



# Master Plan

## Village of Pewamo, MI



Adopted  
May 13, 2019



## ACKNOWLEDGMENTS

This document is a direct result of the ideas, opinions, and research shared by the village residents and other public and private sector stakeholders who volunteered their time and efforts. Their input was invaluable in forming this guide, which will help shape the future of the Village of Pewamo.

### VILLAGE OF PEWAMO COUNCIL

Carl Hafner, Village Treasurer

Sandy Wolniakowski, Clerk

Randy Zenk, Village President

Dan Heckman, Trustee

Michael Yerge, Trustee

Tanner Roe, Trustee

Joni Heckman-Jegla, Trustee

Steve Meyers, Trustee

Jacob Wiggers, Trustee

### VILLAGE PLANNING COMMISSION

Tony Schafer - Chairman

Preston Weber - Trustee

Don Stump - Trustee

Kim Thelen - Trustee

Michael Yerge - Trustee

Mike Scollon - Zoning Administrator

With Assistance Provided By:



**Carlisle | Wortman**  
ASSOCIATES, INC.

# contents

I introduction 5

II community description 7

- village administration 7
- emergency 8
- utilities 8
- topography 8
- wellhead protection 9
- transportation 11
- population demographic 12
- schools 14
- parks and recreation 15
- existing land use 16

III goals & objectives 17

- community 18
- municipal 19
- residential 20
- commercial & industrial 21
- transportation 22
- environmental 23
- parks & recreation 24

IV future land use plan 25

- residential/agriculture 27
- commercial 28
- commercial & industrial 28
- open space 28

V implementation 29

- zoning ordinance 30
- action plan 32
- capital improvement plan 33
- plan education & updates 34

## maps

- Ionia County 7
- Wellhead Protection 10
- Future Land Use 26
- Zoning 31



# chapter one introduction

The development of a Master Plan is essential to provide sound guidelines for healthy, sustained, and coordinated growth. State regulations require the Master Plan to serve as a basis for future development. Over the last 50 years, Michigan municipalities have recognized the necessity to plan for the future with the goal to create an environment consisting of pleasant living conditions, outlets for recreation, adequate areas for industry, commerce, and residential use, and a transportation network that provides access to these needs. The Master Plan should serve as a blueprint for both public and private development.

Challenges such as stable to declining populations, smaller families, large baby boomer populations, a declining manufacturing base nation-wide, and out-migration from Michigan have made it difficult for small villages such as Pewamo to thrive. As a result, villages need to consider innovative ways to remain attractive places to live, work, and raise families. They also need to work with neighboring communities to coordinate development to benefit the region as a whole and not in a vacuum. This Master Plan is an outline of the community of Pewamo and where we can go during the 21st Century.

## Defining the Master Plan:

The Michigan Planning and Enabling Act (MPEA) of 2008 defines a Master Plan as “a land use and infrastructure plan that sets forth local goals, objectives, and policies for community growth and/or redevelopment over the next 25-30 years.” It must include... maps, plats, charts...and other related material and shall show the planning commission’s recommendations for the physical development of the planning jurisdiction.”



This page is intentionally left blank.



