs, parking design, and facade improvements.

## Natural Features of Cassopolis

Much of Michigan, including Cassopolis, was once covered in forest. Although the landscape has changed dramatically since the 1800's, many of Cassopolis' neighborhoods and streets benefit from the presence of mature trees. In all communities, street trees age past healthy life spans and need to be on a replacement plan. For this reason, the landscape will change through the years while continuously preserving times of mature tree growth.

The United States Department of Agriculture produces a Soil Survey for Cass County. The topology of Cassopolis varies from nearly level to hilly and the soils drain well. Most soils within the County are well-suited for development; however, there are a few areas where soils could produce challenges for new development.



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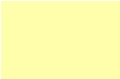


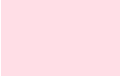





# FUTURE LAND USE

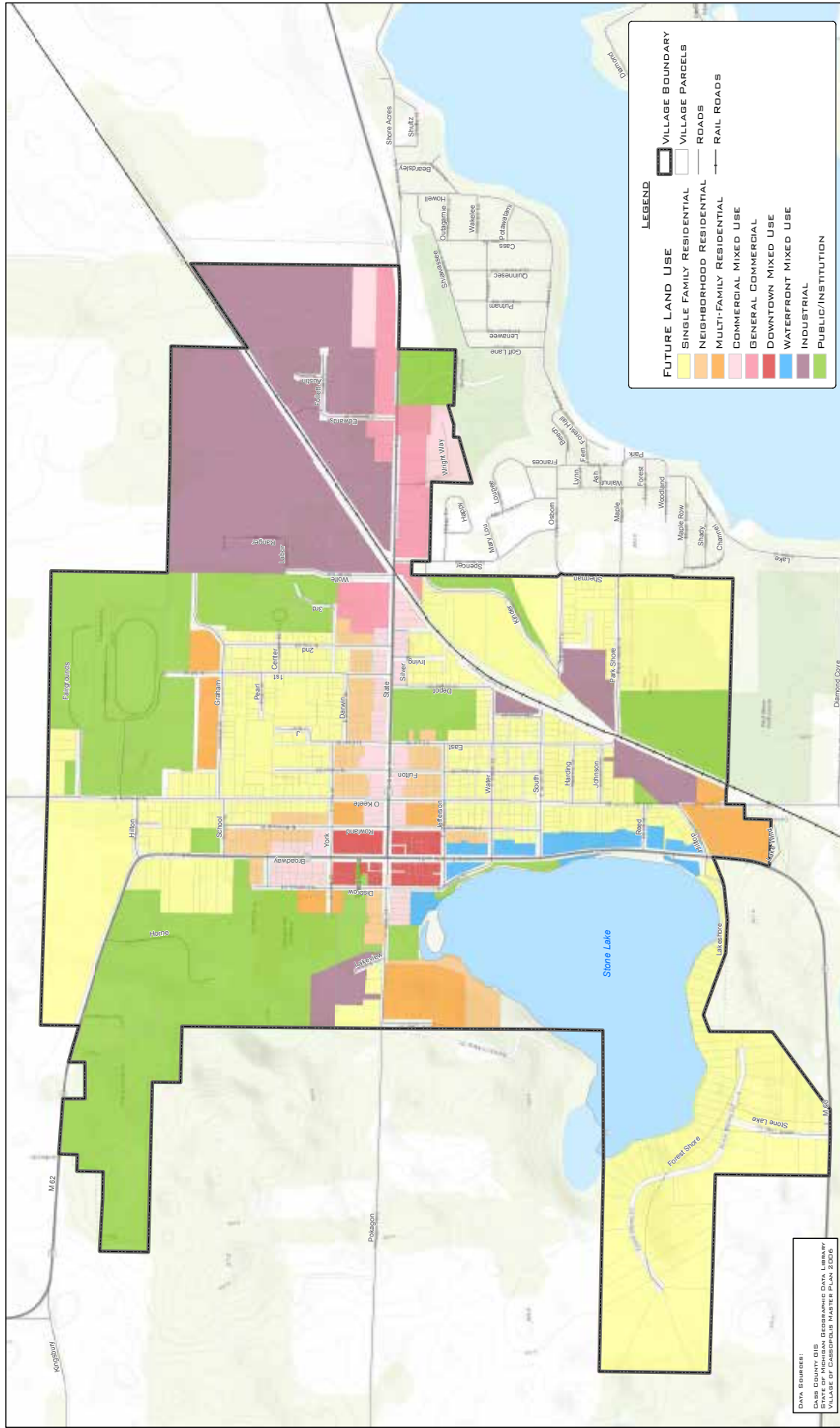
# FUTURE LAND USE MAP

## Purpose

The Future Land Use Plan map shows Cassopolis' vision for land use arrangement. The map identifies general locations for various land uses envisioned by the community during the 2018 Master Plan process. The Future Land Use Plan map, along with the entire Master Plan, is a guide for local decisions regarding land use. The boundaries reflected on the map are not intended to indicate size, shape or dimension. In addition, the recommendations do not necessarily imply that the rezoning is imminent. Rather, the recommendations set a long-range planning goal.

## FUTURE LAND USE DISTRICTS

-  **Single Family Residential:** Intended for primarily single-family uses with an average density of 4 dwellings to an acre.
-  **Neighborhood Residential:** Single and two-family dwellings with densities up to 10 dwellings per acre. The district also serves as a transition between residential and commercial area.
-  **Multi-Family Residential:** The district includes areas close to amenities and appropriate for a variety of multi-family structures up to 12-14 units per acre.
-  **Commercial Mixed-Use:** Reserved for uses that are intended to increase walkability to amenities and incorporate residential uses into commercial properties.
-  **General Commercial:** Serves primarily automobile-oriented retail sales, service uses, and restaurants.
-  **Downtown Mixed-Use:** Includes retail, office, service, entertainment, dining, cultural attractions, and upper floor residential in the downtown area.
-  **Waterfront Mixed-Use:** Encourages public retail and commercial uses which allow for customers to enjoy views of the lake.
-  **Industrial:** Includes all production-related and warehouse facilities, along with industrial offices, and accessory uses including outdoor storage.
-  **Public/Institutional:** Includes all municipal owned properties including Village, County, schools, and churches.



**LEGEND**

**FUTURE LAND USE**

- SINGLE FAMILY RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL MIXED USE
- GENERAL COMMERCIAL
- DOWNTOWN MIXED USE
- WATERFRONT MIXED USE
- INDUSTRIAL
- PUBLIC/INSTITUTION

**VILLAGE BOUNDARY**

**VILLAGE PARCELS**

**ROADS**

**RAIL ROADS**

DATA SOURCES:  
 CASS COUNTY GIS  
 CASS COUNTY GIS  
 CASS COUNTY GIS  
 VILLAGE OF CASSOPOLIS MASTER PLAN 2016

0 500 1,000  
 SCALE: 1 IN. = 1,000 FEET



**VILLAGE OF CASSOPOLIS**  
 MASTER PLAN

**FUTURE LAND USE**  
 9/13/2018

# STONE LAKE PLAN

The Village of Cassopolis has a unique asset — the downtown area is connected to a lake. Stone Lake is approximately 148 square acres and 56 foot deep and located to the southwest of the Village. The residents of Cassopolis use Stone Lake in a variety of ways including fishing, recreational boating and swimming. Log Cabin Park is located on the lake and allows residents a unique recreational opportunity on the lake. Also, Camp Baber Retreat Center is located on the north end of the lake and there are some luxury rental homes being developed along the lake. Aside from these uses, Stone Lake is largely under-utilized due to the undeveloped lots on the lake and the limited amount of public access areas.

While visioning for Stone Lake with the Cassopolis community, the main idea that persisted throughout the conversation was the desire for more ways to enjoy the lake. There was a desire to find ways to make the lake more inclusive for everyone of every ability and every age group. Some of the specific ways to make the lake more enjoyable included the following ideas:

- A trail around the lake
- Somewhere to buy coffee or lunch and sit by the lake
- A way to drive down to the lake
- The preservation of current amenities, like the Tasty Twirl
- More available parking
- Bike racks



Image Provided by MSU



Rendering Provided by MSU

## BOARDWALK IMPROVEMENTS

As part of the Michigan State University (MSU) Imagine Cass effort, residents spoke of losing the boardwalk connection south of the Tasty Twirl that allowed pedestrians to access Log Cabin Park from downtown Cassopolis. The MSU team incorporated a new boardwalk into their Broadway corridor study to satisfy this need. Their team also found opportunities along the boardwalk to include informational signage that could depict historical information, education on natural species on and in Stone Lake, or photo opportunities for people strolling along the Lake side.

This need and desire was also heard throughout the planning process, so with the partnership of the MSU team these improvements are incorporated into the Master Plan.

## Disbrow Beach on Stone Lake

Finding several parcels of land available along Stone Lake, a major proposed project involves building a public beach within walking distance of the downtown with parking, the ability to have special events by the lake, a portage for canoes and kayaks, and a dock containing transient slips for visitors and casual boaters. This development has the potential to serve as a community gathering spot and an attraction for downtown Cassopolis. It provides residents and visitors with the ability to sit by the lake and have a snack or meet with friends. The development also provides enough space for community events and activities.



# NEIGHBORHOOD PLAN

Good neighborhood design includes planning for automobile and pedestrian connectivity. Also some mixed-uses in neighborhood districts is encouraged. For instance, a building or several buildings in a neighborhood may consist of upper floor living spaces and retail, dining or service needs on the ground floor. Establishments such as these are intended to serve the people that live within walking distance.

Quality design can build value in a neighborhood through increasing homeownership rates, building stronger neighborhood identities, and encouraging social interaction between residents. Homeowners are more likely to maintain their homes in good condition. When neighborhoods are connected to the town's amenities, especially amenities within walking distance, the result is that all residents receive equal access to businesses and the businesses have a more diverse clientele. Also, residents are less likely to leave town when they can easily access services and businesses within a walkable distance.

## THE 8 ELEMENTS TO A GREAT NEIGHBORHOOD:

- 1. There are stores and restaurants within an easy 5-10 minute walk.**
- 2. The streets are safe and friendly; walking down neighborhood streets feels pleasant and open.**
- 3. There are many choices to move around within the neighborhood whether its on foot, on a bike, or in a car.**
- 4. The neighborhood has a variety of housing types from single-family ranch homes, to historic duplexes and flats.**
- 5. There are places for people to meet, talk and be neighborly in public gathering places.**
- 6. The neighborhood is served by a variety of public services including parks, schools, libraries, and other local services.**
- 7. There is a "character" to the neighborhood; when you enter it, you know where you are by the way it looks.**
- 8. The neighborhood is a refuge, but also an extension of the larger community; it "fits".**

There are many wonderful qualities to the neighborhoods in Cassopolis that should be preserved and protected. Among those positive qualities are:

- Homes that are affordable and accessible
- Neighborhoods are primarily walkable with few exceptions
- Historic homes are prevalent
- Neighborhoods have access to natural assets in town like Stone Lake
- The Village is family-oriented and multi-generational
- Residents are student-focused with an engaged school system

## PROJECTS IN CASSOPOLIS NEIGHBORHOODS

1. **Sidewalks** - A sidewalk inventory within neighborhoods should be completed. This inventory will reveal where sidewalks need to be installed and where sidewalks should be replaced. Sidewalks should lead residents to amenities offered within the Village.
2. **Mixed Use Districts** - Consider making it permissible for uses other than residential to be built within neighborhoods. The general “look” of these mixed-uses should blend with the general aesthetics of the neighborhood and contain a mix of residential and business.
3. **Facade Improvements and Home Improvements** - Collect resource information like grants or locally donated help and distribute to homeowners that may need assistance with home improvements.
4. **Increase housing diversity** - Increase the amount of homes priced in the \$150,000-\$200,000 range.
5. **Improve crossings** - Inventory all intersections through neighborhoods and ensure that each intersection consists of accessible crossings.



# NEIGHBORHOOD PLAN

FUTURE LAND USE

Out of the Master Plan process emerged the need to create new housing options in the Village. An ideal plot of land for a new neighborhood emerged from vacant Village owned property on Stone Lake originally intended as a park. It is recommended that the Village sell the land to a residential developer who will participate in the Cassopolis vision for a unique living experience. The 15 lots shown below give each homeowner the ability to have a view of the lake due to the elevation of the land, while giving the Village a diverse housing opportunity and a new neighborhood. The vision is to give each homeowner access to a public lakeside area to enjoy, as well as the opportunity to lease a boat slip close to home.



# MSU BROADWAY IMPROVEMENTS

The improvements depicted below were developed by the Michigan State University (MSU) team to depict before and after characteristics of proposed Broadway corridor streetscape improvements. Individually these improvements may seem small, but if completed together these 'small' projects will have a large impact on improving pedestrian connectivity through design speed reductions and higher walk appeal.

## BEFORE



## AFTER



MSU rendering showing the existing **mid-block crosswalk** in downtown Cassopolis vs. the proposed improvements of a new, wider paving material and curb bump-outs at either end.



Existing building facades would benefit from a **facade improvements program** where new storefronts and aesthetic improvements to the street would be funded through local matching grants.



If the Village could partner with downtown businesses to clean up and improve their **'back of building' service areas**, approaches from the east and west of downtown would be more pleasant for pedestrians and vehicles alike.

# DOWNTOWN PLAN

A healthy downtown is the key to a strong community. Downtowns are powerful symbols of a community. They often form a visitor's first impression of the town. Revitalization of classic downtowns, like downtown Cassopolis, is the key to attracting tourists and sending a message of sustainability, friendliness, and solid planning. Cassopolis doesn't have to be huge to make it on a list of places to see, but it does have to continue to invest time and energy into revitalizing its core.

One of the best ways to preserve historic buildings in classic downtowns is to offer incentives and facilitate grants for the rehabilitation of upper floors into new, affordable residential housing units. Cassopolis already has a great start towards revitalization of the upper floors downtown, and this work should continue. Some of the positive actions Cassopolis has taken includes involvement in the Redevelopment Ready Communities and Main Street programs. Both programs will ignite the regeneration of old facilities and improve the aesthetics of the downtown. Most importantly, Cassopolis has a very engaged community and skilled administration, and when combined, that energy will go far in the revitalization of the Village.

As part of the Master Plan process, the community of Cassopolis discussed the downtown frequently. Those discussions included strategies to improve parking and walkability from downtown to Stone Lake, as well as through neighborhoods and into downtown. The community looked at traffic through the downtown and explored different ways to slow traffic flow in this area. Also, the group reviewed the aesthetics of the downtown and discussed facade improvements, public gathering spaces, and convenient parking methods.



To slow traffic on Broadway Street, which bisects downtown, the community was presented with the idea of a “road diet”. With 4 lanes running through the downtown, a road diet would take the lanes down to 3 one lane heading east, one lane heading west, and a turn lane at intersections. This would allow for a mid-block crossing and various bump-outs through the downtown. The road diet would allow Cassopolis to have room to install one or two bike lanes through town, in addition to continued parallel parking.



Various comments from the Cassopolis community included the need for public parking areas to the rear of downtown buildings. Areas like alleys, already built into the downtown, could serve as walking paths from rear parking lots. The Imagine Cass plan highlighted an alley in Cassopolis' downtown and created a mural and sitting area. This kind of alley could also function as a path into the downtown from rear parking areas.



MSU rendering showing proposed improvements to the pedestrian alley connecting midblock parking lots to Broadway between Hayden Hardware and the VFW.

## Purpose

### Overarching ideas from the Industrial Parks Stakeholder Group:

1. Create vocational ties between Cassopolis industries and students.
2. Address the lack of restaurants and services available to Industrial park employees by introducing food trucks into the Industrial Park.
3. Improve the condition of Wolfe Avenue and entrance into Industrial Park.
4. Create shovel-ready building sites for future business/marketing purposes.
5. Install Industrial Park identification signage.



**CASSOPOLIS**  
**Research & Technical Park**

## GOAL #1: CREATE VOCATIONAL TIES BETWEEN CASSOPOLIS INDUSTRIES AND STUDENTS.

**CHAMPIONS:** Cassopolis Public Schools, Industry owners, Elkhart Vocational Education Center.

The school system has a vested interest in seeing young adults well-educated and industry has an interest in acquiring an educated local workforce.

### STRATEGIES:

- Bring industry owners and Elkhart Vocational Education Center together to assess needs and form a partnership.
- Utilize counselors and educators, high/middle school students, and parents to educate and encourage students into local internship opportunities.
- Engage businesses to identify talent needed and to understand how internships can be used to enhance their business objectives.
- Identify how internship training can lead to college readiness/credits and career-oriented jobs.

### OUTCOMES:

1. The number of businesses offering internships increases.
2. Local and regional talent retention increases.
3. Cassopolis has a stronger employment base.
4. Cassopolis schools offer another benefit to local students.



# INDUSTRIAL PARK STRATEGIC PLAN #1

**GOAL #2: ADDRESS THE LACK OF RESTAURANTS AND SERVICES AVAILABLE TO INDUSTRIAL PARK EMPLOYEES BY INTRODUCING FOOD TRUCKS INTO THE INDUSTRIAL PARK.**

**CHAMPIONS:** Village of Cassopolis, Planning Commission

Allowing food trucks into industrial parks makes sense for both workers who have a limited lunch period and truck owners, who will have a captive customer-base for breakfast/lunch sales. Steering food trucks towards industrial parks also brings residents who want to purchase food from the trucks and increases recognition of the industrial park.

**STRATEGIES:**

- Create a food truck ordinance and add the industrial park as a permitted location
- Consider waiving fees for food trucks locating in industrial zones.
- Install infrastructure (electric and water) at convenient locations for food trucks to use.
- All food trucks operate during all hours that shifts are working.

**OUTCOMES:**

1. Increased recognition/familiarity with industrial park.
2. Less crowding at McDonald's and Subway during lunch time.
3. Employees stay within Cassopolis and don't travel elsewhere to buy lunch.



# INDUSTRIAL PARK STRATEGIC PLAN #2

**GOAL #3: IMPROVE CONDITION OF WOLFE AVE ENTRANCE INTO INDUSTRIAL PARK.**

**CHAMPIONS:** Village of Cassopolis

The aesthetics of each area within the Village are important. Improvement of the industrial park will require code enforcement actions to be taken.

**STRATEGIES:**

- Enforce code requirements on boat storage facility.
- Work with owners to clean up boat storage sites.
- Work with Village Council to name and approve signage for the industrial park.
- Clean up entrance by resurfacing Wolfe Road.

**OUTCOMES:**

1. The industrial park will look more professional and appealing.
2. A professional looking park is easier to market.



# INDUSTRIAL PARK STRATEGIC PLAN #3

**GOAL #4: CREATE SHOVEL-READY BUILDING SITES FOR FUTURE BUSINESSES/MARKETING PURPOSES.**

**CHAMPIONS:** Village of Cassopolis, Grant Programs

Locating successful key industries in Cassopolis will involve sites that are shovel-ready. Attraction of industry brings jobs to the area; therefore, it's critical that incentives are offered when marketing the available land in the Cassopolis Industrial Park.

**STRATEGIES:**

- Utilize State of Michigan grants and USDA funds to extend infrastructure.
- Develop and advertise a list of incentives for each property including Tax abatements, construction of spec buildings, discounts on connection and permit fees, etc.
- Market vacant sites heavily.

**OUTCOMES:**

1. New industry will look closer at property that is move-in ready.
2. More industry will bring more jobs to the area.
3. The Village will see an increase in tax base.



## GOAL #5: INSTALL INDUSTRIAL PARK IDENTIFICATION SIGNAGE.

**CHAMPIONS:** Village of Cassopolis, MDOT (grants)

By increasing visibility and recognition of the industrial park, residents in Cassopolis will become more familiar with job offerings and facilities offered in the Village.

**STRATEGIES:**

- Landscape area around sign to maintain the area.

**OUTCOMES:**

1. The opportunities to market the industrial park grows with each person who's knowledgeable about the businesses/lots in it.
2. Recognition increases the likelihood that other businesses will want to locate in proximity.



## Zoning Plan

The Zoning Plan table outlines an approach to guide zoning decisions under the Master Plan. It identifies zoning districts that are compatible with each of the future land use designations. It also presents zoning districts that may be compatible and suggests some guidance for use by the Planning Commission, the Village Council and the public.

These standards are meant as a point of beginning in a rezoning decision. They should not be regarded as the only factors to be considered. Each rezoning case should be considered on a case-by-case basis; extenuating circumstances could apply to any rezoning request. Deciding bodies should always pay attention to existing and potential land use conflicts and to changing conditions that could impact a rezoning decision. Typically, a rezoning request must be considered using the following standards:

- 1. Consistency with the Master Plan and Future Land Use Plan.** As indicated, the following Zoning Plan will be helpful in this regard, but needs to be applied in the context of this entire plan, not in isolation.
- 2. Reasonable use for the property as currently zoned.** Property owners are entitled to expect that a reasonable use may be found for their property but it is not necessarily reasonable to expect any use desired if it conflicts with broader public objectives.
- 3. Consideration for whether there are other, more appropriate locations in the Village for the proposed zoning.** This involves an analysis of the existing land uses, the Zoning Ordinance and the Future Land Use Plan to evaluate whether the community has already provided appropriately for a particular class of uses.
- 4. Potential detrimental effects of a proposed change in zoning on adjoining and surrounding land uses.** The rezoning will not cause significant adverse impacts to adjacent properties, the neighborhood or the Village and will not create a nuisance or materially impair public health, safety, comfort, morals or welfare.

<b>Single Family Residential</b>	<b><u>Aligns with zoning district:</u></b>
Single-family residences, churches, parks 4 units/acre average	R-1
<b>Neighborhood Residential</b>	<b><u>Aligns with zoning district:</u></b>
Single-family residential, multi-family residential, neighborhood commercial 10 units/acre average.	R-1, R-2, Governmental/Public
<b>Multi-Family Residential</b>	<b><u>Aligns with zoning district:</u></b>
Single-family residential, dense multi-family residential, neighborhood commercial 2-14 units/acre average.	R-1, R-2, Parking
<b>Commercial Mixed-Use</b>	<b><u>Aligns with zoning district:</u></b>
Mixes of commercial, upper-floor residential, service, dining.	C-3, C-1, Parking, Governmental/Public
<b>General Commercial</b>	<b><u>Aligns with zoning district:</u></b>
Mixes of commercial, service, dining	C-2, Parking, Governmental/Public
<b>Downtown Mixed-Use</b>	<b><u>Aligns with zoning district:</u></b>
Mixes of commercial, upper-floor residential, service, dining.	C-3, Parking, Governmental/Public
<b>Waterfront Mixed-Use</b>	<b><u>Aligns with zoning district:</u></b>
Retail, commercial and dining with lakeside exposure.	C-2, C-3, Parking
<b>Industrial</b>	<b><u>Aligns with zoning district:</u></b>
Manufacturing, production, offices	I-1, I-2, Parking



BORGESS Lee Medical Group

# GOALS & IMPLEMENTATION

OFFICE SPACE  
FOR LEASE  
CALL  
LINDA  
H. HOFFMAN

# GOALS

## GOAL #1: IMPROVE PEDESTRIAN AND BICYCLE ACCESS ALONG BROADWAY & STATE STREETS. BEGIN DESIGN IN SPRING OF 2019 AND COMPLETE CONSTRUCTION BY SPRING OF 2020.

**OBJECTIVE A:** Design and implement a road diet for Broadway Street, incorporating bike lanes, improved crosswalks, and curb bump-outs at crossing locations while reducing vehicular lanes from four lanes to three. Also replace existing sidewalks throughout the historic downtown.

**OBJECTIVE B:** Reduce vehicular right-of-way on State Street.

**OBJECTIVE C:** Provide an ADA accessible pathway along southbound Broadway Street from Downtown Cassopolis connecting to Lakeshore Drive.

## GOAL #2: IMPROVE EXISTING COMMERCIAL BUILDINGS WITHIN HISTORIC DOWNTOWN CASSOPOLIS THROUGH FAÇADE IMPROVEMENTS, UPPER STORY APARTMENT FIT-OUTS, AND MAIN LEVEL RETAIL ATTRACTION WITHIN THREE YEARS. SEE DATES BELOW FOR TIMELINE.

**OBJECTIVE A:** Identify a consultant and execute a Commercial 'Target Market Analysis' (TMA) to determine gaps in needs and attract developers. Fall of 2020

**OBJECTIVE B:** Attract current and future building owners to partner with the Village in efforts to strategize improvements and determine funding opportunities. Spring of 2020

**OBJECTIVE C:** Identify and begin applying for grants that apply to historic downtown redevelopment. Fall of 2021

## GOAL #3: TARGETING MID-MARKET SINGLE FAMILY HOMES, DISTRIBUTE A REQUEST PROPOSAL (RFP) TO SELL VILLAGE-OWNED PROPERTY ON THE NORTHWEST SHORE OF STONE LAKE TO A REAL ESTATE DEVELOPER WITHIN THREE YEARS. SEE DATES BELOW FOR TIMELINE.

**OBJECTIVE A:** Execute a Residential 'Target Market Analysis' (TMA) to determine gaps in needs and attract developers (in conjunction with the commercial TMA). Fall of 2020

**OBJECTIVE B:** Develop an RFP that includes a conceptual development plan that illustrates what type of development the Cassopolis community will support. Include information from both the residential and commercial TMAs. Winter of 2020/21

**OBJECTIVE C:** Sell property and amend/update zoning as necessary to support the winning bidder. Spring 2021

# GOALS

**GOAL #4: ESTABLISH A NEW PUBLIC PARK ON STONE LAKE'S NORTHEAST SHORE TO ANCHOR CASSOPOLIS' SOUTH END OF DOWNTOWN WITH A PUBLIC BEACH, EVENT SPACE, BATHROOMS, FISHING PIER, VETERAN'S MEMORIAL, AND TRANSIENT BOAT DOCKS WITHIN TWO YEARS. SEE DATES BELOW FOR TIMELINE.**

**OBJECTIVE A:** Identify stakeholders (Tastee Twirl, Sinclair Station) and property owners that are important to the success of the project and begin the process of formalizing the necessary agreements. Winter 2018/19

**OBJECTIVE B:** Develop a construction budget and design time-line. Winter 2018/19

**OBJECTIVE C:** Execute architectural and engineering plans for the development of the new park along Disbrow Street. Consider vacating the right of way to make way for the new public space. Spring/Summer 2019

**OBJECTIVE D:** Develop a construction schedule for completion and coordinate with future work along Broadway for streetscape improvements. Summer 2019

**GOAL #5: WORK WITH CURRENT AND POTENTIAL OWNERS IN THE VILLAGE'S INDUSTRIAL PARK TO EXPAND MARKETING OPPORTUNITIES FOR FUTURE DEVELOPMENT, IMPROVE ACCESSIBILITY & AESTHETICS, AND ADD AMENITIES FOR EMPLOYEES FOR BREAKS AND AFTER WORK WITHIN FOUR YEARS, SEE DATES BELOW FOR TIMELINE.**

**OBJECTIVE A:** Re-brand signage and improve/create marketing materials. 2022

**OBJECTIVE B:** Repave Wolf Street and improve wayfinding from the entrance of the Industrial Park. 2023

**OBJECTIVE C:** Work with property owners along Wolf Street to clean up clutter and maintain upkeep on their properties to improve aesthetic appeal for clients and future industrial property owners. 2023

**GOAL #6: COMBINE VILLAGE ADMINISTRATIVE SERVICES (MANAGER, CLERK, POLICE, COUNCIL/COMMISSIONS) WITH THE DEPARTMENT OF PUBLIC WORKS (DPW) TO FORM A VILLAGE MUNICIPAL COMPLEX FOR MORE EFFICIENT USE OF FACILITIES AND TO CREATE NEW OPPORTUNITIES FOR THE VILLAGE TO LEASE SPACE THEY ALREADY OWN WITHIN TWO YEARS.**

**OBJECTIVE A:** Execute a conceptual design phase where sites will be analyzed, the facility will be programmed, and a preliminary floor plan and site test fit will be selected for further development. Being Executed in Fall/Winter of 2018.