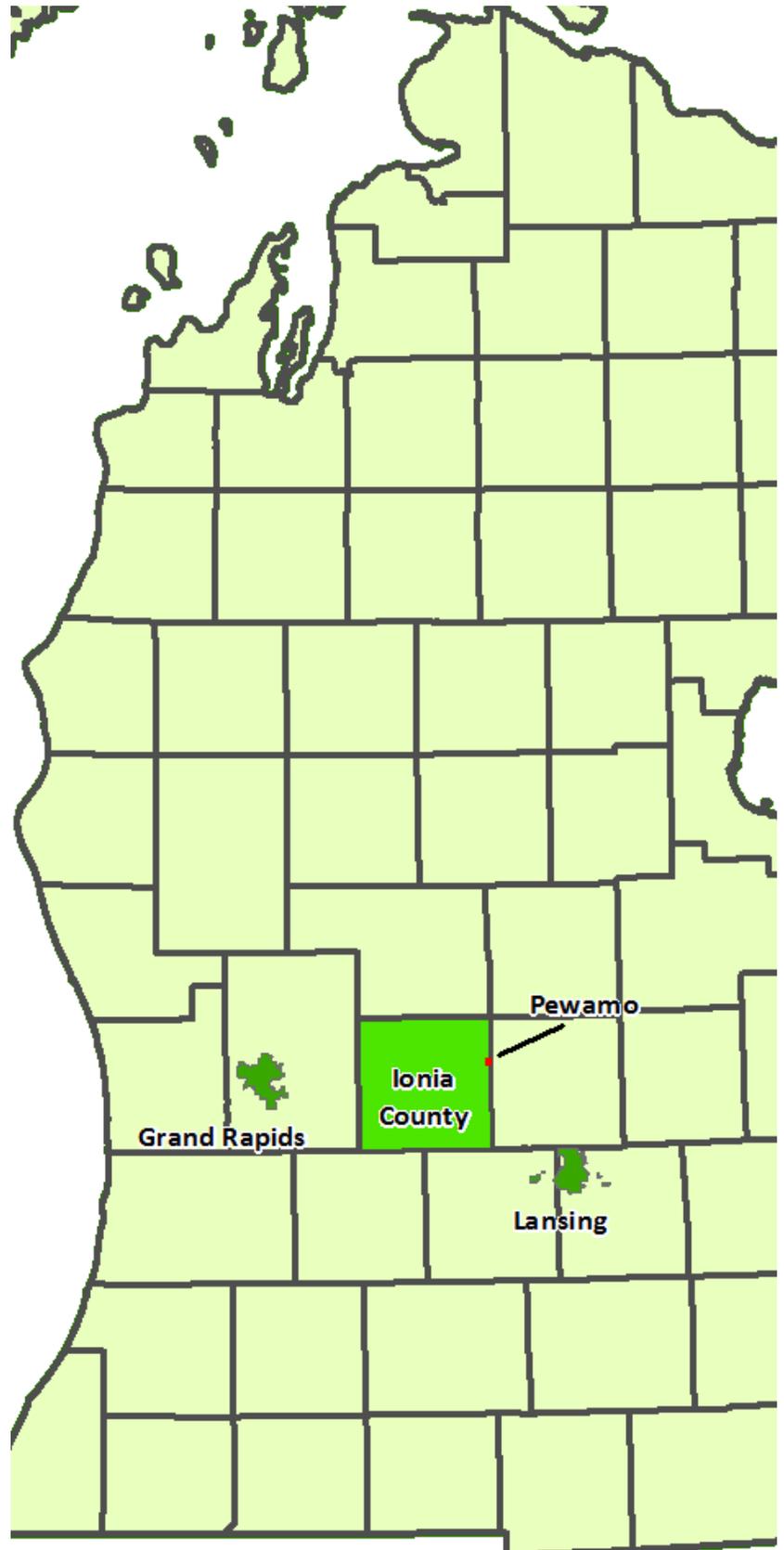
# chapter two community description

Map 1: Ionia County

Founded in 1859 as a station along the Detroit, Grand Haven and Milwaukee Railway, the Village of Pewamo, located on the east border Ionia County, Michigan, is approximately 30 miles Northwest of Lansing and 45 miles East of Grand Rapids. The village name was attributed by J.C. Blanchard in honor of Chief Pewamo, with whom he had a friendship. Today, the village occupies roughly one (1) square mile and hosts roughly 500 residents. The overall character of the village is a small residential community with basic services, including general commercial, light industrial and emergency services. M-21, locally known as the Bluewater Highway, traverses the state from Grand Rapids to Flint, provides the main arterial route along the southern border and bisects the southeast quarter of the village. Through this plan, the village wants to control growth and provide for a good quality of life in a balanced community.