**OBJECTIVE B:** Develop a construction budget and design time-line. Winter 2018/19

**OBJECTIVE C:** Execute architectural and engineering plans for the municipal complex. Spring/Summer 2019.

**OBJECTIVE D:** Develop a construction schedule for completion. Summer 2019

**GOAL #7: IDENTIFY RESIDENTIAL GROWTH OPPORTUNITIES AND WITHIN FIVE YEARS, DEVELOP A STRATEGY TO ATTRACT HOUSING TYPES THAT MATCH THE STATE OF MICHIGAN'S DEFINITION OF 'MISSING MIDDLE HOUSING', INCLUDING: TOWNHOUSES, MANSION FLATS, FOURPLEXES, DUPLEXES, LIVE/WORK, ETC.**

**NOTE: THESE HOUSING TYPES SHOULD BE ADJACENT TO HIGH QUALITY AMENITIES.**

**OBJECTIVE A:** See goal #3, Residential TMA. Identify who will be buying homes and what types of homes they want to live in.

**OBJECTIVE B:** Identify appropriate locations for missing middle, multi-family, and single-family residential types and identify strategies to attract residential developers.

**OBJECTIVE C:** Rezone land as needed to develop a comprehensive plan for the future of housing and the amenities that will be supported, and in turn support, new residents.

**GOAL #8: IMPLEMENT A PARTNERSHIP WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT), CASS COUNTY, THE CITY OF DOWAGIAC AND LAGRANGE TOWNSHIP TO ESTABLISH A US BIKE ROUTE ALONG M-62 BETWEEN DOWNTOWN CASSOPOLIS AND DOWNTOWN DOWAGIAC WITHIN FIVE YEARS.**

**OBJECTIVE A:** Meet with MDOT to discuss M-62 as a designated bike route and the opportunities to establish a U.S. Bike Route (USBR).

**OBJECTIVE B:** Identify potential volunteers to help establish a support group to attend meetings and strategize implementation. Based on the meeting with MDOT, begin pulling stakeholders from Cass County, Dowagiac, and Lagrange Township.

**OBJECTIVE C:** Ultimately, MDOT will need to apply for a USBR numbered designation through the American Association of State Highway and Transportation Officials (AASHTO), a nonprofit, nonpartisan association representing highway and transportation departments in all 50 states. The group of volunteers and stakeholders identified in Objective B will be responsible for coordinating and remaining accountable for this effort.

**GOAL #9: PLAN AND DEVELOP GATEWAYS FROM THE EAST AT M-60, FROM THE NORTH AT M-62, AND FROM THE SOUTH AT M-62/60 WITHIN FIVE YEARS. CONSIDER LANDSCAPING, SIGNAGE, AND LIGHTING.**

**OBJECTIVE A:** Design a standard for gateway signage and develop unique plans for each gateway into downtown. Designs should reflect the character of the adjacent neighborhood or amenities.

**OBJECTIVE B:** Prioritize when to implement each gateway which will be reflected in budgets and a schedule for construction. Meet with MDOT or other controlling agencies as needed.

**OBJECTIVE C:** Consider an overall Village signage standard for gateways, parks, Village-owned buildings, and others to create a consistent wayfinding experience for residents and visitors.

# IMPLEMENTATION MATRIX

GOALS	
<p><b>GOAL #1:</b>  <b>IMPROVE PEDESTRIAN AND BICYCLE ACCESS ALONG BROADWAY &amp; STATE STREETS. BEGIN DESIGN IN SPRING OF 2019 AND COMPLETE CONSTRUCTION BY SPRING OF 2020.</b></p>	
<p><b>GOAL #2:</b>  <b>IMPROVE EXISTING COMMERCIAL BUILDINGS WITHIN HISTORIC DOWNTOWN CASSOPOLIS THROUGH FACADE IMPROVEMENTS, UPPER STORY APARTMENT FIT-OUTS, AND MAIN LEVEL RETAIL ATTRACTION.</b></p>	
<p><b>GOAL #3:</b>  <b>TARGETING MID-MARKET SINGLE FAMILY HOMES, DISTRIBUTE A REQUEST FOR PROPOSAL (RFP) TO SELL VILLAGE-OWNED PROPERTY ON THE NORTHWEST SHORE OF STONE LAKE TO A REAL ESTATE DEVELOPER.</b></p>	
<p><b>GOAL #4:</b>  <b>ESTABLISH A NEW PUBLIC PARK ON STONE LAKE'S NORTHEAST SHORE TO ANCHOR CASSOPOLIS' SOUTH END OF DOWNTOWN WITH A PUBLIC BEACH, EVENT SPACE, BATHROOMS, FISHING PIER, VETERAN'S MEMORIAL, AND TRANSIENT BOAT DOCKS.</b></p>	
<p><b>GOAL #5:</b>  <b>WORK WITH CURRENT AND POTENTIAL OWNERS IN THE VILLAGE'S INDUSTRIAL PARK TO EXPAND MARKETING OPPORTUNITIES FOR FUTURE DEVELOPMENT, IMPROVE ACCESSIBILITY &amp; AESTHETICS, AND ADD AMENITIES FOR EMPLOYEE LUNCH BREAKS AND AFTER WORK.</b></p>	
<p><b>GOAL #6:</b>  <b>COMBINE VILLAGE ADMINISTRATIVE SERVICES (MANAGER, CLERK, POLICE, COUNCIL/ COMMISSIONS) WITH THE DEPARTMENT OF PUBLIC WORKS (DPW) TO FORM A VILLAGE MUNICIPAL COMPLEX FOR MORE EFFICIENT USE OF FACILITIES AND TO CREATE NEW OPPORTUNITIES FOR THE VILLAGE TO LEASE SPACE THEY ALREADY OWN.</b></p>	

	Priority	Time Frame	Responsibility	Potential Funding Source
	1	1 Year	Village Staff, Council, Planning Commission	Village, TAPS, MEDC CDBG's
	2	3 Years	Village Staff, Council	MEDC CDBG's, Village
	2	3 Years	Planning Commission, Village Council,	N/A
	1	2 Years	Village Council, Village Staff	USDA, Village, MDNR, MNRTF, MDEQ
	3	4 Years	Village Council, Planning Commission	N/A
	1	2 Years	Village Staff, Village Council	USDA, Village

**IMPLEMENTATION MATRIX**

Because resources are limited, it is helpful to identify the relative priority of each project with the understanding that the Master Plan includes some ambitious projects and initiatives. Actions are listed with a “priority number” as follows:

- **Priority 1** actions are those that should be given immediate and concentrated effort. Any preliminary steps that must be taken to implement the action (such as seeking funding, changes in local ordinances, etc.) should also occur as required. Projects having a longer time frame should be revisited on an as-needed basis and be incorporated into other applicable long-term planning programs, such as a capital improvements plan or recreation plan.
- **Priority 2** actions are those that are important to implement the Plan, but either depend on commencement and completion of Priority 1 actions, or do not have the same immediacy.
- **Priority 3** actions are not as urgent and can be delayed for a longer period of time. These projects are more susceptible to budgetary constraints.
- In addition to a time frame, each action includes potential funding source(s) along with the entities with capacity or responsibility for implementation.

# IMPLEMENTATION MATRIX

GOALS	
<p><b>GOAL #7:</b> <b>IDENTIFY RESIDENTIAL GROWTH OPPORTUNITIES AND DEVELOP A STRATEGY TO ATTRACT HOUSING TYPES THAT MATCH THE STATE OF MICHIGAN'S DEFINITION OF 'MISSING MIDDLE HOUSING', INCLUDING: TOWNHOUSES, MANSION FLATS, FOURPLEXES, DUPLEXES, LIVE/WORK, ETC...</b></p>	
<p><b>GOAL #8:</b> <b>IMPLEMENT A PARTNERSHIP WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT), CASS COUNTY, THE CITY OF DOWAGIAC, AND LAGRANGE TOWNSHIP TO ESTABLISH A US BIKE ROUTE ALONG M-62 BETWEEN DOWNTOWN CASSOPOLIS AND DOWNTOWN DOWAGIAC.</b></p>	
<p><b>GOAL #9:</b> <b>PLAN AND DEVELOP GATEWAYS FROM THE EAST AT M-60, FROM THE NORTH AT M-62, AND FROM THE SOUTH AT M-62/60. CONSIDER LANDSCAPING, SIGNAGE, AND LIGHTING.</b></p>	

	Priority	Time Frame	Responsibility	Potential Funding Source
	3	5 Years	Village Staff, Council, Planning Commission	N/A
	3	5 Years	Village Staff, Council, TBD Committee	N/A
	3	5 Years	Planning Commission, Village Council,	Village

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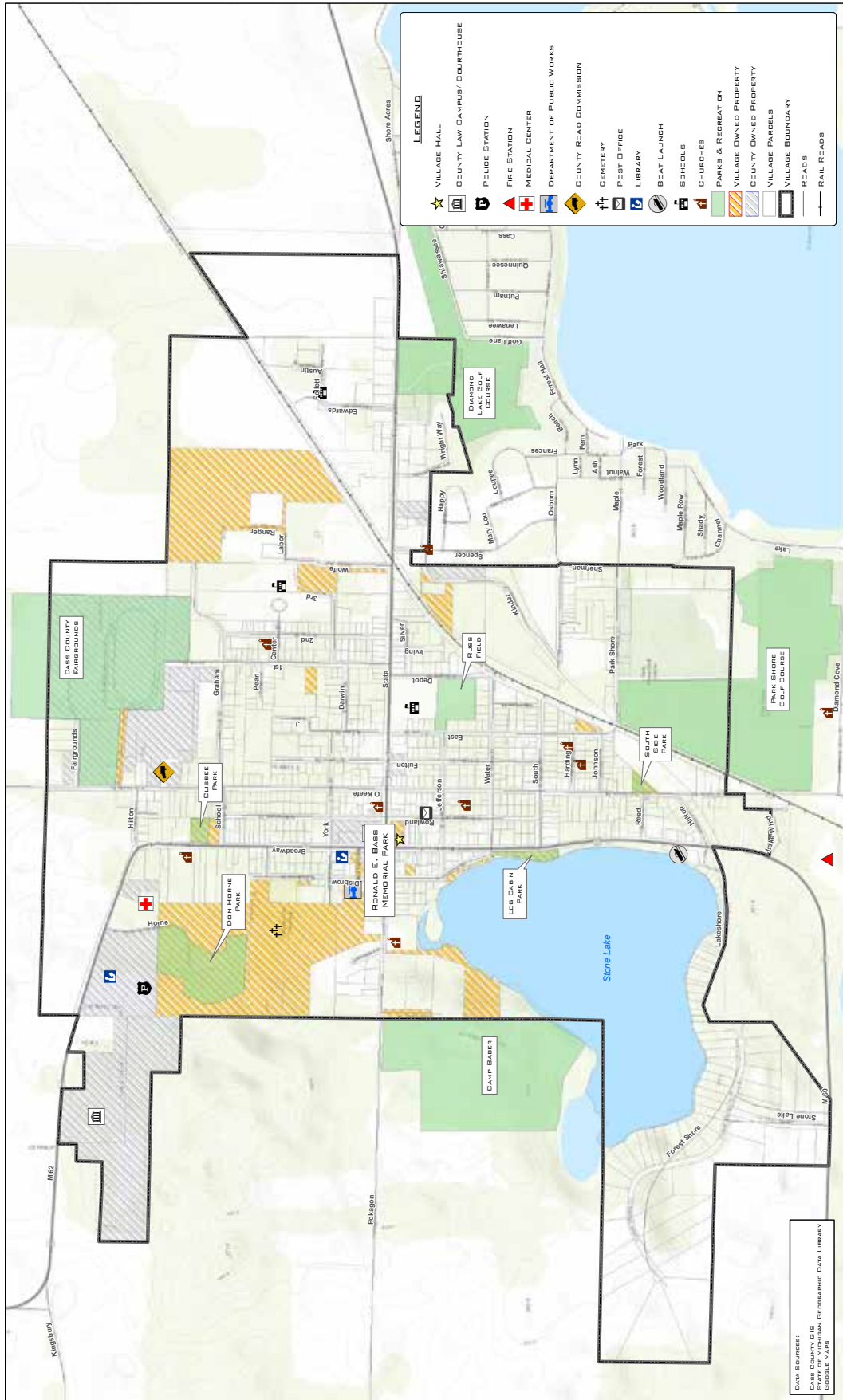
# APPENDIX



# GIS MAPS



# COMMUNITY FACILITIES MAP



**COMMUNITY FACILITIES**  
 9/29/2018

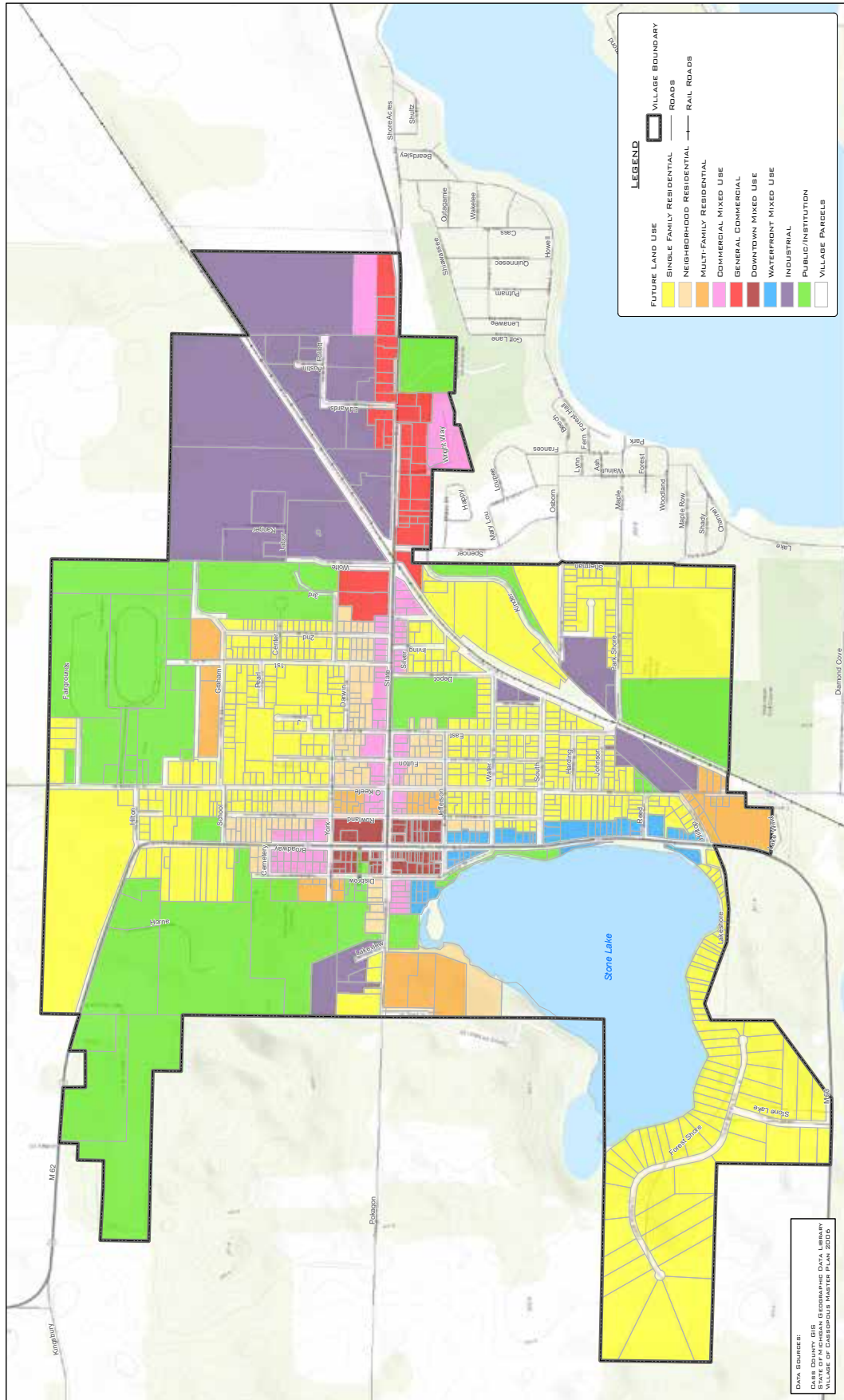
**VILLAGE OF CASSOPOLIS**  
 MASTER PLAN

**W+ WIGHTMAN**  
*it's all about people*

170276



# FUTURE LAND USE MAP

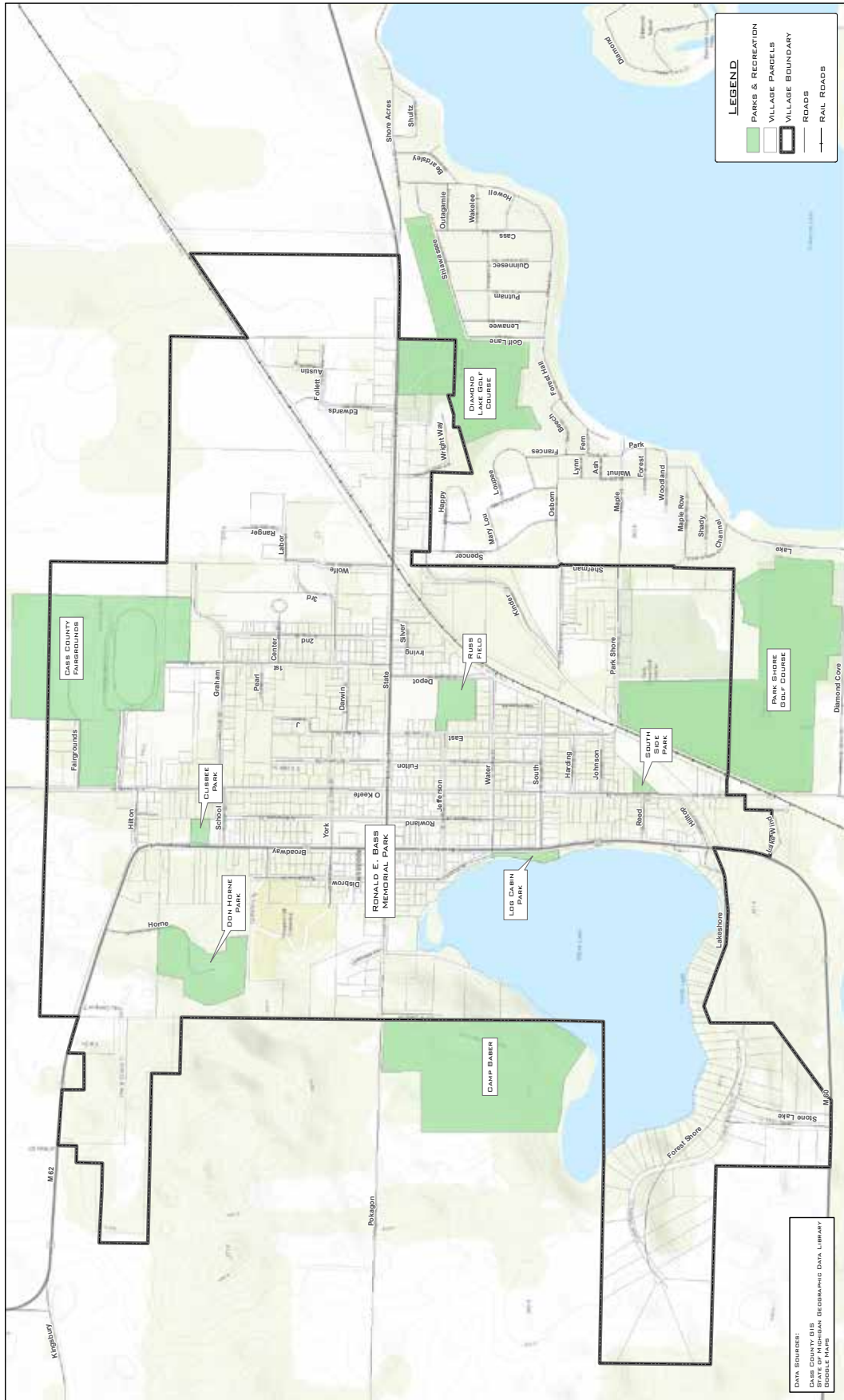


**FUTURE LAND USE MAP**  
 9/29/2018

**VILLAGE OF CASSOPOLIS**  
 MASTER PLAN

**W+ WIGHTMAN**  
 if it's all about people

# PARKS LOCATIONS MAP



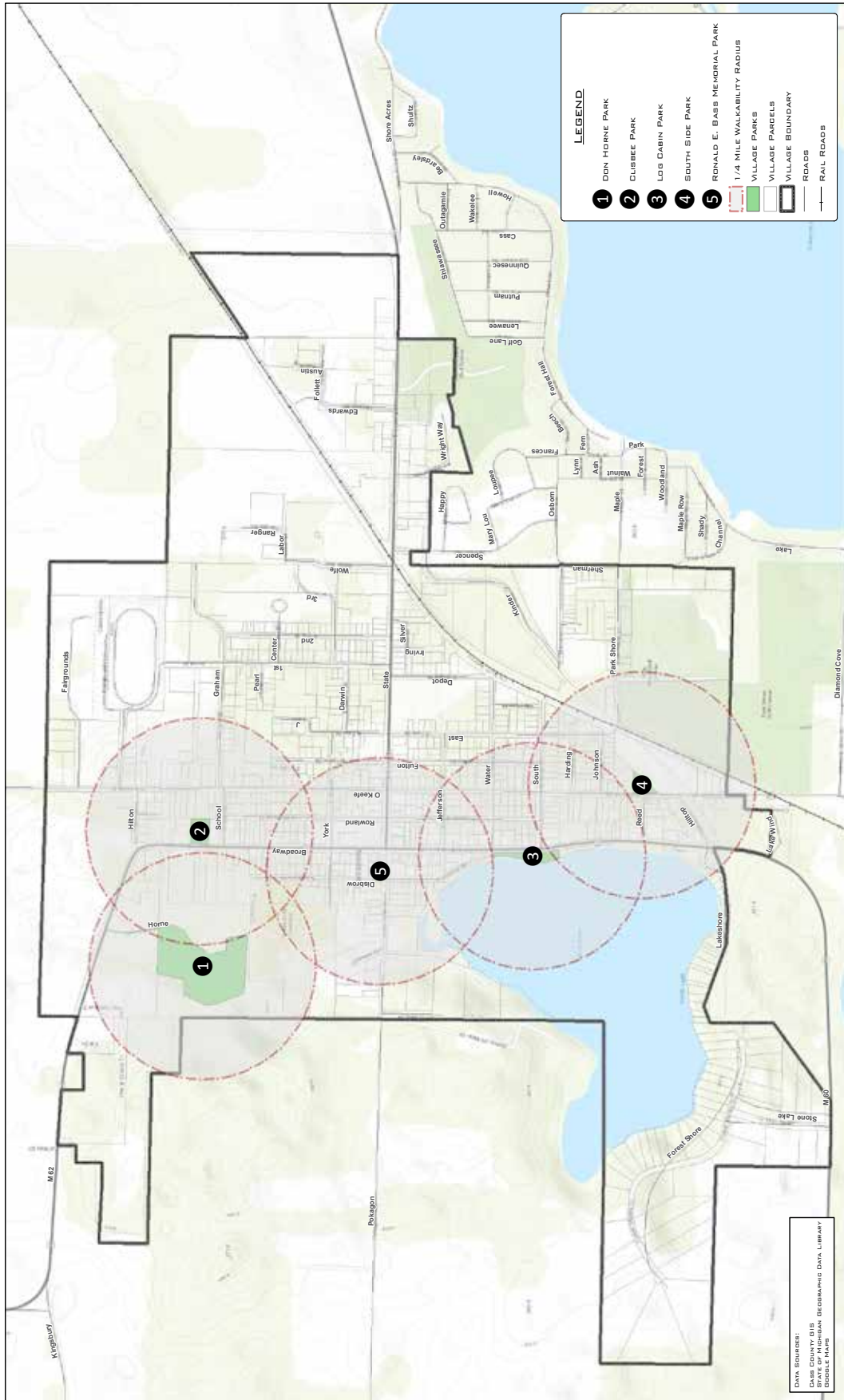
**PARK LOCATIONS**  
9/29/2018

**VILLAGE OF CASSOPOLIS**  
MASTER PLAN

**W+ WIGHTMAN**  
if's all about people

1/02/16

# PARK WALKABILITY MAP

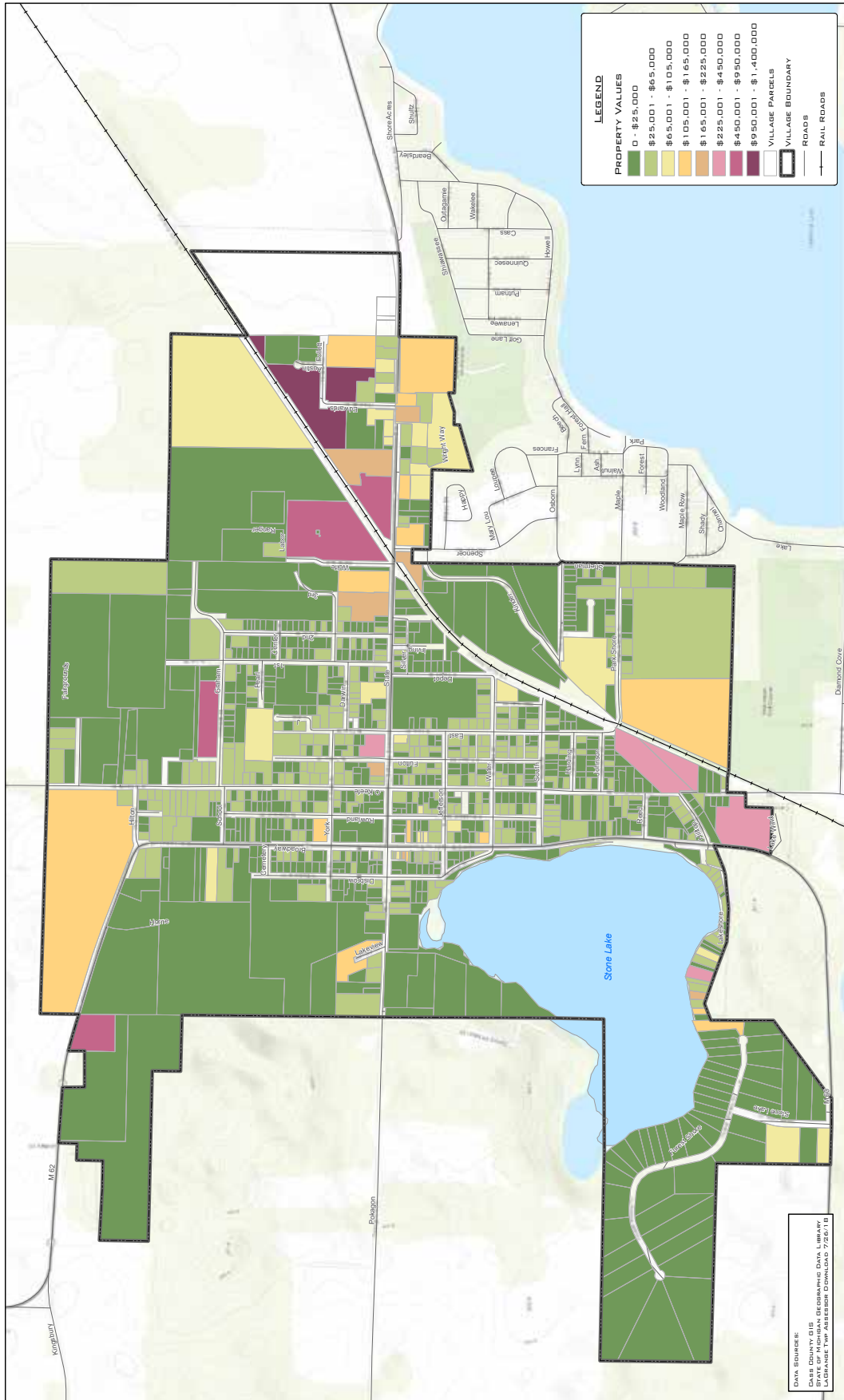


**VILLAGE OF CASSOPOLIS**  
REC PLAN

**W+** **WIGHTMAN**  
if it's all about people

1/02/16

# PROPERTY VALUE MAP

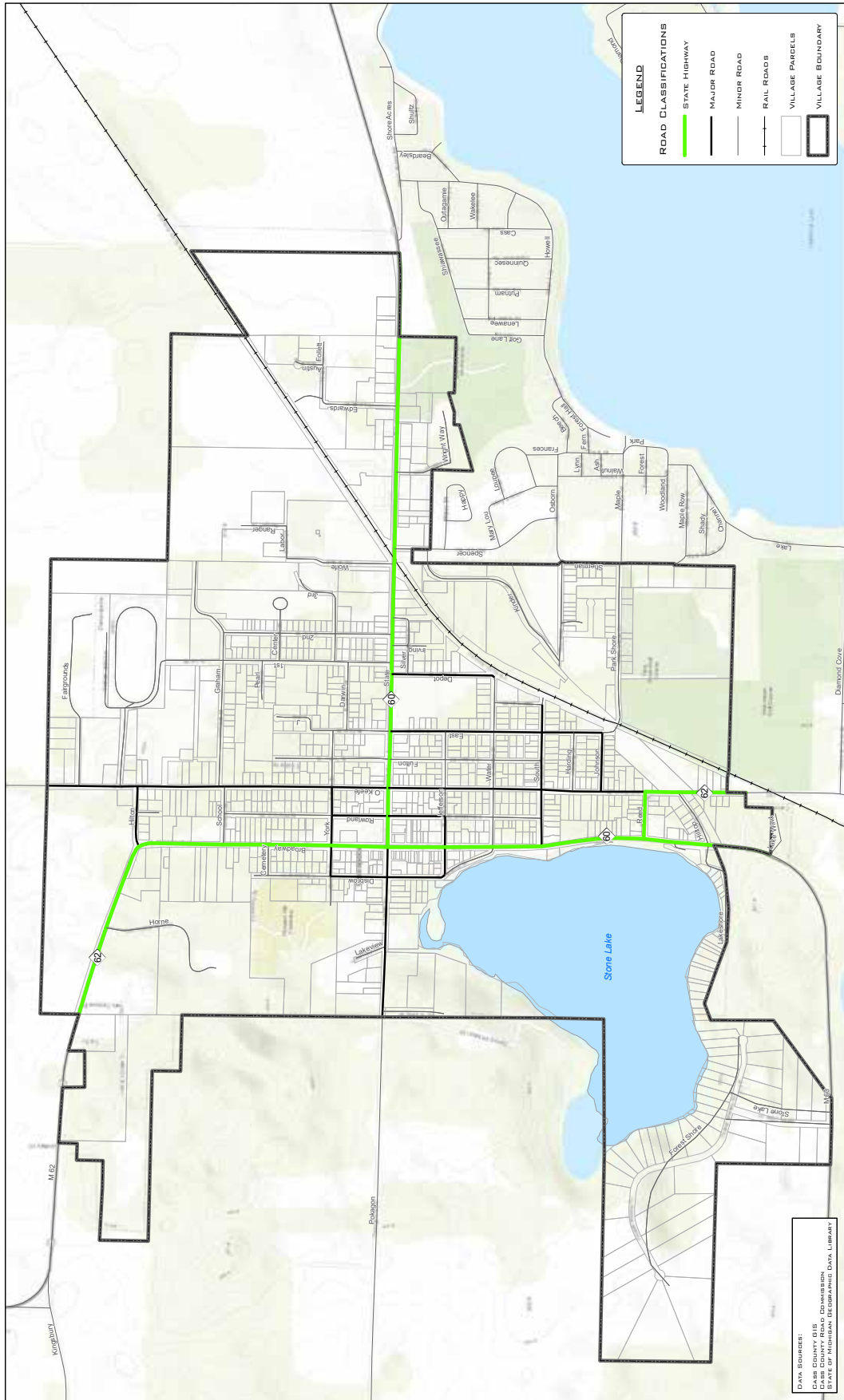


**W+ WIGHTMAN**  
it's all about people

**VILLAGE OF CASSOPOLIS**  
MASTER PLAN

PROPERTY VALUE MAP  
9/29/2018

# ROAD CLASS MAP



**LEGEND**  
**ROAD CLASSIFICATIONS**  
 STATE HIGHWAY  
 MAJOR ROAD  
 MINOR ROAD  
 RAIL ROADS  
 VILLAGE PARCELS  
 VILLAGE BOUNDARY