## Village Administration

Organized as a general law village, the village's governing body (Village Council) consists of 9 council members including the village president, clerk and treasurer. Council terms are staggered to maintain legislative memory. Duties and responsibilities of the council and president are outlined in the Michigan Constitution and further specified in state statutes. The Council appoints a Village Clerk and Village Treasurer.



## Emergency Services

The Village of Pewamo has an abundance of proud and committed emergency service personnel; the fire department is one of two within Lyons Township, and dispatched through the Ionia County 911 emergency system. The village has 17 fire personnel, 11 of whom are state-licensed Medical First Responders. The fire department currently maintains five fire trucks that service Pewamo and the surrounding communities.

In 2017, the doors opened to the village's newest fire station at 137 Main Street. Renovations of the site began immediately with community and local business support. In 2018 the Village issued a Capital Improvement Bond for further renovations to the site. Improvements included the creation of a community center.



## Utilities

The Village of Pewamo currently has a seventy-five thousand gallon water tower, which supplies water for the protection of businesses and residents. Village wastewater is managed through treatment systems that continues to service the community well. The three-phase electricity provided to the area supplies ample electricity for residential and commercial structures throughout the village.

## Topography & Soils

Topography of the village is flat at a high elevation of 735 feet high above sea level. According to the USDA Soil Conservation Service, the soils of the Village of Pewamo can be described as Pewamo Loam.



## Wellhead Protection

The Village of Pewamo relies exclusively on groundwater for its drinking water source. In response to the concern over safety of public water supplies, the village has instituted a Wellhead Protection Program (WHPP). WHPPs develop long-term strategies aimed at protecting community drinking water supplies. The purpose of developing a WHPP is to identify the Wellhead Protection Area (WHPA) and develop long-term strategies aimed at safeguarding the area from contamination. A WHPA is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year time-of-travel. The State of Michigan requires communities to identify seven elements to be included in the WHPP. These elements along with a brief description are below.

**Roles and Responsibilities** – Identify individuals responsible for the development, implementation, and long-term maintenance of the local WHPP.

**WHPA Delineation** – Determine that area which contributes groundwater to the public water supply wells.

**Contaminant Source Inventory** – Identify known and potential sites of contamination within the WHPA and include in a contaminant source inventory list and map.