0 500 1,000  
 Scale 1 in = 1,000 Feet

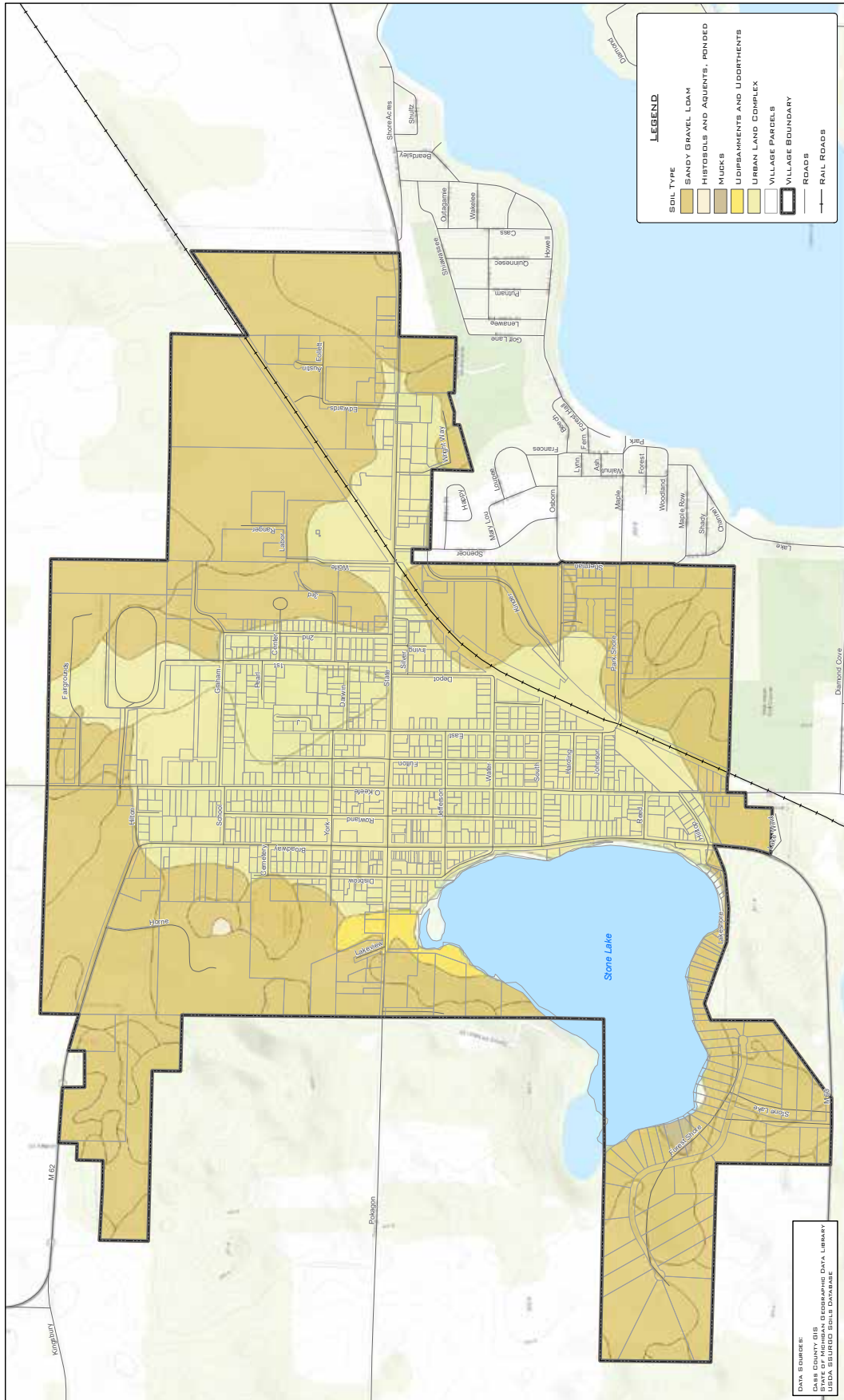
**THOROUGHFARES CLASSIFICATION**  
 9/29/2018

**VILLAGE OF CASSOPOLIS**  
 MASTER PLAN

**W+ WIGHTMAN**  
 it's all about people

1/22/16

# SOILS MAP



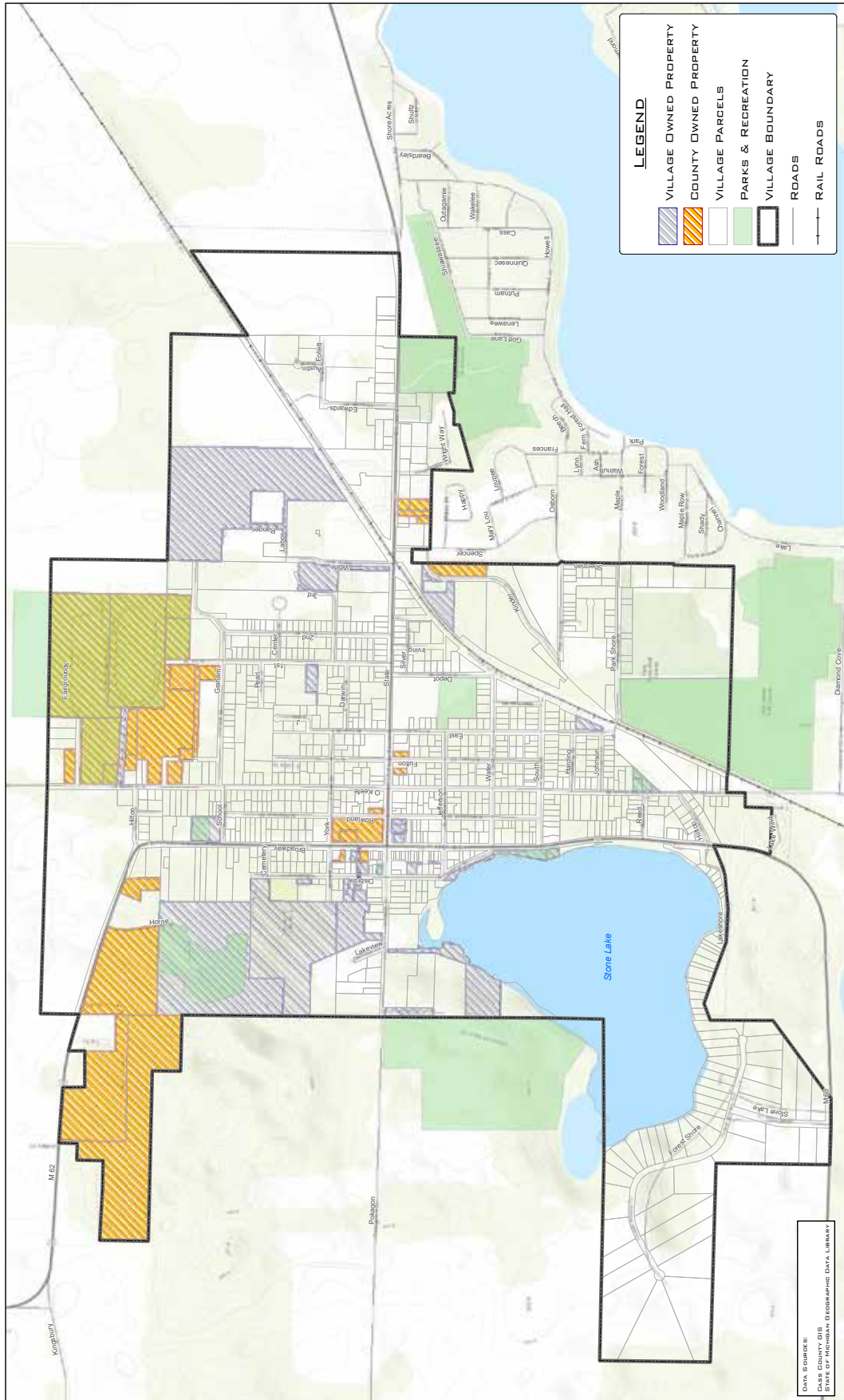
DATA SOURCES:  
 CANAL COUNTY GIS  
 GEOGRAPHIC DATA LIBRARY  
 USDA NURSED SOILS DATABASE



**VILLAGE OF CASSOPOLIS**  
 MASTER PLAN

SOILS MAP  
 9/29/2018

# VILLAGE OWNED PROPERTY MAP

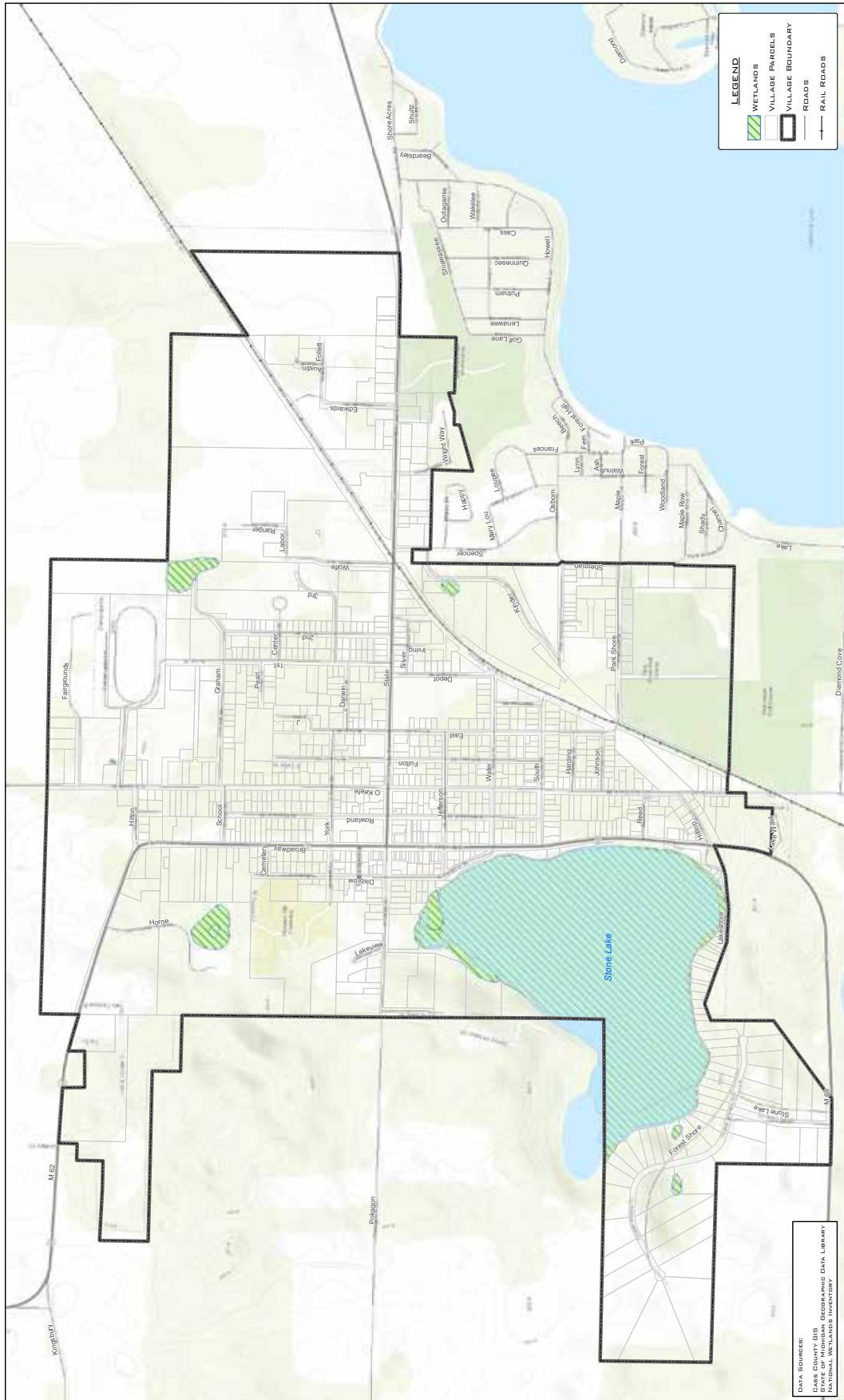


VILLAGE OWNED PROPERTY  
9/29/2018

**VILLAGE OF CASSOPOLIS**  
MASTER PLAN

**W+ WIGHTMAN**  
it's all about people

# WETLAND MAP



DATA SOURCES:  
 Cass County GIS  
 NATIONAL WETLANDS INVENTORY

0 500 1,000  
 Scale: 1 in. = 1,000 Feet



LEGEND  
 WETLANDS  
 VILLAGE BOUNDARY  
 ROADS  
 RAILROADS

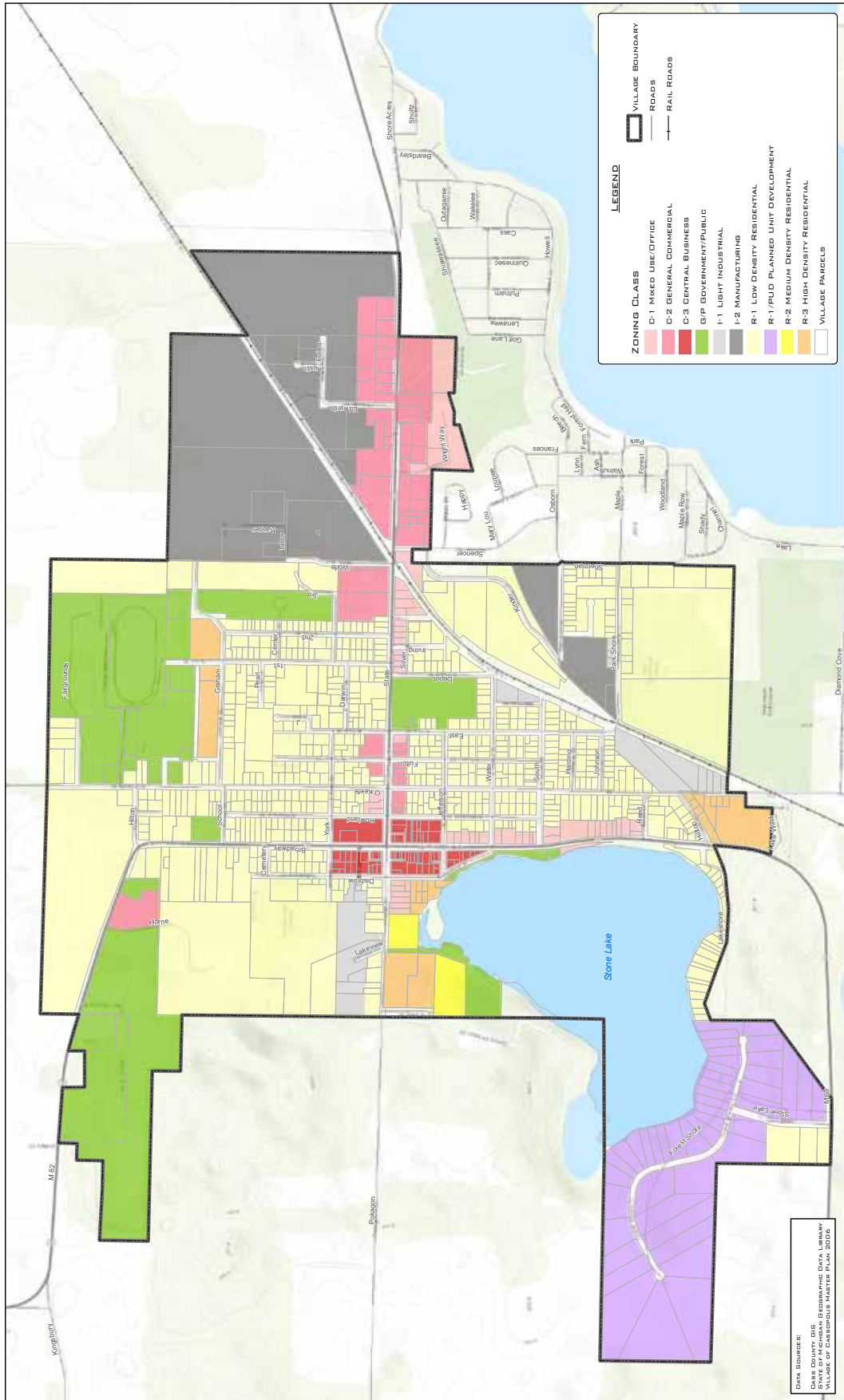
WETLANDS MAP  
 9/29/2018

VILLAGE OF CASSOPOLIS  
 MASTER PLAN

**W+** WIGHTMAN  
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1/20/16

# ZONING MAP



**ZONING MAP**  
9/29/2018

**VILLAGE OF CASSOPOLIS**  
MASTER PLAN

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# Village of Cassopolis, MI Community Parks & Recreation Plan 2019-2023



**Village of Cassopolis**  
*"A Friendly Lakeside Community"*

Recommended for Adoption by the Planning Commission 12/27/2018

Adopted by the Village Board 12/27/2018

Wightman

APPENDIX



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## PREPARED FOR:

*Village of Cassopolis*

## PREPARED BY:

*Wightman  
2303 Pipestone Rd.  
Benton Harbor, MI 49022*

## IN ACCORDANCE WITH:

*Michigan Department of Natural Resources Guidelines for the Development of Community Park, Recreation, Open Space, and Greenway Plans*

January 2019

# PARKS AND RECREATION

## Introduction

This Community Park Recreation, Open Space, and Greenway Plan is a general, long-range development tool used to achieve and maintain a high-quality park, recreation and open-space system. It evaluates the needs of the community and makes strategic recommendations for recreation, beautification and economic development to be implemented over the next five years.

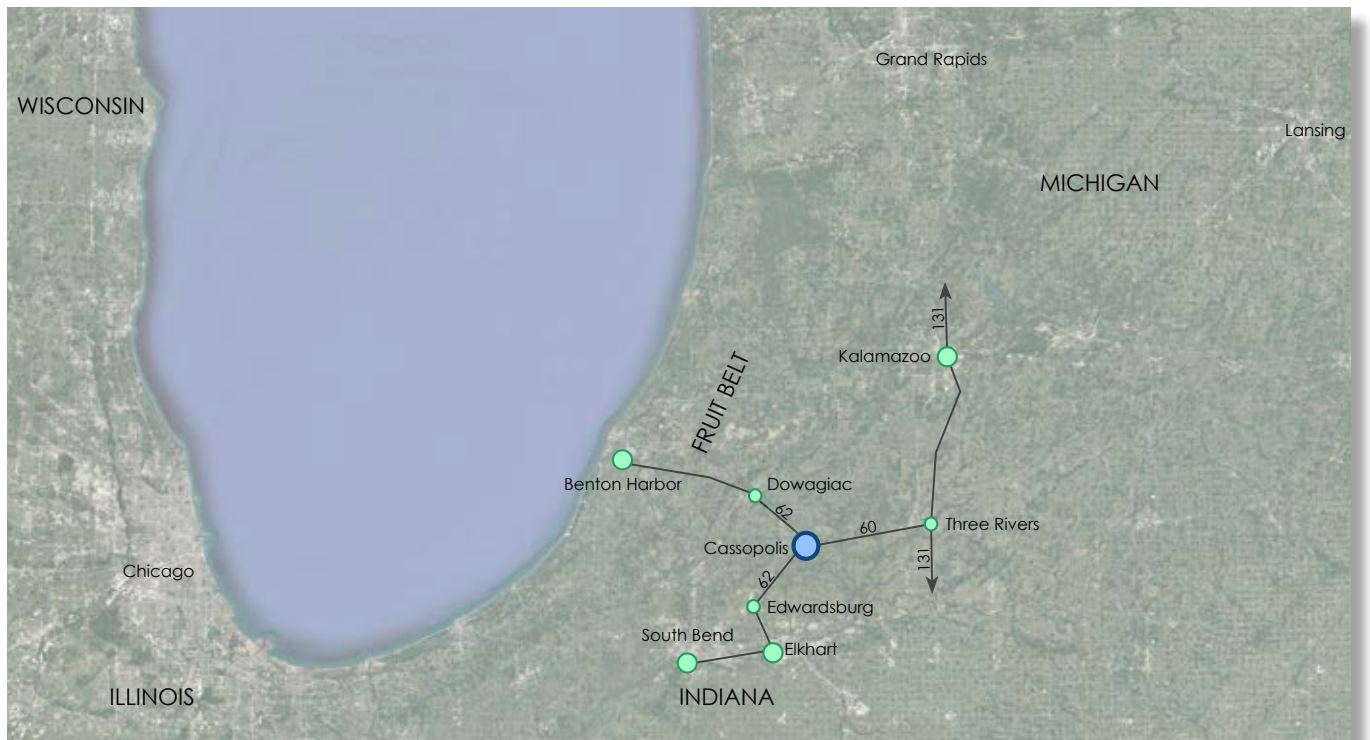
## Community Description

### REGIONAL CONTENT:

The Village of Cassopolis is in central Cass County in the southwestern corner of Michigan's Lower Peninsula. Specifically, Cassopolis is in the southeastern corner of LaGrange Township, although a portion of the east side of the Village extends into Penn Township. Jefferson Township borders the Village to the south, and Calvin Township is nearby to the southwest.

### AREA TO BE SERVED:

The service area is confined to the Village limits, covering approximately 2.25 square miles, of which, 2 square miles of it is land and the remaining 0.25 miles water. The Village is a traditional small town. It has an older downtown surrounded by traditional residential neighborhoods.



### PLAN FOCUS:

This plan was completed as part of a larger update of the Village of Cassopolis 2019 Master Plan. See the Master Plan dated 2019 for more details.

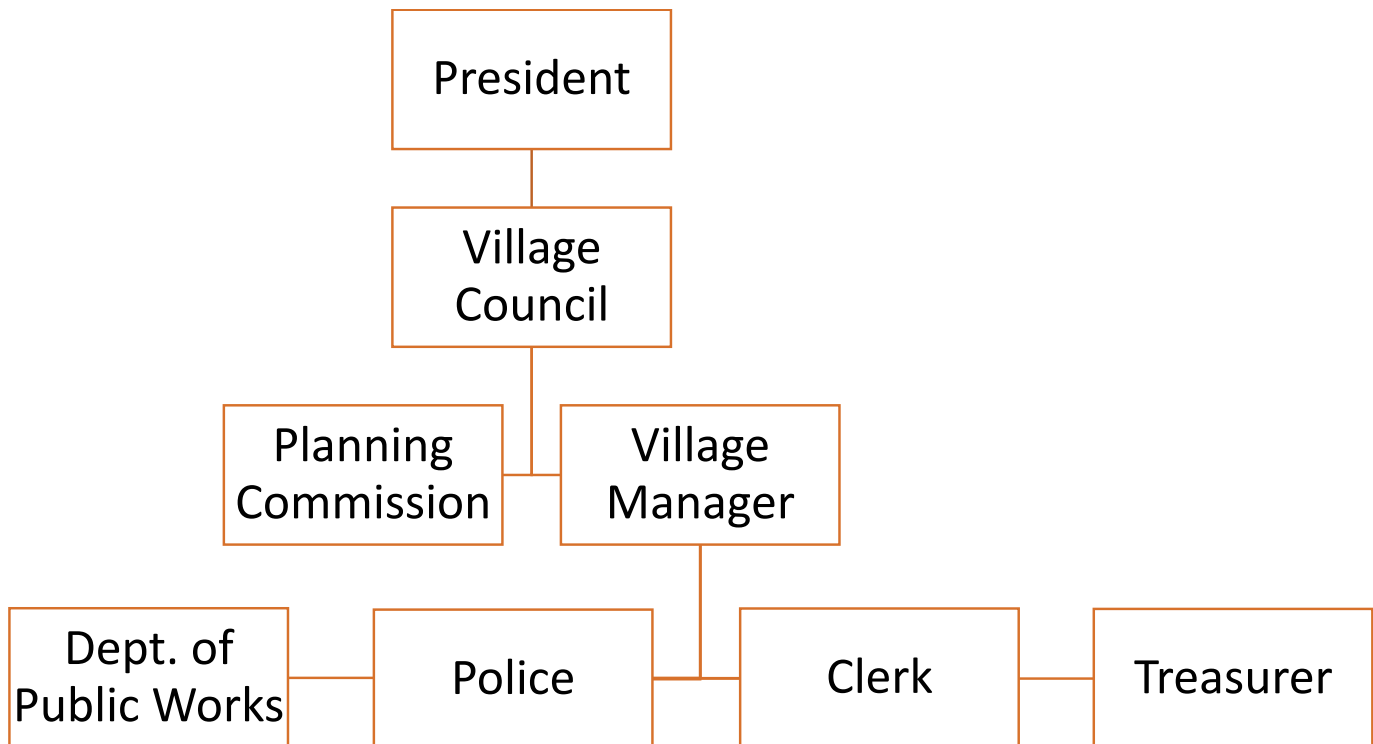
# Administrative Structure

## STRUCTURE & FUNCTIONS:

The following section identifies the administrative structure for the Village of Cassopolis. It also describes the functions regarding parks and recreation for the Village. The Village of Cassopolis is a General Law Village with a Council/President form of government. The Village Council is the highest elected body and consists of a President and Trustees. The Planning Commission is an advisory body to the Village Council. Village parks and recreation facilities are indirectly managed by the Village Council and Village Manager. Parks are directly managed by the Department of Public Works Superintendent and maintained by summer parks employees.

The Village of Cassopolis does not maintain a separate Parks and/or Recreation Department. Provisions of the Public Act 161 of 1911, authorizes municipalities to operate systems of public recreation and playgrounds. The Village of Cassopolis has not formed a separate recreation commission, but instead has delegated the function of planning for parks and recreational programs to the Planning Commission with support from the Parks Committee. The Planning commission serves as the body to review any new developments with conformity to existing zoning regulations and develops the master plans. The Planning Commission makes recommendations to the Village Council, who has final authority for all decisions made.

The following is the Organizational Chart for the Village of Cassopolis:



# PARKS AND RECREATION

## ANNUAL BUDGET

Below is the current year and projected annual budgets for parks and recreation operations and maintenance, recreation programming, and capital improvements. The fiscal year runs from July 1st – June 30. Budgets are submitted by the Manager and then approved by the Village Council.

	Current Budgeted 2018-2019	Future Budgeted 2019-2020	Future Budgeted 2020-2021	Future Budgeted 2021-2022	Future Budgeted 2022-2023	Future Budgeted 2023-2024
Parks and Recreation	\$49,846	\$49,553	\$35,334	\$51,142	\$36,977	\$52,841
<b>Total Expenditures</b>	<b>\$49,846</b>	<b>\$49,553</b>	<b>\$35,334</b>	<b>\$51,142</b>	<b>\$36,977</b>	<b>\$52,841</b>

## FUNDING SOURCES

Funding sources for parks and recreation comes from the Village general fund, private donations, community-based volunteer efforts, and federal programs.

## VOLUNTEER PROGRAMS & COMMUNITY RELATIONSHIPS

The Village has worked with other agencies, community groups, volunteers, the school and the little league when they are contemplating maintenance or changes to the parks. The Village tries to think "out-of-the-box" when budgeting for parks purposes considering the parks are used by such a variety of people including residents and visitors alike. There are currently volunteers at Log Cabin Park, who typically handle the flowers and the Log Cabin itself. The Village of Cassopolis is willing to work in cooperation with the Cassopolis Public Schools to provide recreational opportunities for the community by sharing facilities to accommodate specific needs.

## Recreation Inventory

### VILLAGE OWNED RECREATION FACILITIES

#### DON HORNE PARK

Don Horne Park is located on the south side of M-62 in the northwestern portion of the Village. It abuts the Village's Prospect Hill Cemetery. Don Horne Park, the largest of the Cassopolis area parks, encompasses almost 40 acres. Although much of the area is undeveloped, the park does provide both passive and active recreation.

The park includes the following recreation facilities:

- Little league baseball & softball fields
- Pavilions / shelters
- Dugouts
- Bleachers
- Picnic tables
- Grills
- Play structure
- Swings
- Slide
- Bicycle racks
- Public restrooms
- Garbage cans

### **CLISBEE PARK**

Clisbee Park encompasses 3.5 acres and is located at the corner of Broadway and School Streets. This park provides park equipment for smaller children and basketball/tennis courts.

The park includes the following recreation facilities:

- Basketball courts
- Swing sets
- Pavilion / shelters
- Grills
- Park benches
- Picnic tables
- Water fountain
- Bleachers
- Trash cans
- Playground structure with wood edging & mulch
- Porta-potty

### **LOG CABIN PARK**

Log Cabin Park, located at the eastern edge of Stone Lake, is a small park that extends for approximately 360 feet along State Highway 60. The main feature of this park, which provides passive recreational facilities only, is a log cabin built in 1923 out of logs donated by descendants of early Cass County residents. The log cabin serves as a local history museum.

The park includes the following recreation facilities:

- Log cabin museum
- Open space
- Picnic tables
- Memorial cannon
- Public restrooms
- Paved parking area
- Engraved brick path leading to shelter overlooking lake
- Trash cans
- Paved sidewalks through park

### **SOUTHSIDE PARK**

Southside Park is a very small area encompassing 0.3 acres of land. The park provides both passive and active recreation. Southside Park is located at the east side of S O'Keefe St. and Reed St.

The park includes the following recreation facilities:

- Half-court basketball court
- Swings
- Slide
- Picnic tables
- Park bench
- Open space
- Trash can
- Paved parking
- Covered pavilion
- Grill
- Play structures

# PARKS AND RECREATION

## RON BASS PARK

Ross Bass Park is located on the northeast corner of W State St. and N. Disbrow St. This park is a dedication to the former Superintendent of Public Works in the Village of Cassopolis.

The park includes the following recreation facilities:

- Signage
- Bench
- Paver memorial walkway with small circular patio

A MAP OF THE PARKS LOCATED WITHIN THE VILLAGE OF CASSOPOLIS CAN BE FOUND IN APPENDIX A.

## ACCESSIBILITY EVALUATION

An accessibility assessment was conducted at the time of the recreation inventory. The Village of Cassopolis has worked to include accessibility to the parks as they continue to update and further develop them. Below is a rating of the accessibility of each park based on the following guidelines criteria.

- 1 = none of the facilities/park areas meet accessibility guidelines
- 2 = some of the facilities/park areas meet accessibility guidelines
- 3 = most of the facilities/park areas meet accessibility guidelines
- 4 = the entire park meets accessibility guidelines
- 5 = the entire park was developed/renovated using the principals of universal design

The Village of Cassopolis will look for continued public comment throughout the implementation process, especially from those with special needs. Their suggestions play a key role in developing and implementing proposed barrier-free improvements.

Don Horne Park:	2
Clisbee Park:	1
Log Cabin Park:	3
Southside Park:	3
Ron Bass Park:	3

## DNR RECREATION GRANT INVENTORY

The Village of Cassopolis has received four grants from the Michigan Department of Natural Resources for various park improvements. The following is a summary of the grants received including the year of improvements, the MDNR grant number, the park where the improvements were made, the grant amount and the items listed in the project scope.

**PARK NAME AND YEAR:** Clisbee Park, 1967

**GRANT NUMBER:** 26-00155

**GRANT AMOUNT:** \$7,652.73

**SCOPE ITEMS:** Multi-purpose area for tennis, volleyball, and ice skating, playground equipment, picnic tables, benches, and concrete slab for a picnic table.

**PARK NAME AND YEAR:** Don Horne Memorial Park, 1976

**GRANT NUMBER:** 26-00712

**GRANT AMOUNT:** \$15,109.50

**SCOPE ITEMS:** Entrance road and parking, water service, 2 baseball fields and seeding.

**PARK NAME AND YEAR:** Don Horne Memorial Park, 1979

**GRANT NUMBER:** 26-01059

**GRANT AMOUNT:** \$12,413.23

**SCOPE ITEMS:** Parking lot and roadway, bike rack, tables and grills, trash cans, 2 park shelters, seeding and railroad ties.

**PARK NAME AND YEAR:** Cassopolis Southside Park, 1981

**GRANT NUMBER:** 26-01229

**GRANT AMOUNT:** \$10,069.00

**SCOPE ITEMS:** Power line removal, basketball court (half court only), shelter, play apparatus, drinking fountain (spigot only), site improvements and landscaping.

## RECREATION FACILITIES NOT OWNED BY THE VILLAGE

A variety of significant recreational resources are available in and around the Village of Cassopolis that are not owned by the Village. The following is a brief description of some of the parks and recreational opportunities that are close by.

### DNR LAUNCH SITE

The DNR, through its Inland Waterways Division, operates a small boat access area on the east side of Stone Lake. The launch site is located on S Broadway Street at Lake Shore Drive.

### SAM ADAMS ELEMENTARY SCHOOL

Sam Adams School provides 2+ acres of recreational open land including open fields and playground area. The school is located on E. State Street between S. East Street & Depot Street.

### ROSS BEATTY JR SR HIGH SCHOOL

The school is located at the intersection of School Athletic Field and Diamond Cove Street. The school provides a football field ringed by an outdoor track.

### FRANK SQUIRES EARLY ELEMENTARY SCHOOL

The school is located at the intersection of Center Street and 2nd Street and provides 25 acres of park area including baseball fields, playground area, and 2 soccer fields.

### DIAMOND LAKE GOLF CLUB

Diamond Lake Golf Club is a 9-hole course provides golf facilities open to the public on a fee basis. It is located on E State street.

### PARK SHORE GOLF COURSE

Park Shore Golf Course is an 18-hole course provides golf facilities open to the public on a fee basis. It is located on Park Shore Drive.

# PARKS AND RECREATION

## Planning & Public Input Process

### PLANNING PROCESS

The Planning process for the update to the Master Plan for 2019 began in 2018 with Imagine Cass. This plan set the community vision which is being incorporated in the 2019 Master Plan and the 2019 Recreation Plan. Wightman also put together a citizen survey which included questions about age and recreational interest as well as collected detailed recreation inventories along with deficiencies. Wightman used a systems approach to planning which incorporated the information gained from the citizen surveys and the detailed recreation inventories and deficiencies to determine the recreation needs of the Village.

### PUBLIC INPUT PROCESS

The first public input method was gained at the first Parks Stakeholder Meeting held in April, 2018. The input provided general thoughts and feelings about Cassopolis' parks. Next Wightman administered a Visual Preference survey showing images of recreation amenities and facilities identified in the initial planning process. The Visual Preference survey was administered in April at a stakeholder meeting and in May with local school children. Finally, public input was also gained through a written survey which was administered online to gain insight from the Village of Cassopolis residents. The survey was open from August 28, 2018 through September 27, 2018. The survey link was posted on the Village's website, shared in the resident's water bills, and shared on the Cassopolis Main Street Facebook page, the Cassopolis Vigilant (local newspaper), the Village's Facebook page, the Hometown Cassopolis Facebook page and went out to the local school children. The survey asked respondents 24 questions. Four of the questions included household location, ages of the people living in their household, if they have anyone in their household with special accessibility need and if they feel that the Cassopolis Parks are accessible to everyone.

The remaining 20 questions asked about which recreational facilities or activities within the Village of Cassopolis they have enjoyed, how often they use each of the parks, what they would like to change or add to each of the parks, factors that limit their use of the parks, if they would support a parks millage, and if they would support a new park. The Village received 42 responses to the public survey, most of the responses (73%) to the survey were from residents of the Village.

The results show that Clisbee Park and Don Horne Park are the most heavily-used parks in the Village. The survey helped prioritize features that could be added or improved in each of the Village of Cassopolis' parks. Respondents would like to see restrooms added at Southside Park, a splashpad at Clisbee Park, access to the pond via a trail, overlook, and/or fishing pier at Don Horne Park, improved landscape and additional seating at Ron Bass Park, and a boardwalk around the lake at Log Cabin Park. Overall, the one project that the respondents listed that should be completed immediately at one of the parks to provide the most significant impact to the community would be restroom facilities. A copy of the original survey and a full summary of the responses and comments received as well as other public input gained has been included in Appendix B.

A draft Community Recreation Plan for the Village of Cassopolis was available at the Village Hall for public review from November 11, 2018 through December 27, 2018. Members of the public were invited through an announcement in The Cassopolis Vigilant to comment on the draft Community Recreation Plan. They were encouraged to submit written communication with Wightman, the Village's consultant, and/or by attending the public hearing. A copy of the notice of availability of the draft Community Recreation Plan for comment as well as the affidavit of publication are included in Appendix C.

The second public input method used by the Village Council and Planning Commission was the public hearing. The Council advertised a public meeting notice in The Cassopolis Vigilant on December 13, 2018 to present the Community Recreation plan for the Village of Cassopolis for public input on December 27, 2018. The plan was presented for adoption during the Special Village Council meeting on December 27, 2018 where all Board Members approved the resolution to adopt the Community Recreation Plan. A copy of the notice of the public meeting, the affidavit of publication for the public meeting and Village Council meeting minutes, have been included in Appendices C & D, respectively. A copy of the resolution adoption the Community Recreation plan dated December 27, 2018 has been included in Appendix E.

## Goals & Objectives

The goals and objectives were developed via the public input received as well as demographic information provided in the Village of Cassopolis 2019 Master Plan. See Master Plan for detailed demographic information.

### GOAL 1: PROVIDE DOWNTOWN ACCESS TO STONE LAKE

#### OBJECTIVES:

- Provide pedestrian trail / boardwalk along Stone Lake connecting Lake Shore Drive to Downtown, 2019.
- Add additional park along Disbrow to provide high quality access to Stone Lake, Design to begin in 2019, construction to end in 2020.

### GOAL 2: APPLY SAFE DESIGN PRINCIPLES IN ORDER TO MAKE NEIGHBORHOOD PARKS SAFER.

#### OBJECTIVES:

- Use lighting, signage and wayfinding as a way to maintain safe usage of parks throughout the seasons.
  - Improve entry signage and wayfinding on M-62 at Don Horne Park, 2020.
  - Expand landscaping at Ron Bass Park to provide more defined 'gateway' from the west of Cassopolis, 2023.
  - Install lighting at Southside Park around parking lot to provide safer environment, 2021.

# PARKS AND RECREATION

## GOAL 3: INCREASE FACILITY USAGE BY CONTINUALLY STRIVING TO IMPROVE EXISTING FACILITIES.

### OBJECTIVES:

- Improve park accessibility for all user groups.
  - Provide ADA designated parking spaces and connect to park facilities via ADA compliant pathways, 2022.
  - Retrofit existing playground equipment at Clisbee park to accommodate ADA accessible equipment, 2022.
  - Retrofit existing playground equipment at Southside park to accommodate ADA accessible equipment, 2023.
  - Repair and replace sidewalk as necessary in Clisbee Park, 2022.
- Add and maintain facilities based on needs from the community.
  - Connect lower patio with upper pathway via stairs along bluff at Log Cabin Park, 2021.
  - Mitigate flooding from drainage from adjacent parcels by utilizing a leaching basin with possible connection to storm sewer, 2021.
  - Pave and formalize parking lot at Clisbee Park, 2022.
  - Relocate swing set and in its place provide an open field with a permanent soccer goal and backstop fence at Clisbee Park, 2022.
  - At Don Horne Park, provide ADA accessible trail around the pond east of the parking lot that includes a fishing dock, overlook spots, benches and connections to entry and parking, 2023.
- Provide site amenities to provide use of parks to be more pleasant for longer periods of time.
  - Provide an ADA accessible port-a-potty at Southside Park, 2021.
  - Provide centrally located restroom building at Clisbee Park with ADA accessibility, 2 single occupancy bathrooms, masonry construction, tile interiors, wall mounted drinking fountain, and mechanical/utility closet, 2023.
  - Add more benches at Ron Bass Park so that passing pedestrians have a place to rest, 2022.
  - Once Disbrow Beach is completed, consider adding a splash pad for younger children and families. This splash pad should be modest in size, but centrally located to activity nodes along the parks public walk ways and event space.

# PARKS AND RECREATION

## Action Program Breakdown

PROJECT	ESTIMATED COST	FUNDING SOURCES	GOALS MET
<b>Year 1: 2019</b>			
Design and Master Planning for Disbrow Beach		General Fund, Grant	1
Replace demolished boardwalk at Log Cabin Park with off-road boardwalk with overlooks.	\$370,000	General Fund, Grant	1
Continue off-road pedestrian and bicycle trail south from Log Cabin Park to Lakeshore Drive	\$72,500	General Fund, Grant	1
Total	\$442,500		
<b>Year 2: 2020</b>			
Construction for Disbrow Beach		General Fund, Grant	1
Total	\$0		
<b>Year 3: 2021</b>			
Connect lower patio with upper pathway via stairs along bluff at Log Cabin Park.	\$15,000	General Fund, Grant	3
Southside Park: Mitigate flooding from drainage from community mills by utilizing leaching basin with possible connection to storm sewer.	\$7,500	General Fund, Grant	3
Southside Park: Reivew equiptment fall zones and replace edging and safety surfacing	\$10,000	General Fund, Grant	3
Southside Park: provide an ADA accessible port-a-potty with Screen.	\$2,500	General Fund, Grant	3
Total	\$35,000		
<b>Year 4: 2022</b>			
Clisbee Park: Pave and formalize parking lot.	\$5,000	General Fund, Grant	3
Clisbee Park: Relocate swing set as shown. In its place provide an open field with a permanent soccer goal and backstop fence.	\$3,000	General Fund, Grant	3
Clisbee Park: Provide centrally located restroom building with ADA accessibility, 2 single occupancy bathrooms, masonry construction, tile interiors, wall mounted drinking fountain, mechanical/utility closet.	\$100,000	General Fund, Grant	3
Clisbee Park: Provide ADA designated parking spaces and connect to park facilities via ADA compliant pathways.	\$15,000	General Fund, Grant	3
Clisbee Park: Retrofit existing equipment to accommodate ADA accessible equipment.	\$150,000	General Fund, Grant	3
Clisbee Park: Repair and replace sidewalk as necessary.	\$3,000	General Fund, Grant	3
Total	\$276,000		
<b>Year 5: 2023</b>			
Don Horne Park: Improve entry signage and wayfinding on M-62 for Don Horne Park.	\$15,000	General Fund, Grant	2
Don Horne Park: Provide ADA accessible trail around the pond east of the parking lot that includes a fishing dock, overlook spots, benches and connections to entry and parking.	\$50,000	General Fund, Grant	3
Ron Bass Park: Add more benches so that passing pedestrians have a place to rest.	\$7,500	General Fund, Grant	3
Ron Bass Park: Expand landscaping to provide more defined 'gateway' from the west of Cassopolis.	\$20,000	General Fund, Grant	3
Southside Park: Retrofit existing equipment to accommodate ADA accessible equipment.	\$90,000	General Fund, Grant	3
Southside Park: Install lighting around parking lot to provide safer environment.	\$20,000	General Fund, Grant	2
Total	\$202,500		
<b>2019 - 2023 Recreation Plan Totals</b>		<b>\$956,000</b>	

General Fund: Village of Cassopolis  
 Grant: Michigan Natural Resources Trust Fund or Other Grant Agencies

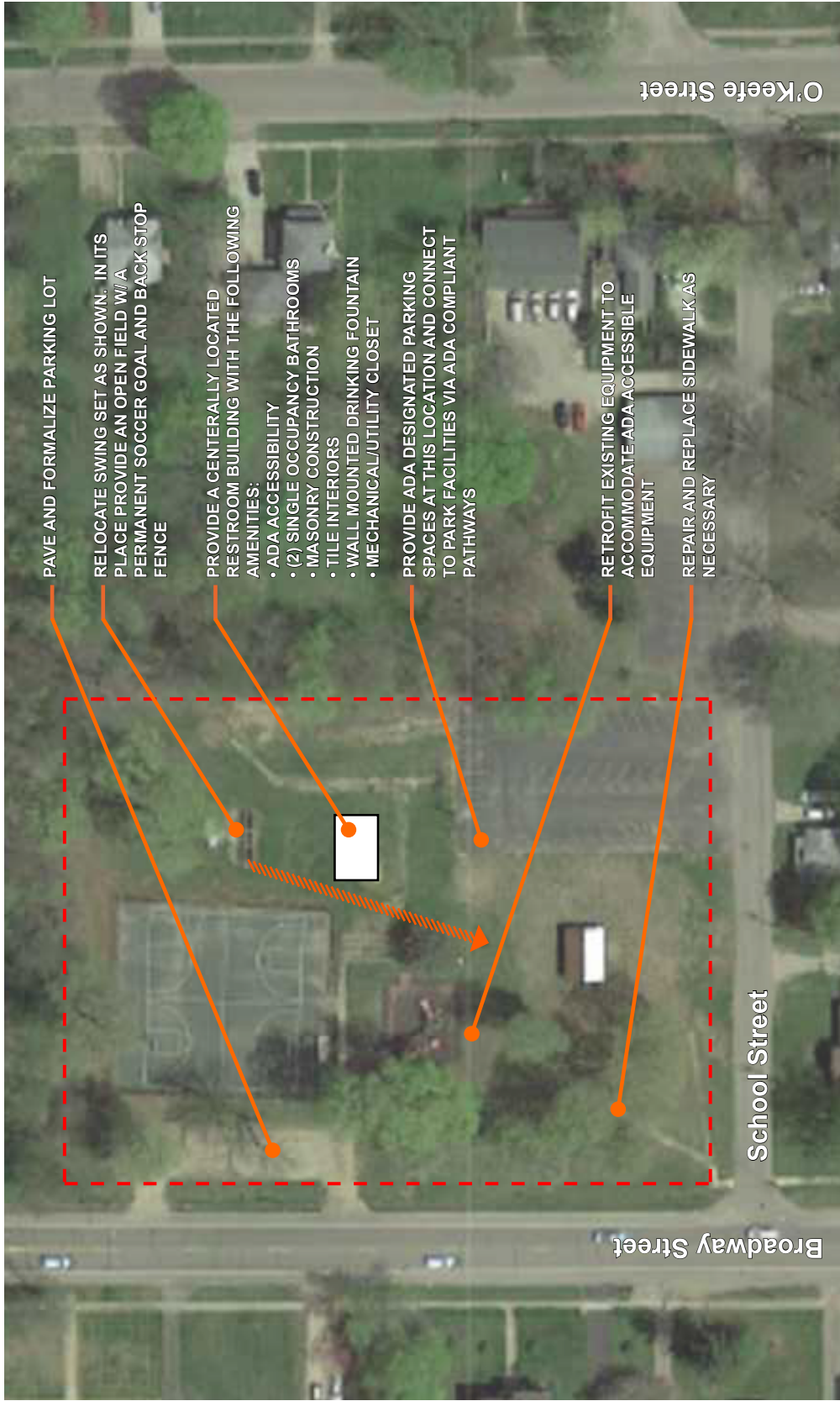


# APPENDIX

# APPENDIX A

## Park Development Plans

### CLISSBEE PARK



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**Village of Cassopolis**  
Community Parks & Recreation Plan

Clissbee Park Development Plan  
10/09/2018



# APPENDIX A

## DON HORNE PARK



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170578

**Village of Cassopolis**  
Community Parks & Recreation Plan

Don Horne Park Development Plan



10/08/2018 | 2

# RON BASS PARK



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170578

**Village of Cassopolis**  
Community Parks & Recreation Plan

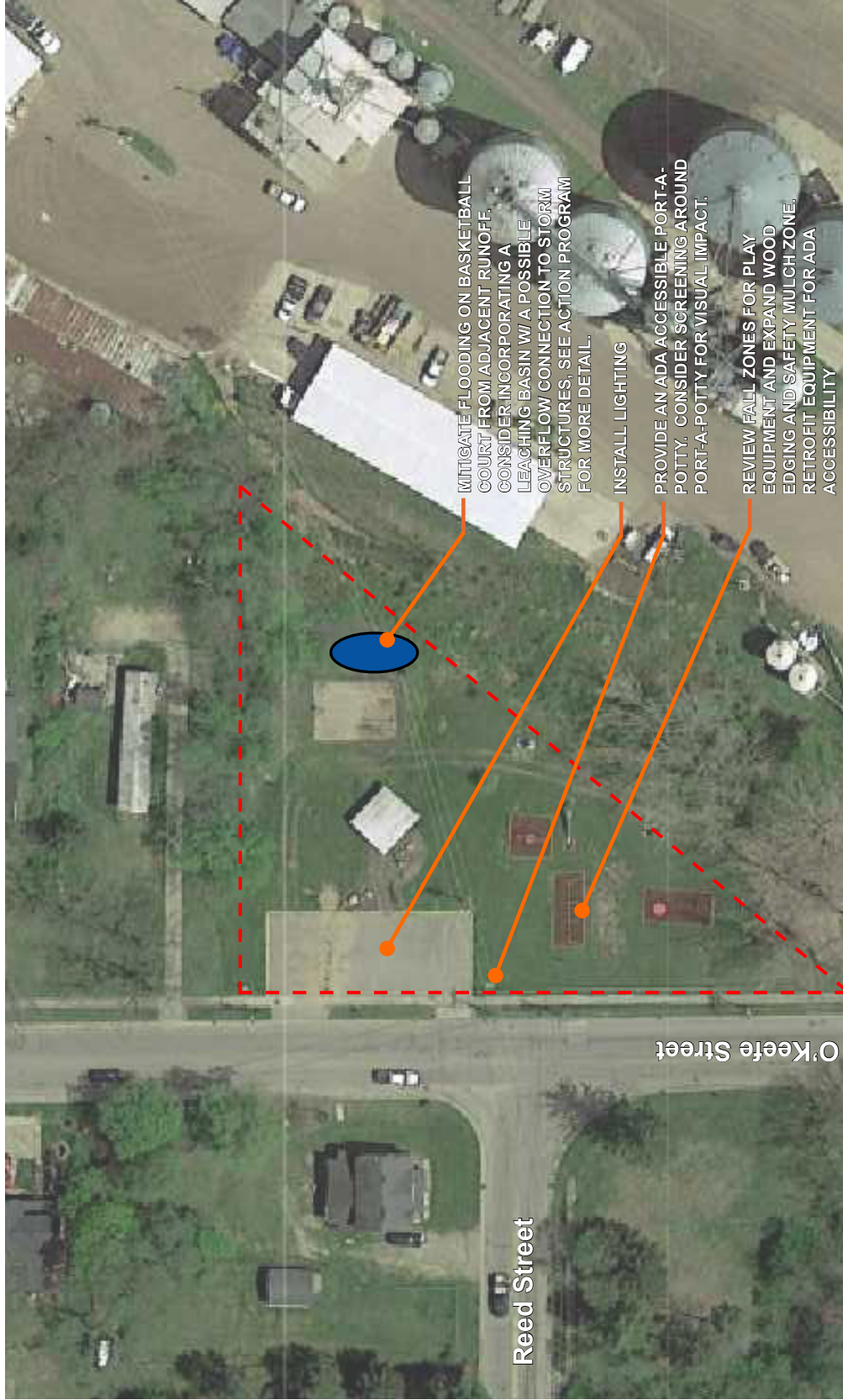
Ron Bass Park Development Plan

0' 5' 10' 15' | 3

10/08/2018

# APPENDIX A

## SOUTHSIDE PARK



**Village of Cassopolis**  
Community Parks & Recreation Plan

Southside Park Development Plan  
10/09/2018 | 4

# LOG CABIN PARK



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**Village of Cassopolis**  
Community Parks & Recreation Plan