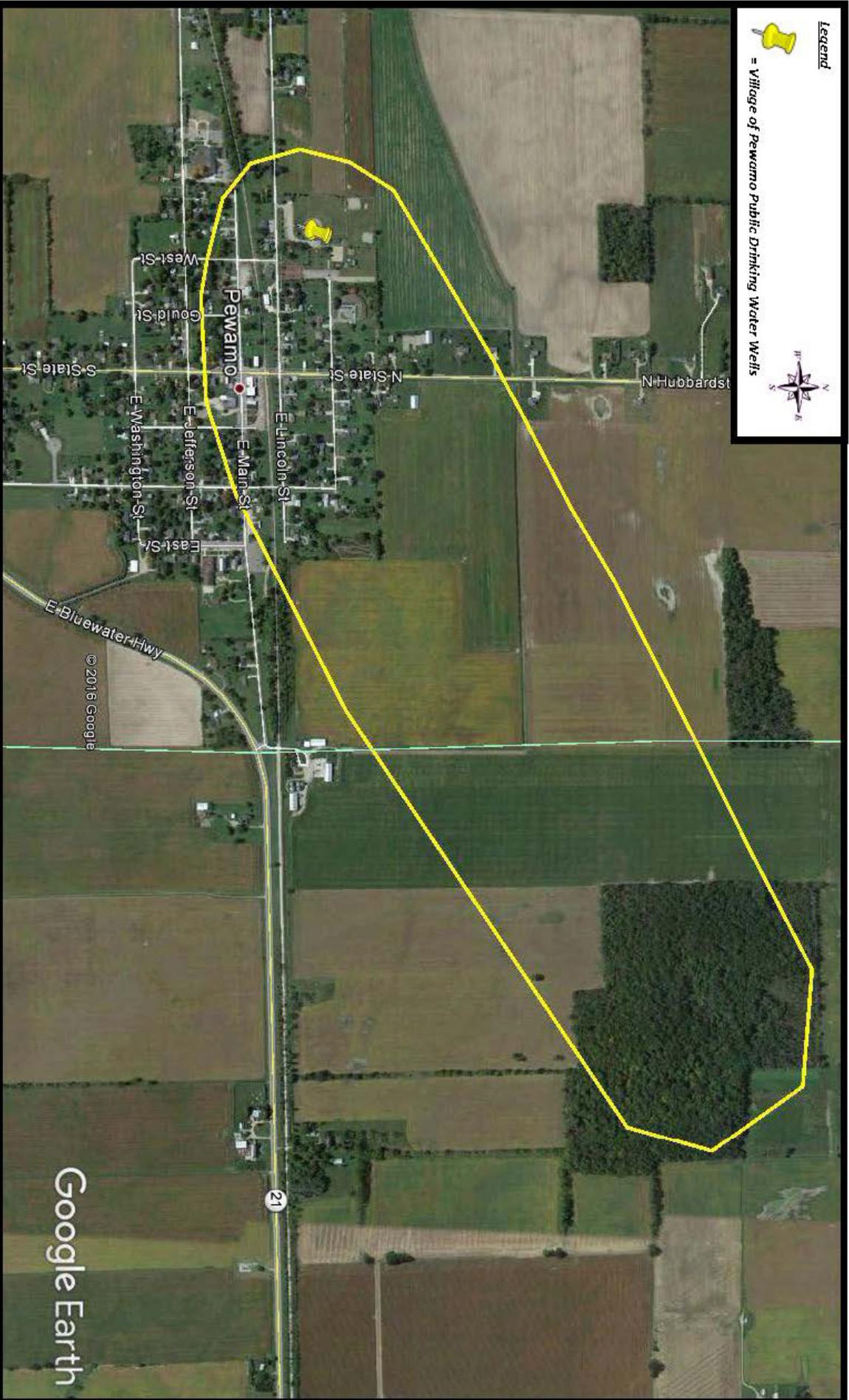
**Management Strategies** – Provide mechanisms which will reduce the risk of existing and potential sources of contamination from reaching the public water supply wells or well field.

**Contingency Planning** – Develop an effective contingency plan in case of a water supply emergency.

**Siting of New Wells** – Provide information on existing groundwater availability, the ability of the PWSS to meet present and future demands and the vulnerability of the existing wells to contamination.

**Public Education and Outreach** – Generate community awareness in the WHPP by focusing on public education and the dissemination of WHPP information.

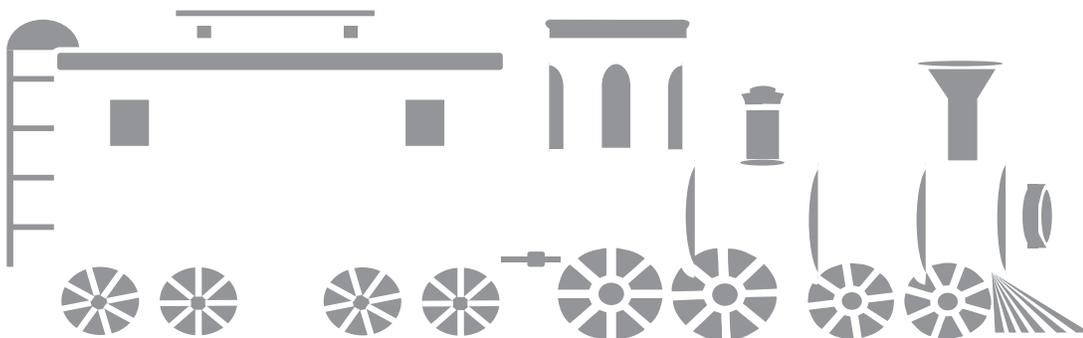
# Village of Pewamo – Wellhead Protection Area for PW-1 and PW-2



## Transportation

Located 12 miles north of I-96, the Village of Pewamo has direct access to major commercial centers to the east and west such as Lansing in 30 miles and Grand Rapids in 55 miles. Pewamo also has access to Lansing via US-127 south, which is 19 miles east of the village. The village has access to I-69 to allow access to the southern border of the state as well as access to Port Huron and Sarnia, Canada. In addition, M-21, a state trunkline highway, intersects the village at its east border and continues along the south border. The East to West Highway passes through over a dozen municipalities and connects the major cities of Grand Rapids and Flint.

The Michigan Department of Transportation classifies roads in conformance with the funding requirements of the Federal Highway Administration. Only interstates, arterials, and collectors are considered federal-aid roads and are eligible for federal funds under the National Highway System (NHS) or Surface Transportation Program (STP).



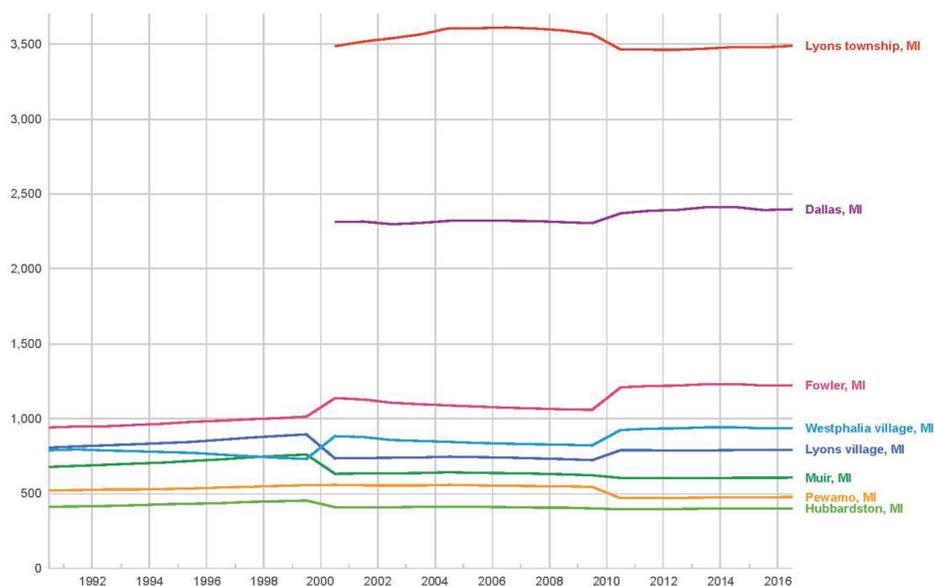
## Population Demographics

According to the U.S. Census Bureau's 2010 census, Pewamo had a population of 469 in the year 2010. The population has been relatively consistent over the past 30 years and has not seen any drastic change. To illustrate, the U.S. Census Bureau's '2017 Population Estimate Program' estimated the 2017 population to be 470 persons. The graph below depicts population trends in Pewamo from 1990 to 2017.

The median age in the village is 37 years; 25% of residents are under the age of 18; 4.5% are between the ages of 18 and 21; 25% fall within ages 25 to 39; 31% individuals are from ages 40 to 64; and 14.5% were 65 years of age or older.