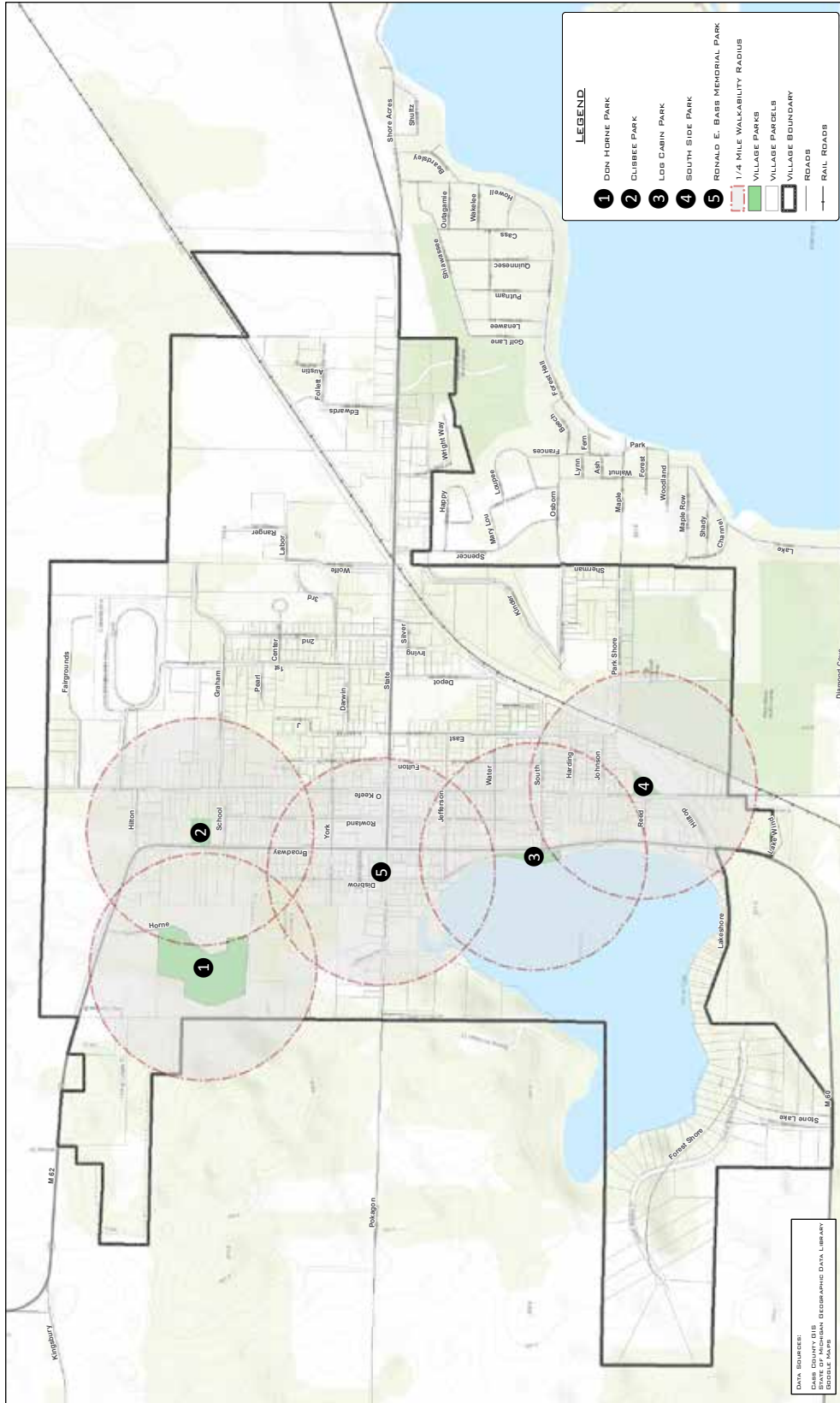
Log Cabin Park Development Plan



10/08/2018 | 5

# APPENDIX B

## Village of Cassopolis Parks Locations & Walkability Map



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1/02/18

**VILLAGE OF CASSOPOLIS**  
 REC PLAN

**W** WIGHTMAN  
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1/02/18

WALKABILITY MAP  
 9/28/2018

W WIGHTMAN  
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1/02/18



# APPENDIX C

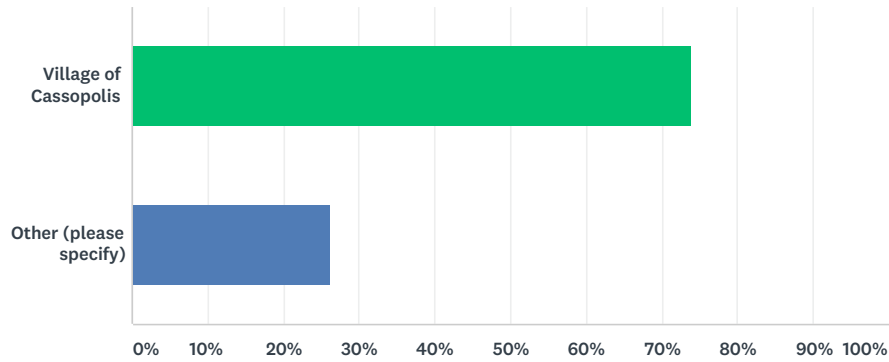
## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

### Q1 Where is your primary household located?

Answered: 42 Skipped: 0

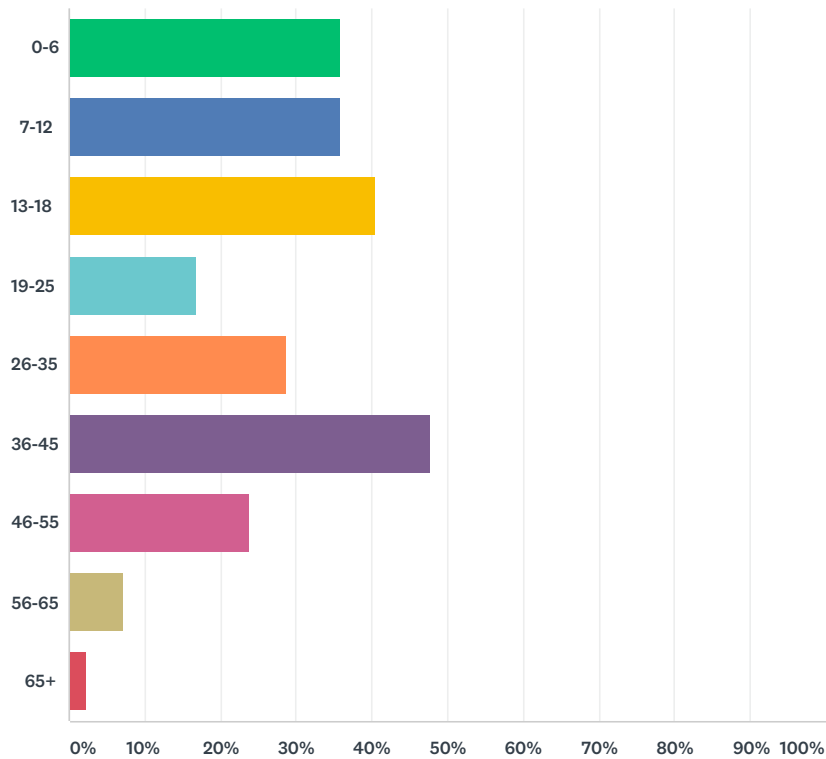


ANSWER CHOICES	RESPONSES	
Village of Cassopolis	73.81%	31
Other (please specify)	26.19%	11
<b>TOTAL</b>		<b>42</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	country	9/25/2018 11:28 AM
2	In Cassopolis but outside the village	9/25/2018 11:16 AM
3	Edwardsburg	9/20/2018 5:48 PM
4	Country	9/20/2018 3:36 PM
5	Cassopolis- in the countrt	9/20/2018 3:13 PM
6	LaGrange Township	9/20/2018 1:28 PM
7	Vandalia	9/20/2018 1:18 PM
8	Edwardsburg	9/20/2018 11:14 AM
9	Penn township	9/15/2018 4:38 PM
10	Edwardsburg	9/6/2018 12:32 PM
11	Diamond lake	8/30/2018 4:22 PM

## Q2 Which of the following age groups does your household consist of? Please select all that apply.

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
0-6	35.71%	15
7-12	35.71%	15
13-18	40.48%	17
19-25	16.67%	7
26-35	28.57%	12
36-45	47.62%	20
46-55	23.81%	10
56-65	7.14%	3
65+	2.38%	1
Total Respondents: 42		

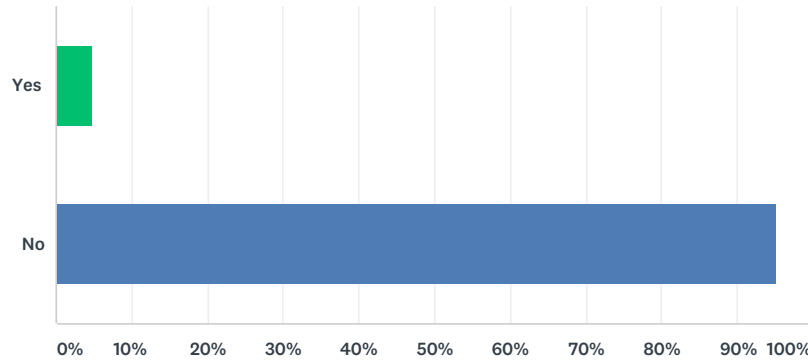
## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

### Q3 Does anyone in your household have special accessibility needs for park amenities?

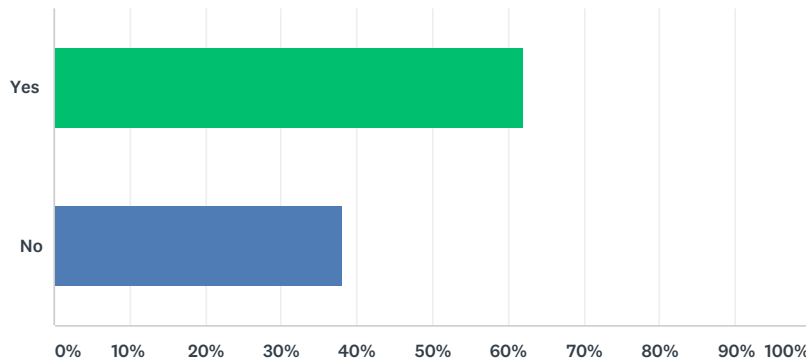
Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	4.76%	2
No	95.24%	40
TOTAL		42

### Q4 Do you think the Cassopolis Parks are accessible to everyone, including those requiring special needs for accessibility?

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	61.90%	26
No	38.10%	16
TOTAL		42

#	ADDITIONAL COMMENTS:	DATE
1	its only able to some people they need stuff for little kids like babies and people who cant walk	9/25/2018 11:39 AM
2	bc parks are for everyone	9/25/2018 11:36 AM
3	The parks have lots of fun stuff to play on	9/25/2018 11:30 AM
4	need a wheel chair ramp	9/25/2018 11:28 AM
5	I've never seen any playground equipment suitable for a child in a wheelchair.	9/22/2018 12:00 PM
6	unknown	9/20/2018 1:18 PM
7	I have no idea	9/20/2018 11:14 AM
8	I work with special needs adults and we would love to cone to the parks for picnics but the restrooms are either always locked or the port o jons are not handicapped accessible for our guys.	8/30/2018 5:38 PM
9	Don't know	8/30/2018 4:22 PM

# APPENDIX C

## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

### Q5 What facilities and/or recreational activities in Cassopolis have you or any member of your household enjoyed?

Answered: 37 Skipped: 5

#	RESPONSES	DATE
1	playing with my dogs and the other dogs that are next door	9/25/2018 11:39 AM
2	idk bc we dont go to cass parks	9/25/2018 11:36 AM
3	None	9/25/2018 11:35 AM
4	going for walks or going to the park	9/25/2018 11:33 AM
5	liitle league softball and all sports.	9/25/2018 11:33 AM
6	none	9/25/2018 11:31 AM
7	Taking walks or going fishing	9/25/2018 11:30 AM
8	just going to the parks.	9/25/2018 11:30 AM
9	The fair.	9/25/2018 11:30 AM
10	jungle jim	9/25/2018 11:29 AM
11	Collisby park.	9/25/2018 11:28 AM
12	basketball court	9/25/2018 11:28 AM
13	going to the park and having a good time	9/25/2018 11:28 AM
14	The basketball court at clisbee	9/25/2018 11:27 AM
15	no	9/25/2018 11:27 AM
16	Basketball courts, playground	9/25/2018 11:16 AM
17	I don't know the names of the parks, but we take our kids to the one on O'Keefe by the tracks, and the one where the clinic used to be on the way out of town towards the library.	9/22/2018 12:00 PM
18	Shooting	9/21/2018 8:01 AM
19	The Lake	9/21/2018 7:29 AM
20	Not doing drugs!	9/20/2018 11:49 PM
21	Little league baseball	9/20/2018 5:48 PM
22	Playground when kids were younger	9/20/2018 3:36 PM
23	Parks	9/20/2018 3:13 PM
24	N/A	9/20/2018 1:37 PM
25	none - would love to have a rec center other than COA - something to get the youth and younger adults active in	9/20/2018 1:18 PM
26	Park at Don Horn.	9/20/2018 12:33 PM
27	Not many as the park with the courts is always trashed and I dont feel comfortable letting my kids play there.	9/20/2018 11:59 AM
28	Playground	9/20/2018 11:58 AM
29	Lawless park trunk or treat	9/20/2018 11:14 AM
30	CAssopolis Little League Fields	9/15/2018 4:38 PM
31	Parks and Fishing	9/7/2018 3:57 PM
32	Hiking park trails, boating, lake fishing, jogging, kayaking.	9/6/2018 8:55 PM

Village of Cassopolis Public Input Survey

SurveyMonkey

33	Clisbee Park - Dan Lee Don Horne	9/6/2018 12:32 PM
34	N/A	8/31/2018 6:21 AM
35	The parks and lakes	8/30/2018 11:26 PM
36	COA, baseball park, Clisbee park, log cabin	8/30/2018 5:38 PM
37	None	8/30/2018 4:22 PM

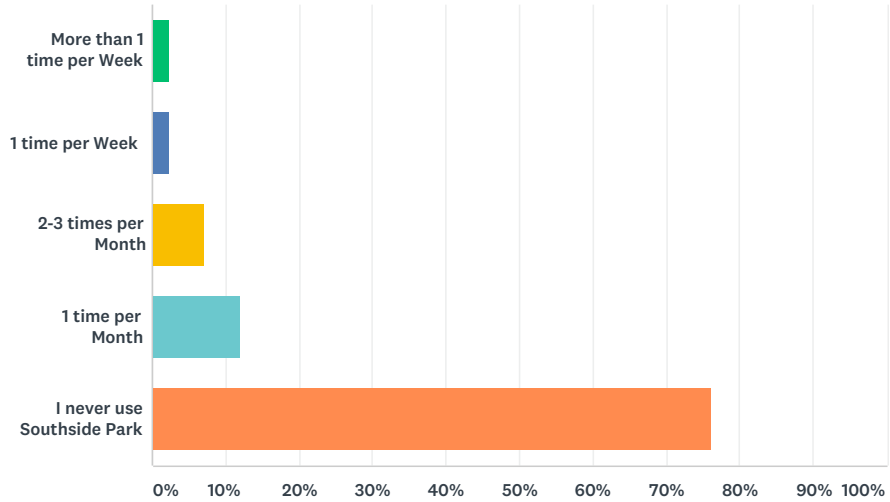
## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

### Q6 How often do you use Southside Park?

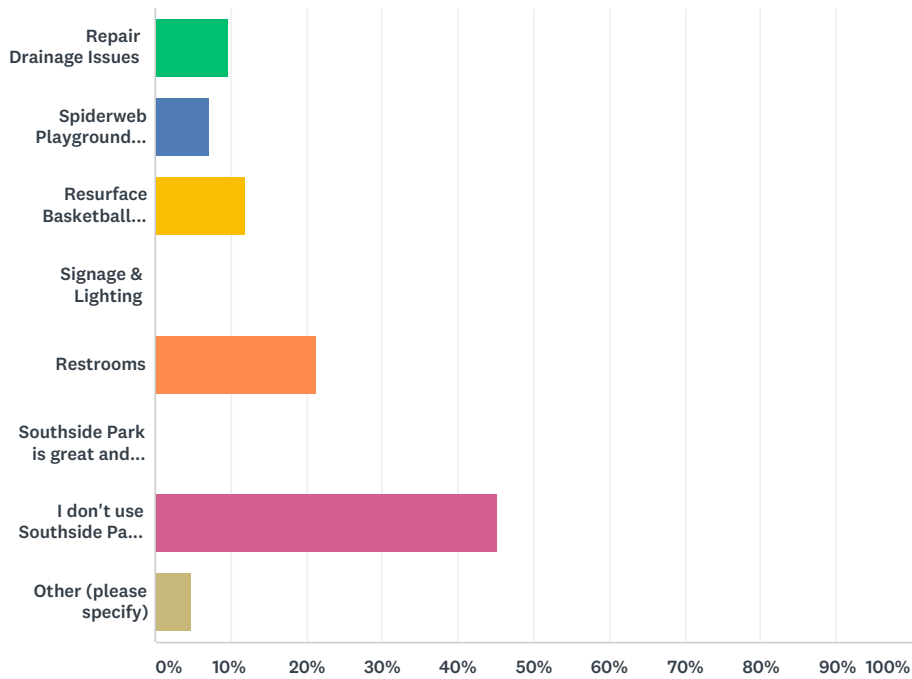
Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
More than 1 time per Week	2.38%	1
1 time per Week	2.38%	1
2-3 times per Month	7.14%	3
1 time per Month	11.90%	5
I never use Southside Park	76.19%	32
TOTAL		42

### Q7 If you could add 1 thing to Southside Park, which of these items would it be?

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES
Repair Drainage Issues	9.52% 4
Spiderweb Playground Equipment	7.14% 3
Resurface Basketball Court	11.90% 5
Signage & Lighting	0.00% 0
Restrooms	21.43% 9
Southside Park is great and does not need anything additional	0.00% 0
I don't use Southside Park / no opinion	45.24% 19
Other (please specify)	4.76% 2
<b>TOTAL</b>	<b>42</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	i dont use it	9/25/2018 11:36 AM
2	I see people dealing drugs there!	9/20/2018 11:49 PM

## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

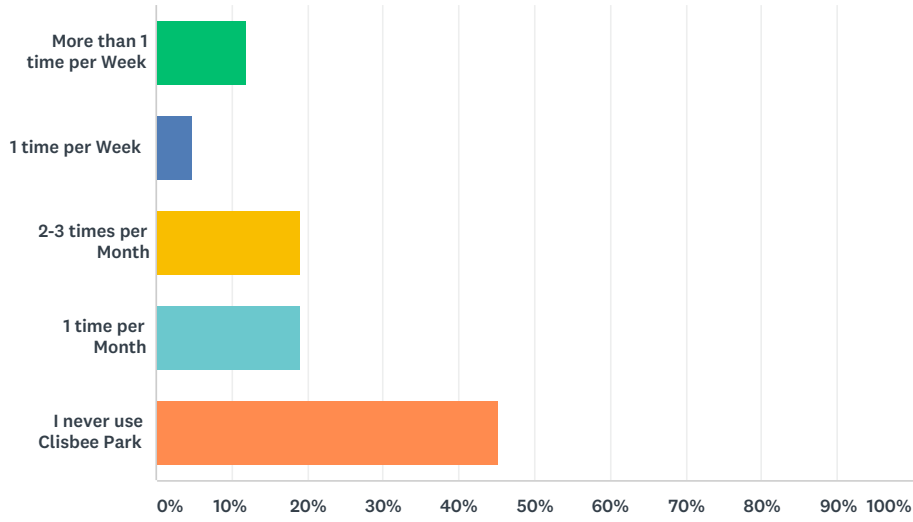
### Q8 Additional Comments about Southside Park:

Answered: 15 Skipped: 27

#	RESPONSES	DATE
1	its nice	9/25/2018 11:36 AM
2	They need to redo that whole park cause its sad	9/25/2018 11:35 AM
3	there fun to play at	9/25/2018 11:31 AM
4	It looks very fun but not on a hot day	9/25/2018 11:30 AM
5	i go to it the most.	9/25/2018 11:30 AM
6	its pretty fun to chill at but for children/ people who have wheelchairs i dont think it would be very easy for them to get around	9/25/2018 11:30 AM
7	it is very fun and safe	9/25/2018 11:29 AM
8	no comments	9/25/2018 11:28 AM
9	sometimes stinks	9/25/2018 11:28 AM
10	its not as big and the basketball court always has that nasty swamp by it and it stinks really bad	9/25/2018 11:28 AM
11	Have a light by the basketball court	9/25/2018 11:27 AM
12	no	9/25/2018 11:27 AM
13	Gets the run off from the mill, do not feel safe to play	9/20/2018 12:33 PM
14	Needs more playground equipment	9/20/2018 11:58 AM
15	It was too hard to pick one thing but adding more picnic tables and a bathroom would be great.	8/30/2018 11:26 PM

### Q9 How often do you use Clisbee Park?

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
More than 1 time per Week	11.90%	5
1 time per Week	4.76%	2
2-3 times per Month	19.05%	8
1 time per Month	19.05%	8
I never use Clisbee Park	45.24%	19
<b>TOTAL</b>		<b>42</b>

# APPENDIX C

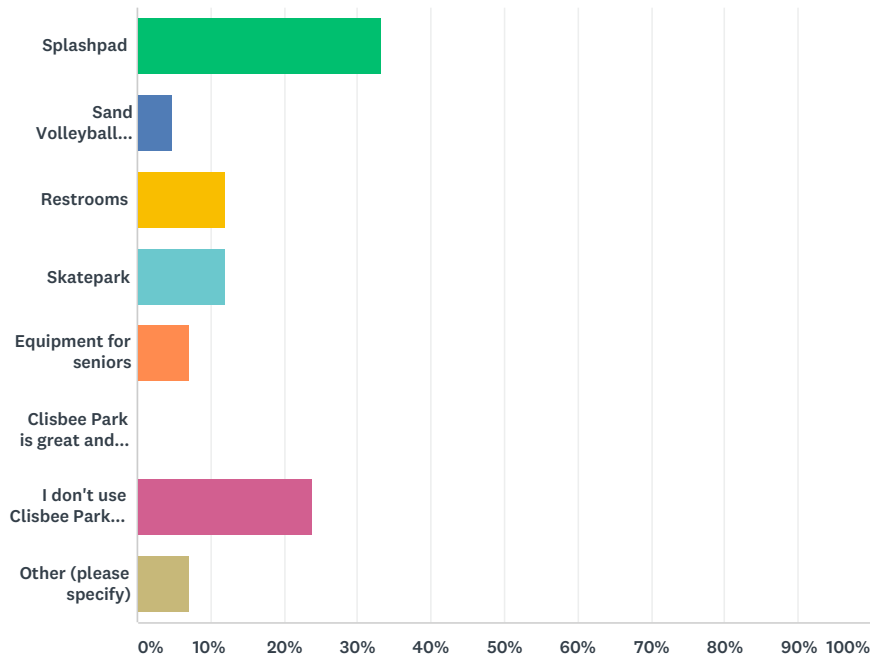
## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

### Q10 If you could add 1 thing to Clisbee Park, which of these items would it be?

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES
Splashpad	33.33% 14
Sand Volleyball Court	4.76% 2
Restrooms	11.90% 5
Skatepark	11.90% 5
Equipment for seniors	7.14% 3
Clisbee Park is great and does not need anything additional	0.00% 0
I don't use Clisbee Park / no opinion	23.81% 10
Other (please specify)	7.14% 3
<b>TOTAL</b>	<b>42</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	dont use it	9/25/2018 11:36 AM
2	Better rims.	9/25/2018 11:28 AM
3	There is always people dealing drugs there!	9/20/2018 11:49 PM

## Q11 Additional Comments about Clisbee Park:

Answered: 16 Skipped: 26

#	RESPONSES	DATE
1	i dont know bc i i dont use it	9/25/2018 11:36 AM
2	idk redo the basketball court	9/25/2018 11:35 AM
3	there cool	9/25/2018 11:31 AM
4	It is a good place to have birthday party's and family gatherings	9/25/2018 11:30 AM
5	none	9/25/2018 11:30 AM
6	ive never even heard of Clisbee park	9/25/2018 11:30 AM
7	i dont know whats in it	9/25/2018 11:29 AM
8	none	9/25/2018 11:28 AM
9	awesome basketball court	9/25/2018 11:28 AM
10	its a really nice park and it had a good court and play ground and i like that it is double rimmed so everyone can play	9/25/2018 11:28 AM
11	Working drinking fountains	9/25/2018 11:27 AM
12	nothing	9/25/2018 11:27 AM
13	There wasn't an option for less than once a month, but more than never.	9/22/2018 12:00 PM
14	Could use restrooms and updated playground equipment	9/20/2018 11:58 AM
15	There need to be more picnic tables under the pavilions.	8/30/2018 11:26 PM
16	Have used this park years ago for birthday parties	8/30/2018 5:38 PM

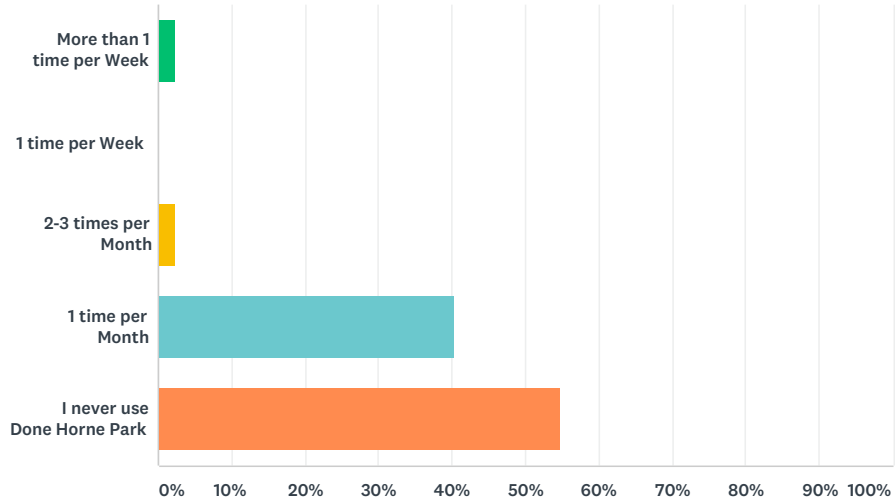
## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

### Q12 How often do you use Done Horne Park?

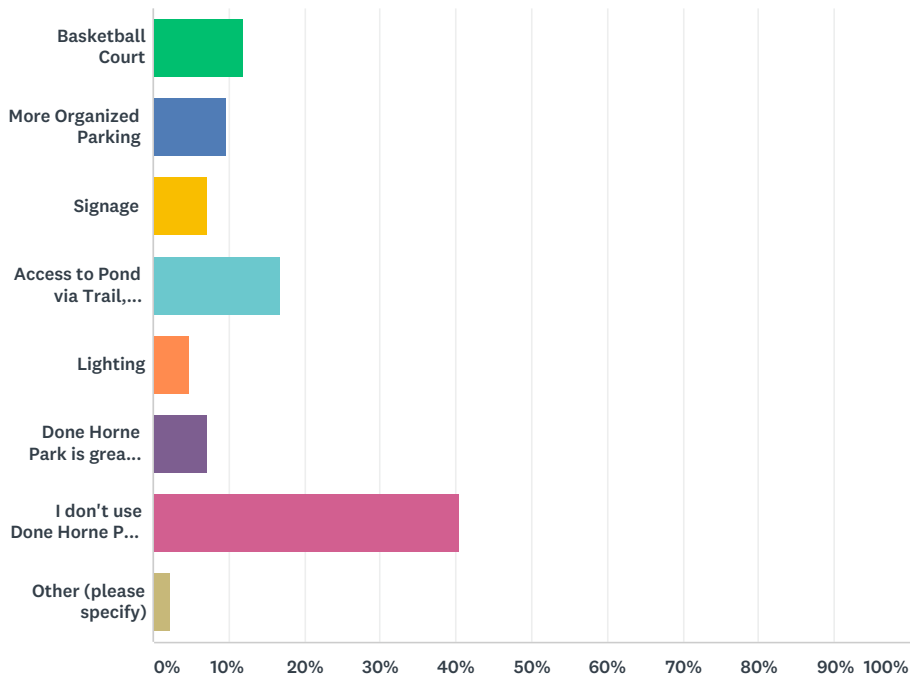
Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
More than 1 time per Week	2.38%	1
1 time per Week	0.00%	0
2-3 times per Month	2.38%	1
1 time per Month	40.48%	17
I never use Done Horne Park	54.76%	23
TOTAL		42

### Q13 If you could add 1 thing to Don Horne Park, which of these items would it be?

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Basketball Court	11.90%	5
More Organized Parking	9.52%	4
Signage	7.14%	3
Access to Pond via Trail, Overlook, or Fishing Pier	16.67%	7
Lighting	4.76%	2
Done Horne Park is great and does not need anything additional	7.14%	3
I don't use Done Horne Park / no opinion	40.48%	17
Other (please specify)	2.38%	1
<b>TOTAL</b>		<b>42</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Unlocked restrooms when baseball games are not going on.	8/30/2018 5:38 PM

## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

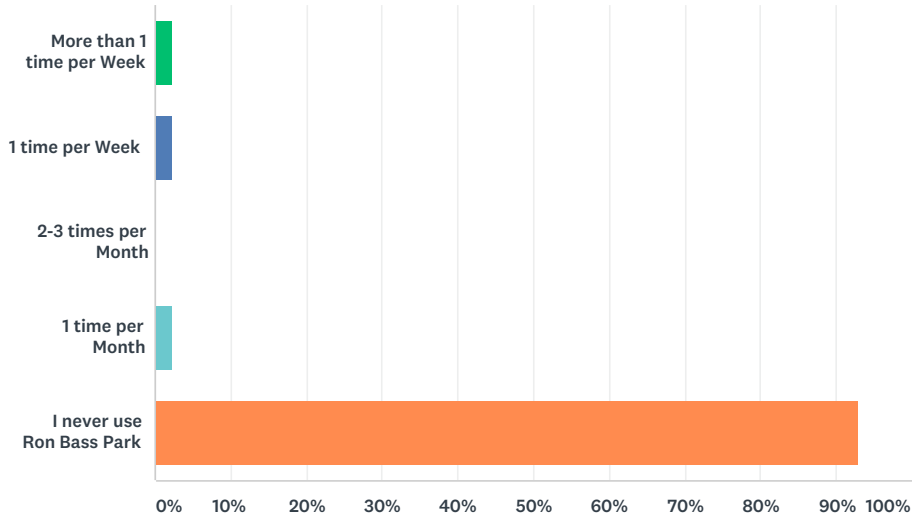
### Q14 Additional Comments about Don Horne Park:

Answered: 16 Skipped: 26

#	RESPONSES	DATE
1	idk i never been there	9/25/2018 11:36 AM
2	I dont use that park	9/25/2018 11:35 AM
3	there a family freindly park	9/25/2018 11:31 AM
4	Never went to this park	9/25/2018 11:30 AM
5	none	9/25/2018 11:30 AM
6	never heard of it	9/25/2018 11:30 AM
7	dont use	9/25/2018 11:29 AM
8	no comments	9/25/2018 11:28 AM
9	none	9/25/2018 11:28 AM
10	i never go to don horne park	9/25/2018 11:27 AM
11	no	9/25/2018 11:27 AM
12	Like the updates	9/20/2018 12:33 PM
13	Its hidden behind Cassopolis Family Clinic so its not easy to find for people out of the area!	9/15/2018 4:38 PM
14	I love the idea of a basketball court, and maybe tennis, to make the park a multi-sport place, but honestly, I didn't know the park existed! So I have to say better signage is needed.	9/6/2018 8:55 PM
15	The pavilion by the woods is not an ideal location but tables under would be nice to give people an option	8/30/2018 11:26 PM
16	Used this park years ago when my children played baseball.	8/30/2018 5:38 PM

### Q15 How often do you use Ron Bass Park?

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
More than 1 time per Week	2.38%	1
1 time per Week	2.38%	1
2-3 times per Month	0.00%	0
1 time per Month	2.38%	1
I never use Ron Bass Park	92.86%	39
<b>TOTAL</b>		<b>42</b>

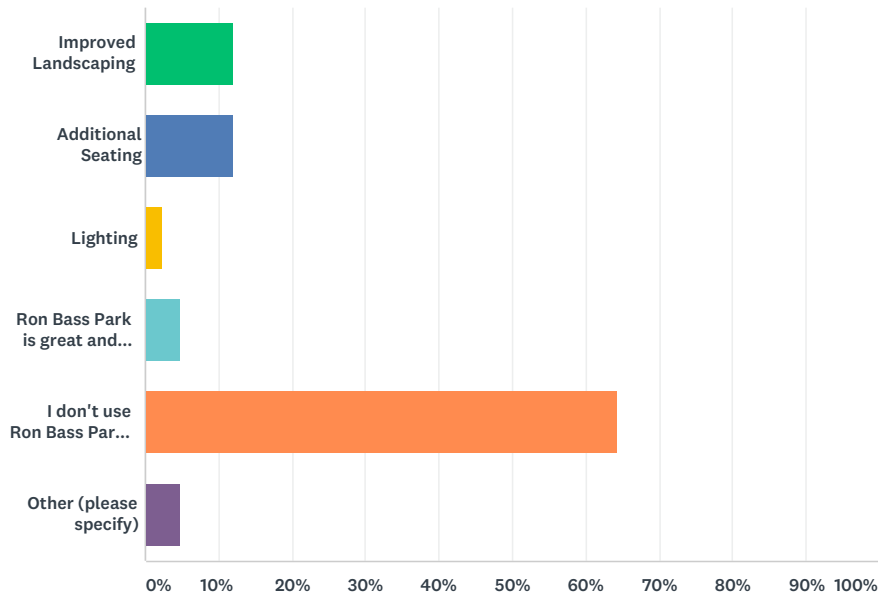
## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

### Q16 If you could add 1 thing to Ron Bass Park, which of these items would it be?

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES
Improved Landscaping	11.90% 5
Additional Seating	11.90% 5
Lighting	2.38% 1
Ron Bass Park is great and does not need anything additional	4.76% 2
I don't use Ron Bass Park / no opinion	64.29% 27
Other (please specify)	4.76% 2
<b>TOTAL</b>	<b>42</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	i dont use it	9/25/2018 11:36 AM
2	I see people dealing drugs there!	9/20/2018 11:49 PM

### Q17 Additional Comments about Ron Bass Park:

Answered: 12 Skipped: 30

#	RESPONSES	DATE
1	i never use this park	9/25/2018 11:36 AM
2	I dont use that park	9/25/2018 11:35 AM
3	never used it	9/25/2018 11:31 AM
4	Never went to this park	9/25/2018 11:30 AM
5	none	9/25/2018 11:30 AM
6	never heard of it	9/25/2018 11:30 AM
7	dont use	9/25/2018 11:29 AM
8	none	9/25/2018 11:28 AM
9	none	9/25/2018 11:28 AM
10	dont use it	9/25/2018 11:27 AM
11	no	9/25/2018 11:27 AM
12	The park is not that nice. The landscape isn't nice and it is not safe for kids.	8/30/2018 11:26 PM

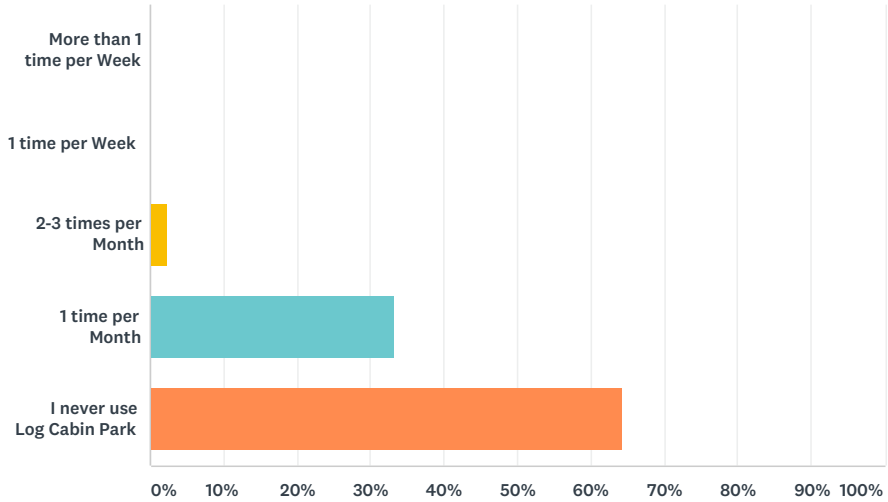
## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

### Q18 How often do you use Log Cabin Park?

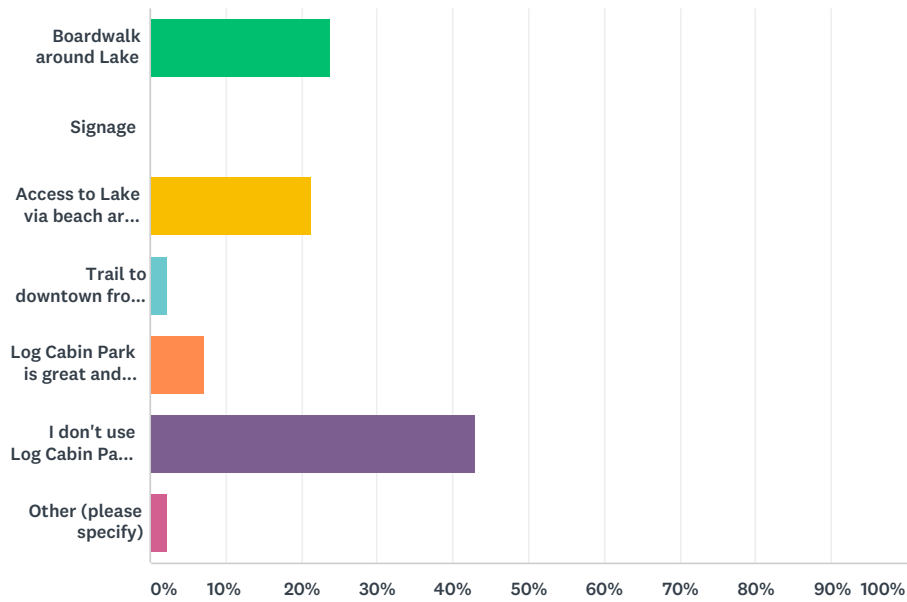
Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
More than 1 time per Week	0.00%	0
1 time per Week	0.00%	0
2-3 times per Month	2.38%	1
1 time per Month	33.33%	14
I never use Log Cabin Park	64.29%	27
TOTAL		42

### Q19 If you could add 1 thing to Log Cabin Park, which of these items would it be?

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Boardwalk around Lake	23.81%	10
Signage	0.00%	0
Access to Lake via beach area, fishing pier or overlook	21.43%	9
Trail to downtown from park	2.38%	1
Log Cabin Park is great and does not need anything additional	7.14%	3
I don't use Log Cabin Park / no opinion	42.86%	18
Other (please specify)	2.38%	1
<b>TOTAL</b>		<b>42</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Add ANYTHING that would justify calling it a park.	9/22/2018 12:00 PM

## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

### Q20 Additional Comments about Log Cabin Park:

Answered: 13 Skipped: 29

#	RESPONSES	DATE
1	i seeit but not use it	9/25/2018 11:36 AM
2	I dont use that park	9/25/2018 11:35 AM
3	never used it	9/25/2018 11:31 AM
4	I love to take walks around it. Its a great park	9/25/2018 11:30 AM
5	none	9/25/2018 11:30 AM
6	never heard of it	9/25/2018 11:30 AM
7	dont use	9/25/2018 11:29 AM
8	no comments	9/25/2018 11:28 AM
9	i dont use that park	9/25/2018 11:28 AM
10	dont use it	9/25/2018 11:27 AM
11	no	9/25/2018 11:27 AM
12	More accessibilty would be nice to the lake from downtown.	9/15/2018 4:38 PM
13	It needs something to bring people to it. Like a boardwalk or something for people to enjoy.	8/30/2018 11:26 PM

## Q21 What is one project that should be completed immediately at one of the Cassopolis Parks to provide the most significant impact for the community?

Answered: 30 Skipped: 12

#	RESPONSES	DATE
1	there should be more lights	9/25/2018 11:39 AM
2	to be better	9/25/2018 11:36 AM
3	Restrooms	9/25/2018 11:35 AM
4	volleyball court at calisbe	9/25/2018 11:33 AM
5	volleyball court	9/25/2018 11:33 AM
6	need restrooms	9/25/2018 11:31 AM
7	bathrooms	9/25/2018 11:30 AM
8	i dont know	9/25/2018 11:30 AM
9	bathrooms at the south side park	9/25/2018 11:30 AM
10	nothing its good as is	9/25/2018 11:29 AM
11	Renew them.	9/25/2018 11:28 AM
12	make more parks	9/25/2018 11:28 AM
13	funner	9/25/2018 11:28 AM
14	to add bathrooms	9/25/2018 11:28 AM
15	fixing the rims and court at southside park	9/25/2018 11:27 AM
16	new rims	9/25/2018 11:27 AM
17	Splash pad	9/25/2018 11:16 AM
18	Adding restrooms to any of the parks that don't have them would significantly improve the quality of the parks. More people would use them.	9/22/2018 12:00 PM
19	Splash pad in any park would be used by the entire community frequently	9/21/2018 8:01 AM
20	Make the police do their job and stop all the drug deals and drug using in the damn parks!	9/20/2018 11:49 PM
21	Any	9/20/2018 4:24 PM
22	Something major to draw kids and families to want to visit the park.	9/20/2018 1:37 PM
23	splash pad	9/20/2018 11:59 AM
24	Splash pad	9/20/2018 11:58 AM
25	Boardwalk around Stone Lake	9/7/2018 1:14 PM
26	Parking at Don Horne	9/6/2018 12:32 PM
27	I dont use the parks	8/31/2018 6:21 AM
28	Something for kids to do like a splash pad would keep people from leaving town to have fun.	8/30/2018 11:26 PM
29	Restrooms	8/30/2018 5:38 PM
30	Maybe add a beach and swimming at the log cabin	8/30/2018 4:22 PM

# APPENDIX C

## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

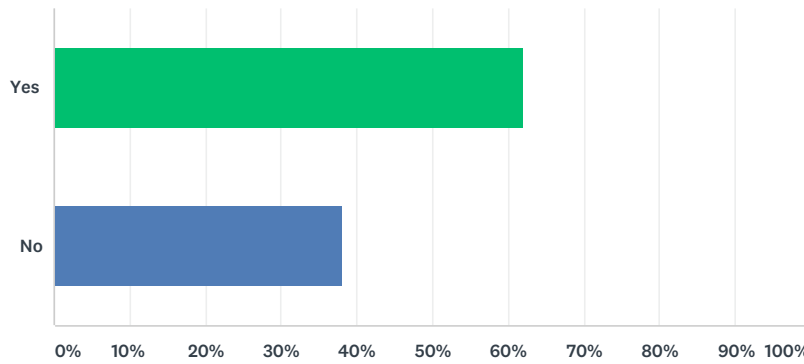
**Q22 Are there any factors that limit you or anyone in your household's use of parks in Cassopolis? Please list park(s) and reason.**

Answered: 22 Skipped: 20

#	RESPONSES	DATE
1	nope	9/25/2018 11:39 AM
2	no bc we are busy most of the time	9/25/2018 11:36 AM
3	South side park is just sad and need to be shut down and the rest are ok	9/25/2018 11:35 AM
4	no	9/25/2018 11:33 AM
5	no	9/25/2018 11:31 AM
6	No not really	9/25/2018 11:30 AM
7	no	9/25/2018 11:30 AM
8	no	9/25/2018 11:30 AM
9	no we are normal people we just dont use the parks	9/25/2018 11:29 AM
10	I do not know.	9/25/2018 11:28 AM
11	no	9/25/2018 11:28 AM
12	there is none for me	9/25/2018 11:28 AM
13	no	9/25/2018 11:27 AM
14	no	9/25/2018 11:27 AM
15	None of the parks I've been to have restrooms. I have a preschooler, a baby, and medical issues, all of which seriously impact the time we can enjoy any park.	9/22/2018 12:00 PM
16	The drugs they are bad and the people who sell and use them in the parks!	9/20/2018 11:49 PM
17	Boring parks	9/20/2018 4:24 PM
18	yes, the trash.	9/20/2018 11:59 AM
19	No	9/20/2018 11:58 AM
20	N/A	8/31/2018 6:21 AM
21	No, just depends on how nice the parks are.	8/30/2018 11:26 PM
22	Restroom availability at any of the parks	8/30/2018 5:38 PM

### Q23 Would you be willing to support a parks fund that is financed through a millage?

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	61.90%	26
No	38.10%	16
TOTAL		42

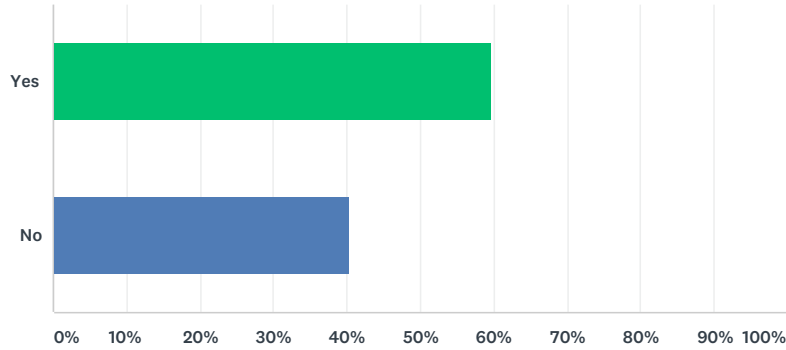
## Survey Results

Village of Cassopolis Public Input Survey

SurveyMonkey

### Q24 Would you favor a new park in Cassopolis?

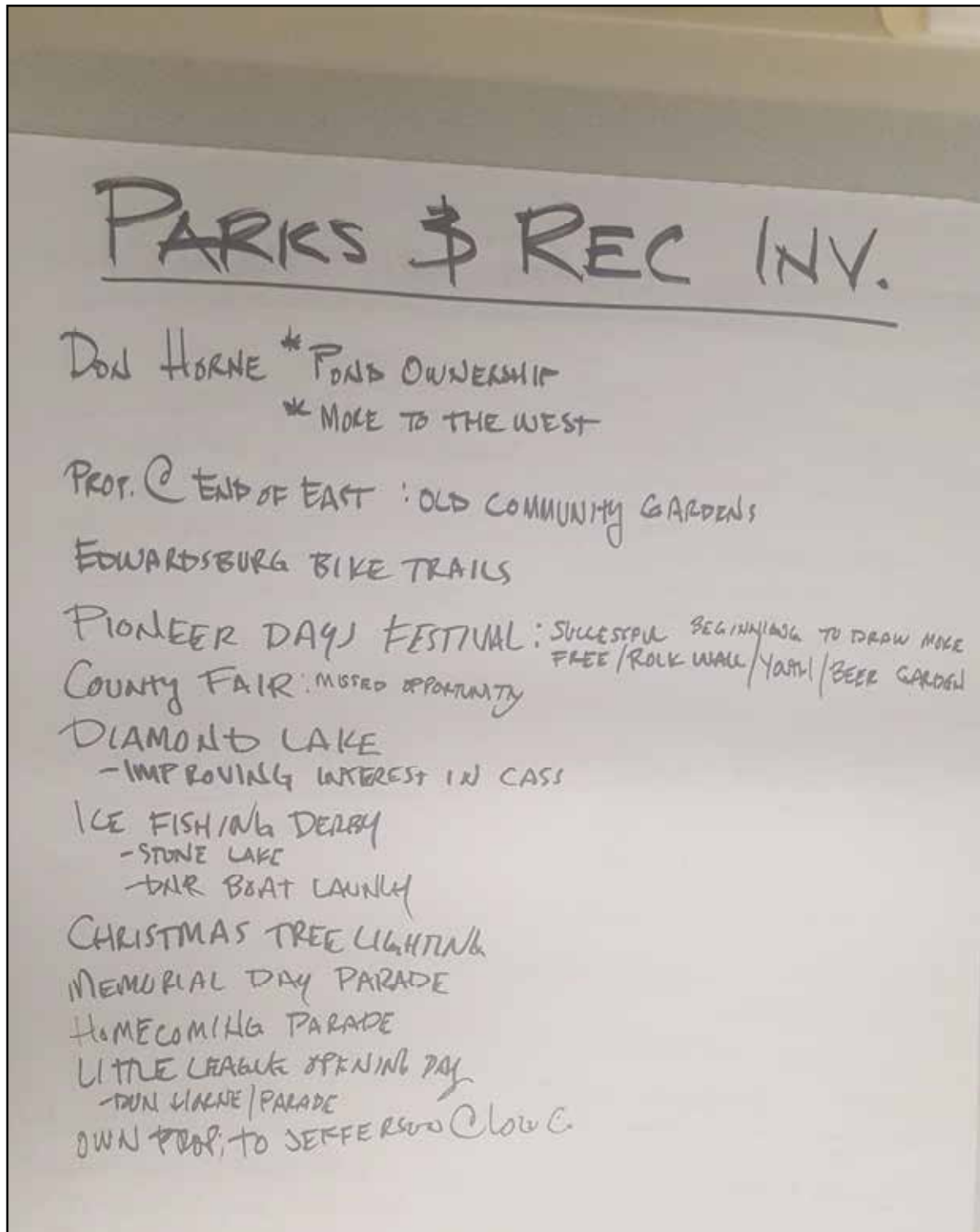
Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	59.52%	25
No	40.48%	17
TOTAL		42



## Parks Stakeholder Meeting Results



# PARKS & REC INV.

DON HORNE \* POND OWNERSHIP  
\* MOVE TO THE WEST

PROP. @ END OF EAST : OLD COMMUNITY GARDENS

EDWARDSBURG BIKE TRAILS

PIONEER DAYS FESTIVAL : SUCCESSFUL BEGINNING TO DRAW MORE  
FREE / ROLL WALL / YOUTH / BEER GARDEN

COUNTY FAIR : MISSED OPPORTUNITY

DIAMOND LAKE  
- IMPROVING INTEREST IN CASS

ICE FISHING DERBY  
- STONE LAKE  
- BAR BOAT LAUNCH

CHRISTMAS TREE LIGHTING

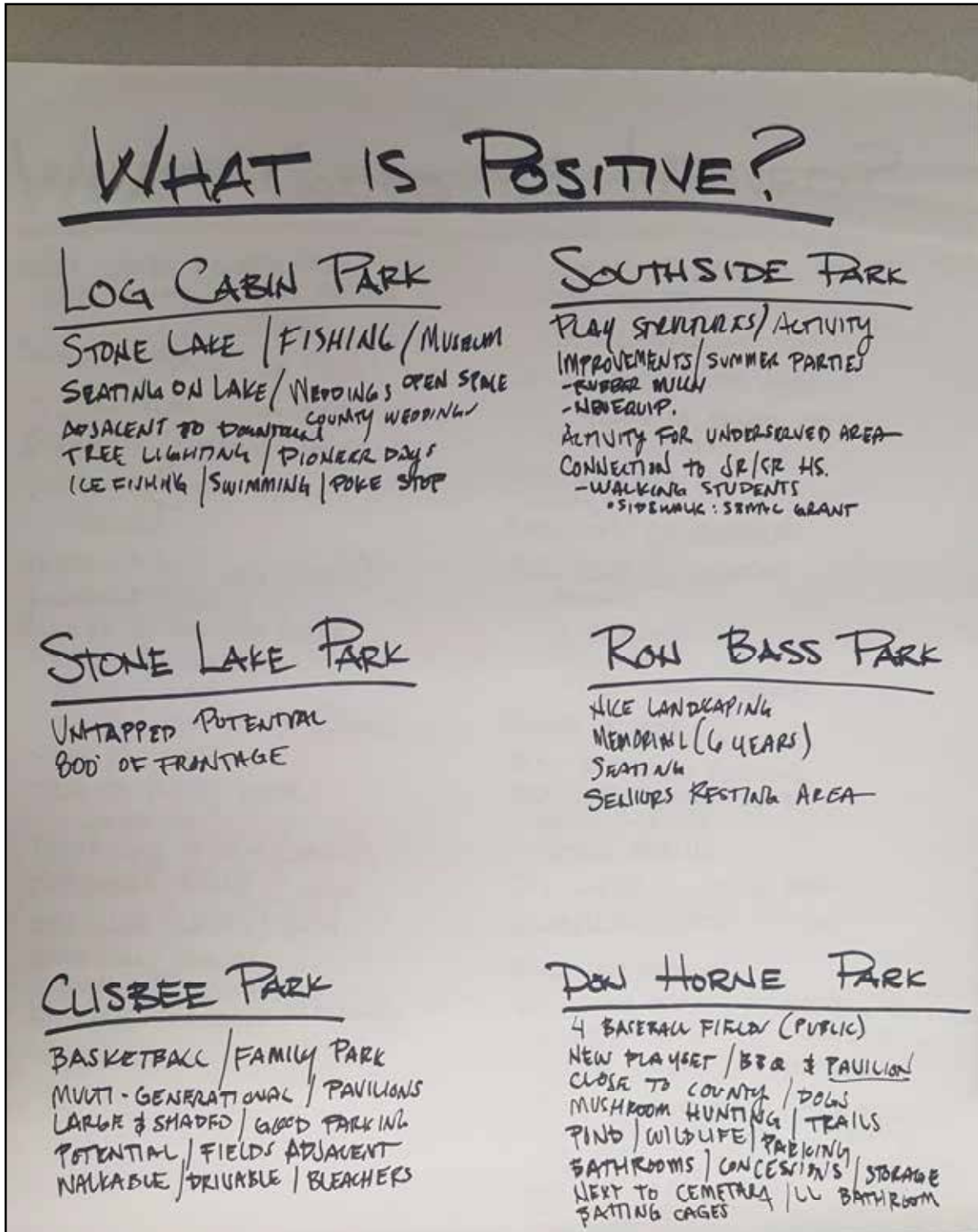
MEMORIAL DAY PARADE

HOME COMING PARADE

LITTLE LEAGUE OPENING DAY  
- TOWN LAKE / PARADE

OWN PROP. TO JEFFERSON CLOW C.

## Parks Stakeholder Meeting Results



# WHAT COULD BE IMPROVED?

MORE WATER FOUNTAINS  
- DON HORNE / CUSBEE HAS ONE  
- BROKEN  
SOUTH SIDE

FORMALIZE PARKING (DON HORNE)

1/2 COURT BALL @ DON HORNE

SIGNAGE @ DON HORNE

LANDSCAPE @ EA. PARK  
- FENCES

BOARDWALK @ LOG CAPIIN

SIGNAGE @ LOG C.

ACCESS TO SEATING / LAKE

- PICNIC & SEATING

- BEACH AREA

FLOWERS / LANDSCAPE @ LOG C.

PARKING OPP?

TRAIL TO TASTY TWIRL

- LANDSCAPE

VISIBILITY TO LAKE (LOG C.)

SPIDERWEB EQUIP @ SOUTH

DRAINAGE / WATER @ SOUTH

BASKETBALL @ SOUTH

SIGNAGE @ SOUTH

SIGNAGE STANDARD / BRANDING

CUSBEE FIELD

- SPLASH PADS

- VOLLEYBALL

SOLLER FIELDS (DON HORNE)

DON HORNE AS SPORTS COMPLEX  
- ACCESS POINTS

SKATE PARK?

- BMX

BATHROOMS @ CUSBEE

MORE EQUIP @ CUSBEE

- SENIORS?

- 5-10 YEARS

- 10+ GIRLS

o MINI-OBSTACLE COURSES

BEACH @ STONE L.

D.S. DISBROW PARKING

OLD COMM. GARDEN SITE

- NATIVE SPECIES

- REDUCE MOWING

ONE LARGE SIGNATURE PARK

LIGHTING @ DON HORNE

STONE LAKE ~~PARK~~

FISH FROM SHORE

GATHERING SPACE

- BANDS

- MOVIES IN THE PARK

COMMUNITY BEACH PARK  
- BEACH SEITS

TRAIL BLDG.