### Regional Growth 1990-2017

Source: U.S. Census Bureau



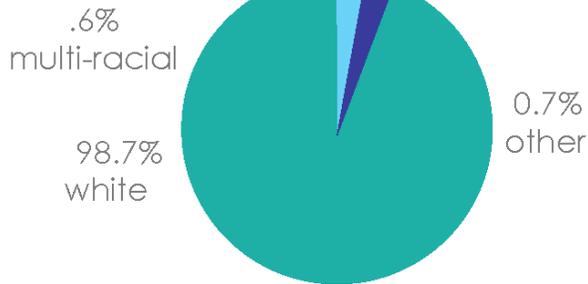
The racial composition of the village is 98.7% white, 0.6% multi-racial, and 0.7% unspecified race. According to the 2010 census, there were 469 people residing in the one square mile village. There were 204 housing units within the village with 186 of them being occupied. Of the 186 households, 67.7% of them housed families, with 28% of them housing children under 18. 32.3% of the village's households are non-families, with 28.5% of residents living alone. The labor force of Pewamo consists of 255 people, with 240 individuals currently employed. The median household income in the Village of Pewamo is \$51,771. At total of 91.2% of the village has received a high school diploma or higher. The majority of the work force works in retail, manufacturing and construction.

# Village of Pewamo Demographics

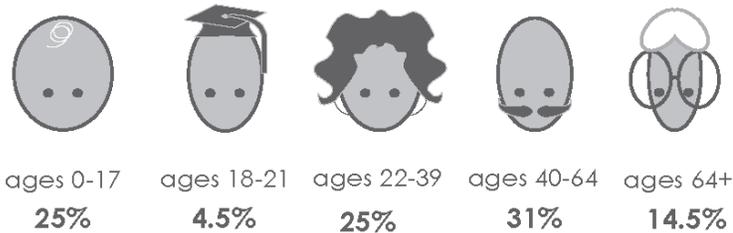
## Population Change 1990 to 2017



## Race



## Age



## income

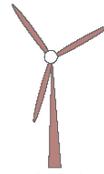
**\$51,771**

median household income



**\$23,310**

per capita income



manufacturing



education

## Workforce



retail



finance

average commute  
**31.8 minutes**



transportation

**82.6%** of commuters drive alone



# Ionia County, Michigan



## Pewamo-Westphalia Consolidated School District

Schools within the Pewamo-Westphalia consolidated School District include Pewamo-Westphalia Elementary School and Pewamo-Westphalia Jr./Sr. High School. Additionally, St. Josephs Catholic School is offered within the community as well. There are currently 627 individuals enrolled in the consolidated school district. The Pewamo-Westphalia community schools have a 99% graduation rate.

Roughly 91% of the population graduated from high school and over 12% possess a college bachelors degree or higher. The graduation rate of the Pewamo-Westphalia schools is 16% higher than the national average graduation rate of 83%.



12% Bachelors Degree or Higher



99% High School Graduation Rate



23% Some College Education



## Pewamo Parks and Recreation

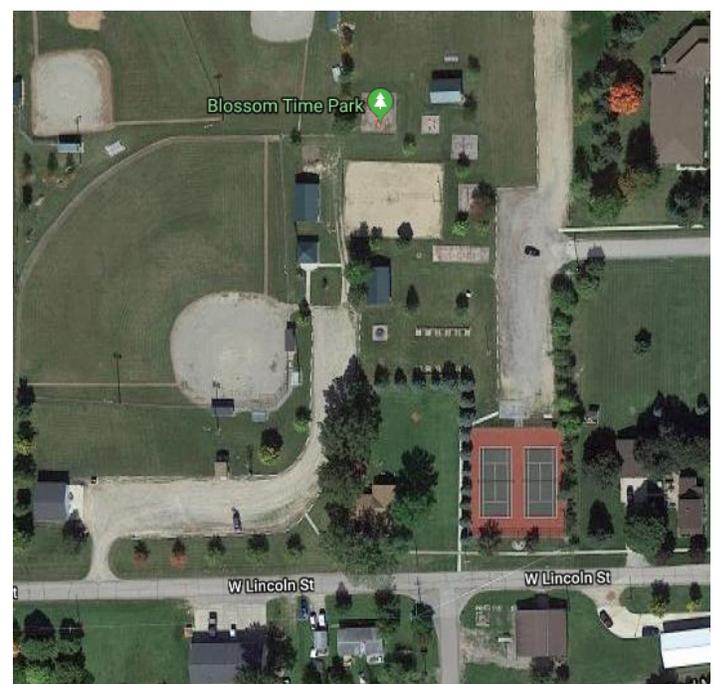
Pewamo residents recognize the charm of the community and the desire to enjoy it. Hundreds beyond the village limits are welcomed and frequently come to use and enjoy the extensive parks and recreation system. Blossom Time Park, on the northwest side of the village, contains multiple baseball fields, a volleyball court, two tennis courts, a playground, and grassy open spaces. On Main Street, east of State Street, Sesquicentennial Park is situated next to the Post office. The Village of Pewamo was proud to unveil a new addition to Sesquicentennial park during the 2014 Block Party. The village commissioned Dan Arens of Westphalia to create a mural of the historic Pewamo Depot, which is displayed on a wall overlooking the park.