SELL TO A DEVELOPER

APARTMENTS → LAKE

- SUBSIDIZED

- ADA

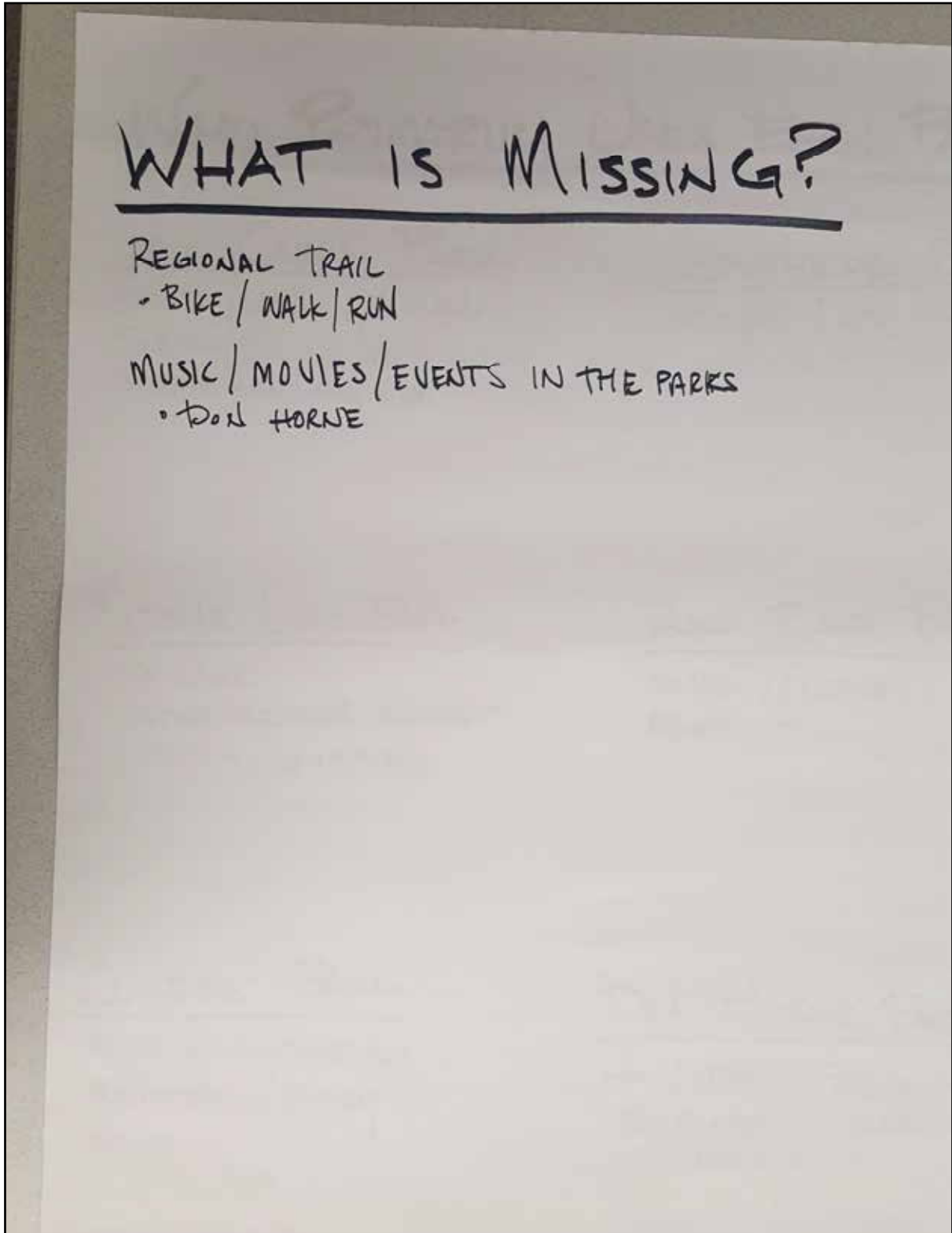
SWIMMING  
PLATFORMS

WALKWAY: NILES | SEATING

LONG TABLES: TC.

POCK BOATS

Parks Stakeholder Meeting Results



# WHO PRIMARILY USES EACH PARK?

## LOG CABIN PARK

ADULTS / LUNCH / FISHING  
TOURISM (MUSEUM) / WEDDINGS  
PIONEER DAYS HAY RIDE

## SOUTHSIDE PARK

STUDENTS / KIDS / SCHOOLS

## STONE LAKE PARK

NO ONE  
FUTURE: ADJACENT RESIDENTS  
FISHING / SWIMMING

## RON BASS PARK

NO ONE / FISHING?  
MEMORIAL

## CLISBEE PARK

MULTI-GENERATIONAL / HS.  
BASKETBALL / FAMILY  
FUTURE:  
COMM BRG

## DAN HORNE PARK

LL. / SPORTS / FAMILY REUNION  
LAW & COURTS: CELEBRATION  
TRAIL WALKING

## Parks Stakeholder Meeting Results

### WHO PRIMARILY USES EACH PARK?

#### LOG CABIN PARK

ADULTS / LUNCH / FISHING  
TOURISM (MUSEUM) / WEDDINGS  
PIONEER DAYS HAY RIDE

#### SOUTHSIDE PARK

STUDENTS / KIDS / SCHOOLS

#### STONE LAKE PARK

NO ONE  
FUTURE: ADJACENT RESIDENTS  
FISHING / SWIMMING

#### RON BASS PARK

NO ONE / FISHING?  
MEMORIAL

#### CLISBEE PARK

MULTI-GENERATIONAL / HS.  
BASKETBALL / FAMILY  
FUTURE:  
COMM BBQ

#### DON HORNE PARK

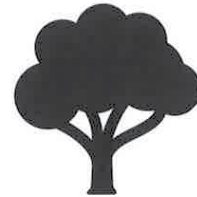
LL. / SPORTS / FAMILY REUNION  
LAW & COURTS: CELEBRATION  
TRAIL WALKING



# APPENDIX C

## Visual Preference Survey Results from Stakeholder Meeting

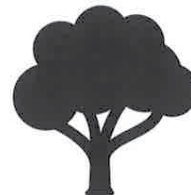
The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments:	lots of wild life
2)	1	2	3	4	5	Comments:	trees.
3)	1	2	3	4	5	Comments:	lots of shade
4)	1	2	3	4	5	Comments:	
5)	1	2	3	4	5	Comments:	
6)	1	2	3	4	5	Comments:	
7)	1	2	3	4	5	Comments:	
8)	1	2	3	4	5	Comments:	
9)	1	2	3	4	5	Comments:	
10)	1	2	3	4	5	Comments:	
11)	1	2	3	4	5	Comments:	
12)	1	2	3	4	5	Comments:	
13)	1	2	3	4	5	Comments:	
14)	1	2	3	4	5	Comments:	
15)	1	2	3	4	5	Comments:	
16)	1	2	3	4	5	Comments:	
17)	1	2	3	4	5	Comments:	
18)	1	2	3	4	5	Comments:	
19)	1	2	3	4	5	Comments:	
20)	1	2	3	4	5	Comments:	
21)	1	2	3	4	5	Comments:	
22)	1	2	3	4	5	Comments:	
23)	1	2	3	4	5	Comments:	
24)	1	2	3	4	5	Comments:	
25)	1	2	3	4	5	Comments:	
26)	1	2	3	4	5	Comments:	
27)	1	2	3	4	5	Comments:	
28)	1	2	3	4	5	Comments:	not enough
29)	1	2	3	4	5	Comments:	just shade
30)	1	2	3	4	5	Comments:	
31)	1	2	3	4	5	Comments:	
32)	1	2	3	4	5	Comments:	Basketball courts

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: <u>Peaceful</u>
2)	1	2	3	4	5	Comments: <u>Better</u>
3)	1	2	3	4	5	Comments: _____
4)	1	2	3	4	5	Comments: <u>Family</u>
5)	1	2	3	4	5	Comments: _____
6)	1	2	3	4	5	Comments: _____
7)	1	2	3	4	5	Comments: <u>Beautiful</u>
8)	1	2	3	4	5	Comments: _____
9)	1	2	3	4	5	Comments: <u>Fun</u>
10)	1	2	3	4	5	Comments: <u>Fun for kids</u>
11)	1	2	3	4	5	Comments: <u>Cool.</u>
12)	1	2	3	4	5	Comments: _____
13)	1	2	3	4	5	Comments: <u>Wasa!</u>
14)	1	2	3	4	5	Comments: _____
15)	1	2	3	4	5	Comments: <u>TOO Big</u>
16)	1	2	3	4	5	Comments: <u>Very nice</u>
17)	1	2	3	4	5	Comments: <u>Yes</u>
18)	1	2	3	4	5	Comments: <u>Fishing</u>
19)	1	2	3	4	5	Comments: <u>Cost.</u>
20)	1	2	3	4	5	Comments: <u>We need this</u>
21)	1	2	3	4	5	Comments: <u>And this</u>
22)	1	2	3	4	5	Comments: _____
23)	1	2	3	4	5	Comments: _____
24)	1	2	3	4	5	Comments: _____
25)	1	2	3	4	5	Comments: _____
26)	1	2	3	4	5	Comments: <u>Will suck</u>
27)	1	2	3	4	5	Comments: _____
28)	1	2	3	4	5	Comments: <u>not too small</u>
29)	1	2	3	4	5	Comments: <u>gubint</u>
30)	1	2	3	4	5	Comments: <u>Don't know</u>
31)	1	2	3	4	5	Comments: _____
32)	1	2	3	4	5	Comments: <u>N/A</u>

# APPENDIX C

## Visual Preference Survey Results from Stakeholder Meeting

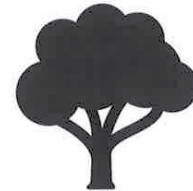
The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments:	expensive
2)	1	2	3	4	5	Comments:	rustic
3)	1	2	3	4	5	Comments:	
4)	1	2	3	4	5	Comments:	lots of room
5)	1	2	3	4	5	Comments:	small
6)	1	2	3	4	5	Comments:	seating
7)	1	2	3	4	5	Comments:	
8)	1	2	3	4	5	Comments:	
9)	1	2	3	4	5	Comments:	lots of activities
10)	1	2	3	4	5	Comments:	
11)	1	2	3	4	5	Comments:	
12)	1	2	3	4	5	Comments:	Fun
13)	1	2	3	4	5	Comments:	Baseball
14)	1	2	3	4	5	Comments:	
15)	1	2	3	4	5	Comments:	Too big
16)	1	2	3	4	5	Comments:	Nice
17)	1	2	3	4	5	Comments:	Fishing
18)	1	2	3	4	5	Comments:	Wide Fishing
19)	1	2	3	4	5	Comments:	utilize marsh
20)	1	2	3	4	5	Comments:	Boats
21)	1	2	3	4	5	Comments:	Boats
22)	1	2	3	4	5	Comments:	we have
23)	1	2	3	4	5	Comments:	We have
24)	1	2	3	4	5	Comments:	
25)	1	2	3	4	5	Comments:	Too much upkeep
26)	1	2	3	4	5	Comments:	
27)	1	2	3	4	5	Comments:	Too small
28)	1	2	3	4	5	Comments:	Too small
29)	1	2	3	4	5	Comments:	may go small
30)	1	2	3	4	5	Comments:	EH
31)	1	2	3	4	5	Comments:	Vandalism
32)	1	2	3	4	5	Comments:	Lots to do

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Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: _____
2)	1	2	3	4	5	Comments: _____
3)	1	2	3	4	5	Comments: _____
4)	1	2	3	4	5	Comments: _____
5)	1	2	3	4	5	Comments: _____
6)	1	2	3	4	5	Comments: _____
7)	1	2	3	4	5	Comments: _____
8)	1	2	3	4	5	Comments: _____
9)	1	2	3	4	5	Comments: _____
10)	1	2	3	4	5	Comments: _____
11)	1	2	3	4	5	Comments: _____
12)	1	2	3	4	5	Comments: _____
13)	1	2	3	4	5	Comments: _____
14)	1	2	3	4	5	Comments: _____
15)	1	2	3	4	5	Comments: _____
16)	1	2	3	4	5	Comments: _____
17)	1	2	3	4	5	Comments: _____
18)	1	2	3	4	5	Comments: _____
19)	1	2	3	4	5	Comments: _____
20)	1	2	3	4	5	Comments: _____
21)	1	2	3	4	5	Comments: _____
22)	1	2	3	4	5	Comments: _____
23)	1	2	3	4	5	Comments: _____
24)	1	2	3	4	5	Comments: _____
25)	1	2	3	4	5	Comments: _____
26)	1	2	3	4	5	Comments: _____
27)	1	2	3	4	5	Comments: _____
28)	1	2	3	4	5	Comments: _____
29)	1	2	3	4	5	Comments: _____
30)	1	2	3	4	5	Comments: _____
31)	1	2	3	4	5	Comments: _____
32)	1	2	3	4	5	Comments: _____

# APPENDIX C

## Visual Preference Survey Results from Stakeholder Meeting

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: trail
2)	1	2	3	4	5	Comments: wooded trail
3)	1	2	3	4	5	Comments: bigger path to big
4)	1	2	3	4	5	Comments:
5)	1	2	3	4	5	Comments:
6)	1	2	3	4	5	Comments:
7)	1	2	3	4	5	Comments: like rocks
8)	1	2	3	4	5	Comments:
9)	1	2	3	4	5	Comments: colorful + fun
10)	1	2	3	4	5	Comments: multi-age
11)	1	2	3	4	5	Comments: climbing
12)	1	2	3	4	5	Comments:
13)	1	2	3	4	5	Comments:
14)	1	2	3	4	5	Comments: Nice layout
15)	1	2	3	4	5	Comments:
16)	1	2	3	4	5	Comments:
17)	1	2	3	4	5	Comments: long th track
18)	1	2	3	4	5	Comments: like the end
19)	1	2	3	4	5	Comments: favorite trail look
20)	1	2	3	4	5	Comments: multi purpose
21)	1	2	3	4	5	Comments:
22)	1	2	3	4	5	Comments:
23)	1	2	3	4	5	Comments:
24)	1	2	3	4	5	Comments:
25)	1	2	3	4	5	Comments:
26)	1	2	3	4	5	Comments: like for Don Herne
27)	1	2	3	4	5	Comments:
28)	1	2	3	4	5	Comments: To Sparse
29)	1	2	3	4	5	Comments:
30)	1	2	3	4	5	Comments:
31)	1	2	3	4	5	Comments:
32)	1	2	3	4	5	Comments:

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Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	<u>5</u>	4	<u>5</u>	Comments: <u>plain like paved trail</u>
2)	1	2	<u>3</u>	4	5	Comments: _____
3)	1	2	3	4	<u>5</u>	Comments: <u>paving: shade</u>
4)	1	2	3	4	<u>5</u>	Comments: <u>nice large space</u>
5)	1	<u>2</u>	3	4	5	Comments: <u>too small</u>
6)	1	<u>2</u>	3	4	5	Comments: <u>plain</u>
7)	1	2	3	4	<u>5</u>	Comments: <u>like shelter: play area</u>
8)	1	2	3	<u>4</u>	5	Comments: _____
9)	1	2	3	4	<u>5</u>	Comments: <u>love this!</u>
10)	1	2	3	4	<u>5</u>	Comments: <u>love this!</u>
11)	1	2	3	<u>4</u>	5	Comments: _____
12)	1	2	3	4	<u>5</u>	Comments: _____
13)	1	2	<u>3</u>	4	5	Comments: <u>nice but we have fields</u>
14)	1	2	<u>3</u>	4	5	Comments: _____
15)	1	2	<u>3</u>	4	5	Comments: _____
16)	1	2	3	<u>4</u>	5	Comments: _____
17)	1	2	3	4	<u>5</u>	Comments: <u>perfect for Stone Lake</u>
18)	1	2	3	4	<u>5</u>	Comments: _____
19)	1	2	3	4	<u>5</u>	Comments: _____
20)	1	2	3	4	<u>5</u>	Comments: <u>very nice!</u>
21)	1	<u>2</u>	3	4	5	Comments: _____
22)	1	2	3	4	<u>5</u>	Comments: _____
23)	1	2	3	<u>4</u>	5	Comments: _____
24)	1	2	<u>3</u>	4	5	Comments: _____
25)	1	2	3	<u>4</u>	5	Comments: _____
26)	1	2	<u>3</u>	4	5	Comments: _____
27)	1	2	<u>3</u>	4	5	Comments: <u>too small</u>
28)	1	2	<u>3</u>	4	5	Comments: <u>too small</u>
29)	1	2	<u>3</u>	4	5	Comments: _____
30)	1	2	3	<u>4</u>	5	Comments: <u>would love a walking trail</u>
31)	1	2	<u>3</u>	4	5	Comments: _____
32)	1	2	3	4	<u>5</u>	Comments: _____

# APPENDIX C

## Visual Preference Survey Results from Local School Children

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments:	Plain
2)	1	2	3	4	5	Comments:	Short
3)	1	2	3	4	5	Comments:	
4)	1	2	3	4	5	Comments:	
5)	1	2	3	4	5	Comments:	
6)	1	2	3	4	5	Comments:	
7)	1	2	3	4	5	Comments:	
8)	1	2	3	4	5	Comments:	
9)	1	2	3	4	5	Comments:	Variety
10)	1	2	3	4	5	Comments:	textured
11)	1	2	3	4	5	Comments:	
12)	1	2	3	4	5	Comments:	
13)	1	2	3	4	5	Comments:	
14)	1	2	3	4	5	Comments:	
15)	1	2	3	4	5	Comments:	
16)	1	2	3	4	5	Comments:	
17)	1	2	3	4	5	Comments:	spacious
18)	1	2	3	4	5	Comments:	
19)	1	2	3	4	5	Comments:	
20)	1	2	3	4	5	Comments:	
21)	1	2	3	4	5	Comments:	
22)	1	2	3	4	5	Comments:	
23)	1	2	3	4	5	Comments:	
24)	1	2	3	4	5	Comments:	
25)	1	2	3	4	5	Comments:	
26)	1	2	3	4	5	Comments:	
27)	1	2	3	4	5	Comments:	
28)	1	2	3	4	5	Comments:	
29)	1	2	3	4	5	Comments:	
30)	1	2	3	4	5	Comments:	
31)	1	2	3	4	5	Comments:	
32)	1	2	3	4	5	Comments:	

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

- |     |   |   |   |   |   |  |
|-----|---|---|---|---|---|--|
| 1)  | 1 | 2 | 3 | 4 | 5 | Comments: bland                                      |
| 2)  | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 3)  | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 4)  | 1 | 2 | 3 | 4 | 5 | Comments: boring                                     |
| 5)  | 1 | 2 | 3 | 4 | 5 | Comments: boring                                     |
| 6)  | 1 | 2 | 3 | 4 | 5 | Comments: boring                                     |
| 7)  | 1 | 2 | 3 | 4 | 5 | Comments: cool look                                  |
| 8)  | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 9)  | 1 | 2 | 3 | 4 | 5 | Comments: for younger kids                           |
| 10) | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 11) | 1 | 2 | 3 | 4 | 5 | Comments: really cool                                |
| 12) | 1 | 2 | 3 | 4 | 5 | Comments: really cool                                |
| 13) | 1 | 2 | 3 | 4 | 5 | Comments: don't like baseball                        |
| 14) | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 15) | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 16) | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 17) | 1 | 2 | 3 | 4 | 5 | Comments: thumbs up                                  |
| 18) | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 19) | 1 | 2 | 3 | 4 | 5 | Comments: makes me happy                             |
| 20) | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 21) | 1 | 2 | 3 | 4 | 5 | Comments: unattractive                               |
| 22) | 1 | 2 | 3 | 4 | 5 | Comments: fun  |
| 23) | 1 | 2 | 3 | 4 | 5 | Comments: fun  |
| 24) | 1 | 2 | 3 | 4 | 5 | Comments: pretty                                     |
| 25) | 1 | 2 | 3 | 4 | 5 | Comments: pretty                                     |
| 26) | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 27) | 1 | 2 | 3 | 4 | 5 | Comments: Eh... boring                               |
| 28) | 1 | 2 | 3 | 4 | 5 | Comments: for younger kids                           |
| 29) | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 30) | 1 | 2 | 3 | 4 | 5 | Comments: _____                                      |
| 31) | 1 | 2 | 3 | 4 | 5 | Comments: good idea                                  |
| 32) | 1 | 2 | 3 | 4 | 5 | Comments: really good idea for the youth and others. |

# APPENDIX C

## Visual Preference Survey Results from Local School Children

Elizabeth M.



The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.

Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	①	2	3	4	5	Comments:	No Space
2)	1	2	3	④	5	Comments:	Great scenery
3)	1	②	3	4	⑤	Comments:	Beautiful
4)	1	②	3	4	5	Comments:	Boring
5)	1	2	③	4	5	Comments:	No space
6)	1	②	3	4	5	Comments:	Bad color
7)	1	2	3	4	⑤	Comments:	Awesome shape.
8)	1	②	3	4	5	Comments:	Pain to clean
9)	1	2	3	4	⑤	Comments:	Busy
10)	①	2	3	4	5	Comments:	Boring
11)	1	2	3	4	⑤	Comments:	Incorporation of wildlife
12)	1	2	3	④	5	Comments:	Fun for kids
13)	1	2	③	4	5	Comments:	Boring
14)	1	2	3	④	5	Comments:	Lots of space
15)	1	2	3	④	5	Comments:	Activities
16)	1	②	3	4	5	Comments:	Not enough green
17)	1	2	3	4	⑤	Comments:	Beautiful color
18)	1	②	3	4	5	Comments:	Weird setup
19)	1	2	3	④	5	Comments:	Beautiful scene
20)	1	②	3	4	⑤	Comments:	Convenient
21)	1	②	3	4	5	Comments:	Inconvenient
22)	1	2	3	④	5	Comments:	Fun
23)	1	2	3	④	5	Comments:	Aweosome
24)	1	2	3	4	⑤	Comments:	Lots of wildlife
25)	1	2	3	④	5	Comments:	Amazing scenery
26)	1	2	3	4	⑤	Comments:	Beautiful sunset
27)	1	2	③	4	5	Comments:	Housing
28)	①	2	3	4	5	Comments:	Very Boring
29)	1	2	3	④	5	Comments:	Nice Setup
30)	①	2	3	4	5	Comments:	Very Strange Pdes
31)	1	2	3	④	5	Comments:	Nice Workout place
32)	1	2	3	4	⑤	Comments:	Lots of activities.

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Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: <del>pleasant</del> boring
2)	1	2	3	4	5	Comments: Shaded + cool
3)	1	2	3	4	5	Comments: encourage community
4)	1	2	3	4	5	Comments: _____
5)	1	2	3	4	5	Comments: _____
6)	1	2	3	4	5	Comments: _____
7)	1	2	3	4	5	Comments: _____
8)	1	2	3	4	5	Comments: _____
9)	1	2	3	4	5	Comments: fun
10)	1	2	3	4	5	Comments: nice
11)	1	2	3	4	5	Comments:  nice
12)	1	2	3	4	5	Comments: cool
13)	1	2	3	4	5	Comments: already have baseball
14)	1	2	3	4	5	Comments: _____
15)	1	2	3	4	5	Comments: cool
16)	1	2	3	4	5	Comments: _____
17)	1	2	3	4	5	Comments: great
18)	1	2	3	4	5	Comments: big
19)	1	2	3	4	5	Comments: nature
20)	1	2	3	4	5	Comments: fun
21)	1	2	3	4	5	Comments: cool
22)	1	2	3	4	5	Comments: fun
23)	1	2	3	4	5	Comments: _____
24)	1	2	3	4	5	Comments: versatile
25)	1	2	3	4	5	Comments: paved for wheel chair
26)	1	2	3	4	5	Comments: _____
27)	1	2	3	4	5	Comments: _____
28)	1	2	3	4	5	Comments: _____
29)	1	2	3	4	5	Comments: nice
30)	1	2	3	4	5	Comments: COA
31)	1	2	3	4	5	Comments: COA
32)	1	2	3	4	5	Comments: yeah!

# APPENDIX C

## Visual Preference Survey Results from Local School Children

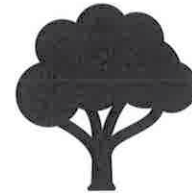
The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: _____
2)	1	2	3	4	5	Comments: _____
3)	1	2	3	4	5	Comments: _____
4)	1	2	3	4	5	Comments: _____
5)	1	2	3	4	5	Comments: _____
6)	1	2	3	4	5	Comments: _____
7)	1	2	3	4	5	Comments: _____
8)	1	2	3	4	5	Comments: _____
9)	1	2	3	4	5	Comments: _____
10)	1	2	3	4	5	Comments: _____
11)	1	2	3	4	5	Comments: _____
12)	1	2	3	4	5	Comments: _____
13)	1	2	3	4	5	Comments: _____
14)	1	2	3	4	5	Comments: _____
15)	1	2	3	4	5	Comments: _____
16)	1	2	3	4	5	Comments: _____
17)	1	2	3	4	5	Comments: _____
18)	1	2	3	4	5	Comments: _____
19)	1	2	3	4	5	Comments: _____
20)	1	2	3	4	5	Comments: _____
21)	1	2	3	4	5	Comments: _____
22)	1	2	3	4	5	Comments: _____
23)	1	2	3	4	5	Comments: _____
24)	1	2	3	4	5	Comments: _____
25)	1	2	3	4	5	Comments: _____
26)	1	2	3	4	5	Comments: _____
27)	1	2	3	4	5	Comments: _____
28)	1	2	3	4	5	Comments: _____
29)	1	2	3	4	5	Comments: _____
30)	1	2	3	4	5	Comments: _____
31)	1	2	3	4	5	Comments: _____
32)	1	2	3	4	5	Comments: _____

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Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: _____
2)	1	2	3	4	5	Comments: _____
3)	1	2	3	4	5	Comments: _____
4)	1	2	3	4	5	Comments: _____
5)	1	2	3	4	5	Comments: _____
6)	1	2	3	4	5	Comments: _____
7)	1	2	3	4	5	Comments: _____
8)	1	2	3	4	5	Comments: _____
9)	1	2	3	4	5	Comments: _____
10)	1	2	3	4	5	Comments: _____
11)	1	2	3	4	5	Comments: _____
12)	1	2	3	4	5	Comments: _____
13)	1	2	3	4	5	Comments: _____
14)	1	2	3	4	5	Comments: _____
15)	1	2	3	4	5	Comments: _____
16)	1	2	3	4	5	Comments: _____
17)	1	2	3	4	5	Comments: _____
18)	1	2	3	4	5	Comments: _____
19)	1	2	3	4	5	Comments: _____
20)	1	2	3	4	5	Comments: _____
21)	1	2	3	4	5	Comments: _____
22)	1	2	3	4	5	Comments: _____
23)	1	2	3	4	5	Comments: _____
24)	1	2	3	4	5	Comments: _____
25)	1	2	3	4	5	Comments: _____
26)	1	2	3	4	5	Comments: _____
27)	1	2	3	4	5	Comments: _____
28)	1	2	3	4	5	Comments: _____
29)	1	2	3	4	5	Comments: _____
30)	1	2	3	4	5	Comments: _____
31)	1	2	3	4	5	Comments: _____
32)	1	2	3	4	5	Comments: _____

# APPENDIX C

## Visual Preference Survey Results from Local School Children

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: _____
2)	1	2	3	4	5	Comments: <u>Narrow</u>
3)	1	2	3	4	5	Comments: <u>Paved</u>
4)	1	2	3	4	5	Comments: _____
5)	1	2	3	4	5	Comments: _____
6)	1	2	3	4	5	Comments: <u>clean</u>
7)	1	2	3	4	5	Comments: <u>Big</u>
8)	1	2	3	4	5	Comments: <u>Small &amp; messy</u>
9)	1	2	3	4	5	Comments: <u>Fun</u>
10)	1	2	3	4	5	Comments: _____
11)	1	2	3	4	5	Comments: <u>Cute</u>
12)	1	2	3	4	5	Comments: _____
13)	1	2	3	4	5	Comments: _____
14)	1	2	3	4	5	Comments: _____
15)	1	2	3	4	5	Comments: _____
16)	1	2	3	4	5	Comments: <u>clean-cut</u>
17)	1	2	3	4	5	Comments: _____
18)	1	2	3	4	5	Comments: _____
19)	1	2	3	4	5	Comments: <u>nice</u>
20)	1	2	3	4	5	Comments: _____
21)	1	2	3	4	5	Comments: _____
22)	1	2	3	4	5	Comments: _____
23)	1	2	3	4	5	Comments: _____
24)	1	2	3	4	5	Comments: <u>Pretty</u>
25)	1	2	3	4	5	Comments: <u>Pretty</u>
26)	1	2	3	4	5	Comments: <u>Relaxing</u>
27)	1	2	3	4	5	Comments: _____
28)	1	2	3	4	5	Comments: _____
29)	1	2	3	4	5	Comments: _____
30)	1	2	3	4	5	Comments: _____
31)	1	2	3	4	5	Comments: _____
32)	1	2	3	4	5	Comments: _____