Just outside the village, there are ample hunting and fishing opportunities on state land, including locations such as Stony Creek and Maple River. Additionally, just outside the village, is the scenic Huckleberry Creek golf course, which offers 18-holes for players of all skillsets.



## Trailhead

A paved portion of the 41-mile Clinton-Ionia-Shiawassee runs through the village. In the fall of 2013, Pewamo celebrated the grand opening and dedication of the Trailhead, which is fashioned after the original Pewamo Depot. The trailhead is a public space that includes amenities such as bathrooms, bike racks, drinking fountains and picnic tables.



## residential

The Village of Pewamo is primarily a residential community, with the majority of land use devoted to single family housing. Clustered development of single family neighborhoods are located in close proximity to local commercial nodes, centralized within the village.



## open space & agriculture

The village is devoted to open space and environmental preservation. Roughly 50% of the Village is zoned for open space and/or agricultural uses, to help promote the rural character and environmental preservation of the community's natural features.



## LAND USE

## institutional

A large portion of the Village of Pewamo is utilized for institutional land uses. Much of this land use consists of the schools within the village. Schools that reside within the village include Pewamo-Westphalia Elementary School, on W. Jefferson Street and St. Josephs School, on East Street. Additionally, the village is home to multiple churches, including St. Josephs and Bible Believers.



## commercial & industrial

A small portion of the Village of Pewamo is dedicated to commercial uses. The central business district of the village hosts the largest variety of commercial uses. This area, primarily on Main Street and State Street, consists of restaurants, hair salons, a deli, a ceramic shop and a post office. Light industrial land also occupies a small portion of the village. Industrial land is primarily located in the southwest portion of the village, adjacent to M-21, which is a major thoroughfare.