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: boring
2)	1	2	3	4	5	Comments: _____
3)	1	2	3	4	5	Comments: _____
4)	1	2	3	4	5	Comments: a place I can see myself
5)	1	2	3	4	5	Comments: _____
6)	1	2	3	4	5	Comments: _____
7)	1	2	3	4	5	Comments: looks fun
8)	1	2	3	4	5	Comments: a good trail
9)	1	2	3	4	5	Comments: _____
10)	1	2	3	4	5	Comments: _____
11)	1	2	3	4	5	Comments: _____
12)	1	2	3	4	5	Comments: T H
13)	1	2	3	4	5	Comments: _____
14)	1	2	3	4	5	Comments: _____
15)	1	2	3	4	5	Comments: _____
16)	1	2	3	4	5	Comments: _____
17)	1	2	3	4	5	Comments: _____
18)	1	2	3	4	5	Comments: _____
19)	1	2	3	4	5	Comments: _____
20)	1	2	3	4	5	Comments: _____
21)	1	2	3	4	5	Comments: _____
22)	1	2	3	4	5	Comments: _____
23)	1	2	3	4	5	Comments: _____
24)	1	2	3	4	5	Comments: _____
25)	1	2	3	4	5	Comments: _____
26)	1	2	3	4	5	Comments: different
27)	1	2	3	4	5	Comments: _____
28)	1	2	3	4	5	Comments: _____
29)	1	2	3	4	5	Comments: _____
30)	1	2	3	4	5	Comments: _____
31)	1	2	3	4	5	Comments: _____
32)	1	2	3	4	5	Comments: _____

# APPENDIX C

## Visual Preference Survey Results from Local School Children

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments:	Bland
2)	1	2	3	4	5	Comments:	Bland
3)	1	2	3	4	5	Comments:	Boring
4)	1	2	3	4	5	Comments:	Unused
5)	1	2	3	4	5	Comments:	Nice
6)	1	2	3	4	5	Comments:	Beautiful
7)	1	2	3	4	5	Comments:	Very Modern
8)	1	2	3	4	5	Comments:	Sleek
9)	1	2	3	4	5	Comments:	Fun!
10)	1	2	3	4	5	Comments:	Little small
11)	1	2	3	4	5	Comments:	So cool
12)	1	2	3	4	5	Comments:	Attractive
13)	1	2	3	4	5	Comments:	Oh
14)	1	2	3	4	5	Comments:	Fancy
15)	1	2	3	4	5	Comments:	Odd but cool
16)	1	2	3	4	5	Comments:	Awesome
17)	1	2	3	4	5	Comments:	Beautiful
18)	1	2	3	4	5	Comments:	Nice
19)	1	2	3	4	5	Comments:	Very cool!
20)	1	2	3	4	5	Comments:	Nice
21)	1	2	3	4	5	Comments:	<del>Old</del> Unsteady
22)	1	2	3	4	5	Comments:	Low-key
23)	1	2	3	4	5	Comments:	Easy
24)	1	2	3	4	5	Comments:	Simple
25)	1	2	3	4	5	Comments:	Bland
26)	1	2	3	4	5	Comments:	Interesting
27)	1	2	3	4	5	Comments:	Small
28)	1	2	3	4	5	Comments:	Not so pleasing
29)	1	2	3	4	5	Comments:	Simple
30)	1	2	3	4	5	Comments:	Very new and odd
31)	1	2	3	4	5	Comments:	?
32)	1	2	3	4	5	Comments:	Cool

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



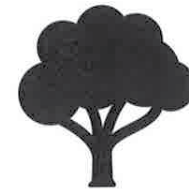
Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments:	_____
2)	1	2	3	4	5	Comments:	_____
3)	1	2	3	4	5	Comments:	_____
4)	1	2	3	4	5	Comments:	_____
5)	1	2	3	4	5	Comments:	pretty
6)	1	2	3	4	5	Comments:	looks cool
7)	1	2	3	4	5	Comments:	_____
8)	1	2	3	4	5	Comments:	_____
9)	1	2	3	4	5	Comments:	_____
10)	1	2	3	4	5	Comments:	_____
11)	1	2	3	4	5	Comments:	looks fun
12)	1	2	3	4	5	Comments:	<del>looks</del> Baseball
13)	1	2	3	4	5	Comments:	_____
14)	1	2	3	4	5	Comments:	_____
15)	1	2	3	4	5	Comments:	Baseball
16)	1	2	3	4	5	Comments:	pretty
17)	1	2	3	4	5	Comments:	pretty
18)	1	2	3	4	5	Comments:	_____
19)	1	2	3	4	5	Comments:	_____
20)	1	2	3	4	5	Comments:	_____
21)	1	2	3	4	5	Comments:	_____
22)	1	2	3	4	5	Comments:	_____
23)	1	2	3	4	5	Comments:	pretty
24)	1	2	3	4	5	Comments:	pretty
25)	1	2	3	4	5	Comments:	_____
26)	1	2	3	4	5	Comments:	_____
27)	1	2	3	4	5	Comments:	looks pretty/safe
28)	1	2	3	4	5	Comments:	pretty
29)	1	2	3	4	5	Comments:	_____
30)	1	2	3	4	5	Comments:	_____
31)	1	2	3	4	5	Comments:	_____
32)	1	2	3	4	5	Comments:	Big

# APPENDIX C

## Visual Preference Survey Results from Local School Children

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: _____
2)	1	2	3	4	5	Comments: _____
3)	1	2	3	4	5	Comments: _____
4)	1	2	3	4	5	Comments: _____
5)	1	2	3	4	5	Comments: _____
6)	1	2	3	4	5	Comments: spacious
7)	1	2	3	4	5	Comments: more spacious
8)	1	2	3	4	5	Comments: _____
9)	1	2	3	4	5	Comments: busy
10)	1	2	3	4	5	Comments: _____
11)	1	2	3	4	5	Comments: adventurous
12)	1	2	3	4	5	Comments: fun & new
13)	1	2	3	4	5	Comments: _____
14)	1	2	3	4	5	Comments: it's baseball.
15)	1	2	3	4	5	Comments: & more ↑
16)	1	2	3	4	5	Comments: _____
17)	1	2	3	4	5	Comments: pretty
18)	1	2	3	4	5	Comments: could fish
19)	1	2	3	4	5	Comments: pretty
20)	1	2	3	4	5	Comments: fun
21)	1	2	3	4	5	Comments: _____
22)	1	2	3	4	5	Comments: Love Kayaks
23)	1	2	3	4	5	Comments: _____
24)	1	2	3	4	5	Comments: _____
25)	1	2	3	4	5	Comments: _____
26)	1	2	3	4	5	Comments: _____
27)	1	2	3	4	5	Comments: _____
28)	1	2	3	4	5	Comments: ♥ the hippo
29)	1	2	3	4	5	Comments: small
30)	1	2	3	4	5	Comments: _____
31)	1	2	3	4	5	Comments: _____
32)	1	2	3	4	5	Comments: alot going on

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments:	good space
2)	1	2	3	4	5	Comments:	rough
3)	1	2	3	4	5	Comments:	rough
4)	1	2	3	4	5	Comments:	rough water damage
5)	1	2	3	4	5	Comments:	colorful
6)	1	2	3	4	5	Comments:	good space
7)	1	2	3	4	5	Comments:	
8)	1	2	3	4	5	Comments:	
9)	1	2	3	4	5	Comments:	
10)	1	2	3	4	5	Comments:	Good Place
11)	1	2	3	4	5	Comments:	
12)	1	2	3	4	5	Comments:	
13)	1	2	3	4	5	Comments:	
14)	1	2	3	4	5	Comments:	Lots of space
15)	1	2	3	4	5	Comments:	
16)	1	2	3	4	5	Comments:	
17)	1	2	3	4	5	Comments:	
18)	1	2	3	4	5	Comments:	
19)	1	2	3	4	5	Comments:	
20)	1	2	3	4	5	Comments:	
21)	1	2	3	4	5	Comments:	
22)	1	2	3	4	5	Comments:	
23)	1	2	3	4	5	Comments:	
24)	1	2	3	4	5	Comments:	
25)	1	2	3	4	5	Comments:	Pretty / Beautiful
26)	1	2	3	4	5	Comments:	
27)	1	2	3	4	5	Comments:	
28)	1	2	3	4	5	Comments:	
29)	1	2	3	4	5	Comments:	
30)	1	2	3	4	5	Comments:	
31)	1	2	3	4	5	Comments:	
32)	1	2	3	4	5	Comments:	nice

# APPENDIX C

## Visual Preference Survey Results from Local School Children

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: <del>AA</del>
2)	1	2	3	4	5	Comments: pretty
3)	1	2	3	4	5	Comments: _____
4)	1	2	3	4	5	Comments: _____
5)	1	2	3	4	5	Comments: _____
6)	1	2	3	4	5	Comments: organized
7)	1	2	3	4	5	Comments: _____
8)	1	2	3	4	5	Comments: _____
9)	1	2	3	4	5	Comments: fun
10)	1	2	3	4	5	Comments: like every other
11)	1	2	3	4	5	Comments: unique
12)	1	2	3	4	5	Comments: different
13)	1	2	3	4	5	Comments: nice
14)	1	2	3	4	5	Comments: taken care of
15)	1	2	3	4	5	Comments: _____
16)	1	2	3	4	5	Comments: organized
17)	1	2	3	4	5	Comments: pretty
18)	1	2	3	4	5	Comments: _____
19)	1	2	3	4	5	Comments: original
20)	1	2	3	4	5	Comments: pretty/relaxing
21)	1	2	3	4	5	Comments: messy
22)	1	2	3	4	5	Comments: _____
23)	1	2	3	4	5	Comments: _____
24)	1	2	3	4	5	Comments: _____
25)	1	2	3	4	5	Comments: pretty
26)	1	2	3	4	5	Comments: _____
27)	1	2	3	4	5	Comments: <del>very</del>
28)	1	2	3	4	5	Comments: very plain
29)	1	2	3	4	5	Comments: relaxing
30)	1	2	3	4	5	Comments: helpful
31)	1	2	3	4	5	Comments: _____
32)	1	2	3	4	5	Comments: playful

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



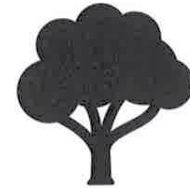
Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	<u>1</u>	2	3	4	5	Comments: <u>Boring</u>
2)	1	<u>2</u>	3	4	5	Comments: _____
3)	1	2	3	<u>4</u>	5	Comments: _____
4)	1	2	3	4	<u>5</u>	Comments: <u>looks good</u>
5)	1	2	3	4	<u>5</u>	Comments: <u>looks nice</u>
6)	1	2	3	4	<u>5</u>	Comments: <u>nice spacing</u>
7)	1	2	3	4	<u>5</u>	Comments: _____
8)	1	2	3	<u>4</u>	5	Comments: _____
9)	1	2	3	4	<u>5</u>	Comments: _____
10)	1	2	3	<u>4</u>	5	Comments: _____
11)	1	2	3	<u>4</u>	5	Comments: _____
12)	1	2	3	4	<u>5</u>	Comments: _____
13)	1	2	3	<u>4</u>	5	Comments: _____
14)	1	2	3	4	<u>5</u>	Comments: _____
15)	1	2	<u>3</u>	4	5	Comments: _____
16)	1	2	<u>3</u>	4	5	Comments: _____
17)	1	2	3	<u>4</u>	5	Comments: _____
18)	1	2	3	<u>4</u>	5	Comments: _____
19)	1	2	3	4	<u>5</u>	Comments: <u>like the bridge</u>
20)	1	2	3	<u>4</u>	5	Comments: _____
21)	1	2	<u>3</u>	4	5	Comments: _____
22)	1	2	<u>3</u>	4	5	Comments: _____
23)	1	2	<u>3</u>	4	5	Comments: _____
24)	1	2	3	<u>4</u>	5	Comments: _____
25)	1	2	3	<u>4</u>	5	Comments: _____
26)	1	2	<u>3</u>	4	5	Comments: _____
27)	1	2	3	<u>4</u>	5	Comments: _____
28)	1	2	<u>3</u>	4	5	Comments: _____
29)	1	2	3	<u>4</u>	5	Comments: _____
30)	1	2	<u>3</u>	4	5	Comments: _____
31)	1	2	<u>3</u>	4	5	Comments: _____
32)	1	2	3	4	<u>5</u>	Comments: _____

# APPENDIX C

## Visual Preference Survey Results from Local School Children

The Village of Cassopolis would like your input to help determine park and recreation priorities for our community. This is the first step in obtaining grant money for park improvements. This visual preference survey will only take a few minutes to complete. We greatly appreciate your time and effort to help enhance our community.



Instructions: Please rate the image on the screen from 1 through 5 based on your personal preference for the vision of the Village of Cassopolis, 1 being the lowest preference and 5 being the highest.

1)	1	2	3	4	5	Comments: <u>Clean, simple</u>
2)	1	2	3	4	5	Comments: _____
3)	1	2	3	4	5	Comments: _____
4)	1	2	3	4	5	Comments: _____
5)	1	2	3	4	5	Comments: _____
6)	1	2	3	4	5	Comments: _____
7)	1	2	3	4	5	Comments: _____
8)	1	2	3	4	5	Comments: _____
9)	1	2	3	4	5	Comments: _____
10)	1	2	3	4	5	Comments: _____
11)	1	2	3	4	5	Comments: _____
12)	1	2	3	4	5	Comments: _____
13)	1	2	3	4	5	Comments: _____
14)	1	2	3	4	5	Comments: _____
15)	1	2	3	4	5	Comments: <u>IDK what that is</u>
16)	1	2	3	4	5	Comments: _____
17)	1	2	3	4	5	Comments: _____
18)	1	2	3	4	5	Comments: _____
19)	1	2	3	4	5	Comments: _____
20)	1	2	3	4	5	Comments: _____
21)	1	2	3	4	5	Comments: _____
22)	1	2	3	4	5	Comments: _____
23)	1	2	3	4	5	Comments: _____
24)	1	2	3	4	5	Comments: _____
25)	1	2	3	4	5	Comments: _____
26)	1	2	3	4	5	Comments: _____
27)	1	2	3	4	5	Comments: _____
28)	1	2	3	4	5	Comments: _____
29)	1	2	3	4	5	Comments: _____
30)	1	2	3	4	5	Comments: _____
31)	1	2	3	4	5	Comments: _____
32)	1	2	3	4	5	Comments: _____



NOTICE OF AVAILABILITY FOR PUBLIC COMMENT, NOTICE FOR PUBLIC MEETING & AFFIDAVITS OF PUBLICATION

Publisher's Certificate of Publication

STATE OF MICHIGAN  
COUNTY OF CASS

Ambrosia Neldon, being duly sworn, says:  
That she is General Manager of the Cassopolis Vigilant, a weekly newspaper of general circulation, printed and published in Cassopolis, Cass County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

11/01/18

That said newspaper was regularly issued and circulated on those dates.

The sum charged by the Newspaper for said publication does not exceed the lowest rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper in which the public notice appeared.

There are no agreements between the Cassopolis Vigilant and the officer or attorney charged with the duty of placing the attached legal advertising notices whereby any advantage, gain or profit accrued to said officer or attorney.

SIGNED:

*Ambrosia Neldon*  
Ambrosia Neldon, General Manager

Subscribed and sworn to before me this  
1st Day of November, 2018

*Donna Knight*  
Donna Knight, Notary Public  
State of Michigan at Large  
My commission expires 06-20-2021

Account # 151468  
Ad # 651980

VILLAGE OF CASSOPOLIS  
117 S BROADWAY STE 100  
CASSOPOLIS MI 49031

PUBLIC NOTICE

Village of Cassopolis Draft Master Plan and Parks & Recreation Plan Update Notice of Distribution

Pursuant to the requirements of Section 125.3839 (2) of the Michigan Planning Enabling Act, please find enclosed a copy of the Draft Cassopolis Master Plan and Parks & Recreation Update. Pursuant to the requirements of the Act, we are requesting your review and comment in advance of the Village's public hearing. The plan is also available for download at:

<http://cassopolis-mi.us/>

The Act provides surrounding communities and other respondents with 63 days to provide comments on the proposed Plan. Your comments must be submitted no later than 63 days after you receive this notice. Please submit comments to:

Cassopolis Planning Commission, c/o Emilie Sarrotore, Village Manager, 117 S. Broadway St., Suite 100, Cassopolis, Michigan 49031, or by email at: [manager@cassopolis-mi.us](mailto:manager@cassopolis-mi.us)

Thank you in advance for your cooperation and timely response in reviewing the draft plans. Comments offered during this review process will be taken into account in adjusting and refining the Plans. Please feel free to contact Emilie Sarrotore at 269.445.8648 if you have any questions. We look forward to your input.

Cassopolis Vigilant:  
Nov. 1, 2018  
PUBLIC HEARING

# Publisher's Certificate of Publication

## STATE OF MICHIGAN COUNTY OF CASS

Ambrosia Neldon, being duly sworn, says:  
That she is General Manager of the Cassopolis  
Vigilant, a weekly newspaper of general circulation,  
printed and published in Cassopolis, Cass County,  
Michigan; that the publication, a copy of which is at-  
tached hereto, was published in the said newspaper  
on the following dates:

12/13/18

That said newspaper was regularly issued and  
circulated on those dates.

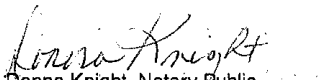
The sum charged by the Newspaper for said publi-  
cation does not exceed the lowest rate paid by com-  
mercial customers for an advertisement of similar  
size and frequency in the same newspaper in which  
the public notice appeared.

There are no agreements between the Cassopolis  
Vigilant and the officer or attorney charged with the  
duty of placing the attached legal advertising no-  
tices whereby any advantage, gain or profit accrued  
to said officer or attorney.

SIGNED:

  
Ambrosia Neldon, General Manager

Subscribed and sworn to before me this  
13th Day of December, 2018

  
Donna Knight, Notary Public  
State of Michigan at Large  
My commission expires 06-20-2021

Account # 151468  
Ad # 687227

VILLAGE OF CASSOPOLIS  
117 S BROADWAY STE 100  
CASSOPOLIS MI 49031

## PUBLIC NOTICE

### NOTICE OF PUBLIC HEARING VILLAGE OF CASSOPOLIS MASTER PLAN AND PARKS & RECREATION PLAN

The Village of Cassopolis  
Planning Commission shall  
hold a public hearing on the  
portions of the draft Village  
of Cassopolis Master Plan  
and Parks & Recreation Plan  
Updates. The public hearing  
will take place on Thursday,  
December 27, 2018 at 5:15  
p.m. at the Village offices  
(2nd floor) at 117 S. Broad-  
way Street, Cassopolis, MI  
49031. All public are wel-  
come to attend.

Copies of the draft plans are  
available at Cassopolis' Vil-  
lage offices for inspection be-  
tween the hours of 8:00 a.m.  
- 5:00 p.m. The draft plans  
are also be available on the  
Village's website:  
[www.cassopolis-mi.us](http://www.cassopolis-mi.us).

Anyone wishing to comment  
on the plans but are unable  
to attend the public hearing  
should forward comments to  
the address below prior to  
December 21, 2018:

Planning Commission, Re:  
Master/Parks Plan Com-  
ments, Village of Cassopolis,  
117 S. Broadway Street, suite  
100, Cassopolis, Michigan  
49031

Cassopolis Vigilant:  
Dec. 13, 2018  
PUBLIC HEARING

## MINUTES FROM PUBLIC MEETING

**VILLAGE OF CASSOPOLIS  
SPECIAL MEETING  
December 27, 2018**

President Johnson called the regular meeting of the Cassopolis Village Council to order at 6:00 p.m.

**Roll Call:**

Council Members Present: Yoder, Parsons, Conner, Johnson, Williams, Sims and Wagner

Council Members Absent:

Pledge of Allegiance was given in unison.

**Approval of Agenda:** Wagner motioned, seconded by Sims to approve the agenda as presented.

**Motion Carried.**

**Public Comments on Agenda Items:**

Ted Gogol stated that he is excited to be here and hopes the Council approves the projects to move forward.

Lisa Cutting thanked the Council and staff for the hours put in for these projects and looks forward to seeing these projects be approved.

**New Business:**

A. **Approval of Parks and Rec Plan:** Wagner motioned, seconded by Sims to approve the five-year Village of Cassopolis Parks and Rec Plan, Resolution 2018-10 as presented.

**Roll Call Vote:**

Ayes: Williams, Sims, Wagner, Yoder, Parsons, Conner and Johnson

Nays:

Abstain:

Absent:

**Motion Carried.**

B. **Approval of Resolution 2018-9, Village Master Plan:** Yoder motioned, seconded by Sims granting approval for the 2019 Village of Cassopolis Master Plan, Resolution 2018-9 as presented. We are also approving the inclusion of comments dated 10/26/18, 10/29/18 and 11/06/18. Jordan Parker from Wightman went over the comments received for the plan. They recommended the changes based on comments 1-3 and did not recommend including the comment dated 11/30/18 regarding re-routing the truck traffic because the traffic can be calmed by the road diet and it will create a better pedestrian situation.

**Roll Call Vote:**

Ayes: Sims, Wagner, Yoder, Parsons, Conner, Johnson and Williams

Nays:

Abstain:

Absent:

**Motion Carried.**

C. **Approval of Cassopolis downtown investment:** Wagner motioned, seconded by Sims to approve expenditures up to \$7.5 million to move forward with Wightman on the design, implementation and execution of the following goals as outlined in the 2019 Village of Cassopolis Master Plan under Goals and Implementation:

Special Meeting Minutes

December 27, 2018

1 | Page

Goal #1: Improve pedestrian and Bicycle access along Broadway & State Streets. Includes design and implementation of a road diet for Broadway Street, incorporating bike lanes, improved crosswalks, and curb bump-outs at crossing locations while reducing vehicular lanes from four lanes to three. Replacement of existing sidewalks throughout the downtown. Providing an ADA accessible pathway along southbound Broadway Street from Downtown Cassopolis connecting to Lakeshore Drive.

Goal #4: Establish a new public park on Stone Lake's Northeast shore to anchor the south end of downtown with a public beach, event space, bathrooms, fishing pier, and transient boat docks.

Goal #6: Combine Village administrative services (manager, clerk, police, council/commissions) with the Department of Public Works (DPW) to form a Village Municipal complex.

Funding will also include proceeding with the N. O'Keefe reconstruction project from Graham Street to N. Village Limits. (This project is partially funded with an RTF grant in the amount of \$380,379).

**Discussion:**

Williams asked about the future maintenance for these projects and he doesn't see that in the plan and in the projected budget. Jordan explained that the streetscape will continue to be maintained by MDOT, the neighborhood plan could help pay for the beach project and the Village has already accounted for maintenance costs. Village Manager Sarratore added that maintenance of the boardwalk and the bathroom should not be anything above and beyond the maintenance the DPW is already doing.

**Roll Call Vote:**

Ayes: Wagner, Yoder, Parsons, Conner, Johnson, Williams and Sims

Nays:

Abstain:

Absent:

**Motion Carried.**

**Public Comments on Non-Agenda Items:**

Village Manager Sarratore thanked the Council for the approvals. The plans taped on the wall are dated 1992 and 2010 for the same things that were just approved. Congratulations to Council for having the guts to make these approvals.

**Adjournment:** President Johnson declared the meeting adjourned at 6:11 p.m.

  
David L. Johnson, Village President

  
Tonia Betty, Village Clerk

## OFFICIAL RESOLUTION OF ADOPTION

### Resolution 2018-10

#### RESOLUTION OF ADOPTION OF THE VILLAGE OF CASSOPOLIS 2019 -2023 PARKS AND RECREATION PLAN

**WHEREAS**, the Village of Cassopolis has undertaken a Five-Year Parks and Recreation Plan which describes the physical features, existing recreation facilities and the desired actions to be taken to improve and maintain recreation facilities during the period between 2019 and 2023; and

**WHEREAS**, a public hearing was held on December 27<sup>th</sup>, 2018 at the Cassopolis Village Hall to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Parks and Recreation Plan; and

**WHEREAS**, the Village of Cassopolis has developed the plan for the benefit of the entire community and to adopt the plan as a document to assist in meeting the recreation needs of the community; and

**WHEREAS**, after concluding the public hearing, the Village Board voted to adopt said Parks and Recreation Plan;

**NOW, THEREFORE BE IT RESOLVED** that the Village of Cassopolis Council hereby adopts this Village of Cassopolis 2019-2023 Parks and Recreation Plan as a guideline for improving recreation for the residents of the Village of Cassopolis.

Upon a motion made by Council Member Wagner and supported by Council Member Sims, the above and foregoing Resolution was duly resolved.

AYES: Williams, Sims, Wagner, Yoder, Parsons, Conner and Johnson

NAYS:

ABSENT:

ABSTAIN:

Resolved this 27th day of December, 2018.

  
David L. Johnson, Village President

  
Tonia Betty, Village Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council of the Village of Cassopolis, County of Cass, State of Michigan, at a meeting held on December 27, 2018 the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance the Open Meetings Act, Act No. 267 of the Public Acts of Michigan 1976, including the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting.

Dated: 12/27/2018

  
Tonia Betty, Village Clerk



## COPIES OF LETTERS TRANSMITTING ADOPTED PLAN TO COUNTY & REGIONAL PLANNING AGENCIES



January 28, 2019

Southwest Michigan Planning Commission  
185 E. Main Street, Suite 701  
Benton Harbor, MI 49022

Attention: K. John Egelhaaf, Executive Director

**RE: VILLAGE OF CASSOPOLIS COMMUNITY RECREATION PLAN**

Dear Mr. Egelhaaf:

Enclosed please find one copy of the 5-year Community Recreation Plan for the Village of Cassopolis. This plan will be on file with the Michigan Department of Natural Resources. Please review the plan and retain it for your records.

If you have any questions, please feel free to contact me.

Very truly yours,

**BEN BAKER**

Ben Baker, PLA  
bbaker@gowightman.com

**BENTON HARBOR**  
▲ 2303 PIPESTONE ROAD  
BENTON HARBOR, MI 49022  
☎ 269.927.0100

**ALLEGAN**  
▲ 1670 LINCOLN ROAD (M-40)  
ALLEGAN, MI 49010  
☎ 269.673.8465

**KALAMAZOO**  
▲ 433 E. RANSOM STREET  
KALAMAZOO, MI 49007  
☎ 269.327.3532

**GOWIGHTMAN.COM**

P:\BentonHarbor\170578 Cassopolis Master, Rec, Facilities\A) Docs\A16 Studies and Reports\Rec Plan\Appendices\Transmittal Letters\Cassopolis Letter Transmitting Adopted Plan - Regional.docx



January 28, 2019

Cass County Building  
120 N. Broadway Street  
Cassopolis, MI 49031

Attention: Jackie Taylor, Administrative Specialist

**RE: VILLAGE OF CASSOPOLIS COMMUNITY RECREATION PLAN**

Dear Jackie Taylor:

Enclosed please find one copy of the 5-year Community Recreation Plan for the Village of Cassopolis. This plan will be on file with the Michigan Department of Natural Resources. Please review the plan and retain it for your records.

If you have any questions, please feel free to contact me.

Very truly yours,

**BEN BAKER**

Ben Baker, PLA  
bbaker@gowightman.com

**BENTON HARBOR**

▲ 2303 PIPESTONE ROAD  
BENTON HARBOR, MI 49022  
☎ 269.927.0100

**ALLEGAN**

▲ 1670 LINCOLN ROAD (M-40)  
ALLEGAN, MI 49010  
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**KALAMAZOO**

▲ 433 E. RANSOM STREET  
KALAMAZOO, MI 49007  
☎ 269.327.3532

**GOWIGHTMAN.COM**

P:\BentonHarbor\170578 Cassopolis Master, Rec, Facilities\A) Docs\A16 Studies and Reports\Rec Plan\Appendices\Transmittal Letters\Cassopolis Letter Transmitting Adopted Plan - County.docx

**Village of Cassopolis**  
*"A Friendly Lakeside Community"*



Prepared with assistance from Wightman  
2303 Pipestone Rd.  
Benton Harbor, MI 49022