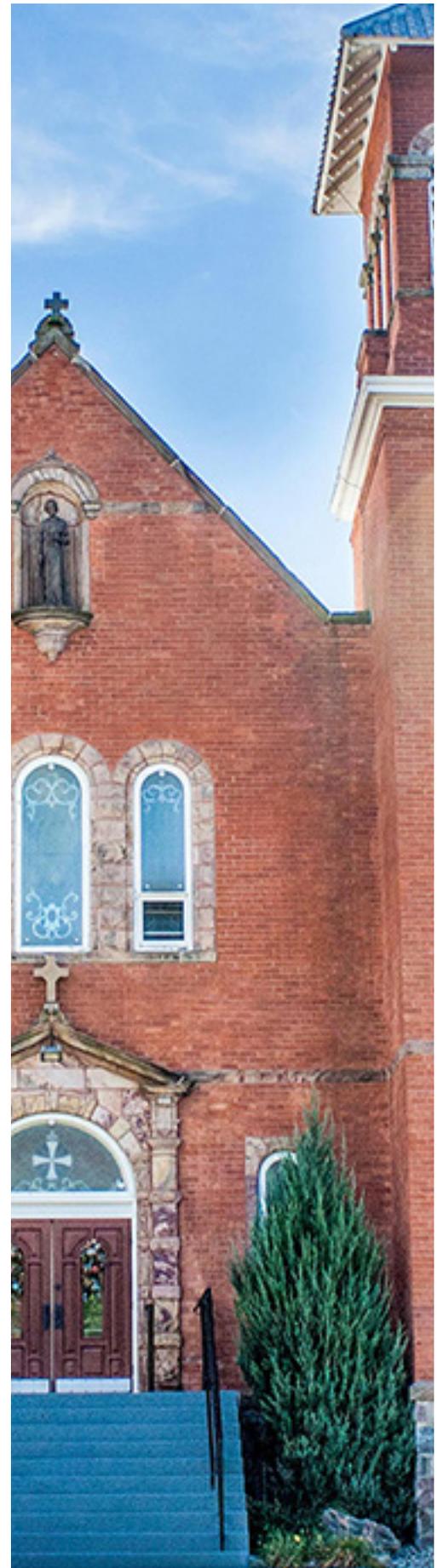
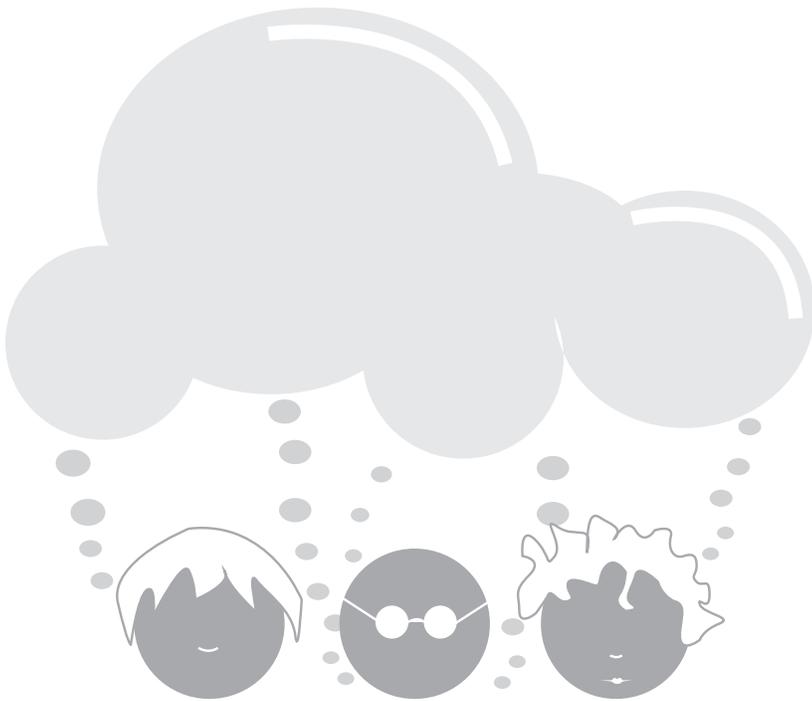


# chapter three

## goals & objectives

### Meeting the Needs of the Community...

Active community participation is essential throughout the planning process. In order to meet the needs of the community, the Village Planning Commission must engage the public to represent all of the community. Community members are encouraged to attend planning commission meetings to provide their input. Effective and ethical planning cannot be done without consideration of the residents' aspirations for their own community.



**goal:** Manage the future development in a sustainable, controlled manner to ensure growth levels are consistent with the natural features of the land and the village character, while protecting the public health, safety and welfare of the community.

**1** Establish and develop programs for downtown facade improvements, standards for street-scaping, landscaping, and lighting to establish sense of place in downtown.

**2** Update Village of Pewamo Zoning Ordinance to implement the recommendations from this Plan.

**3** Develop standards for redevelopment to ensure compatibility with the small town character of Pewamo.

**4** Maintain zoning regulations that encourage high quality, mixed-use development adjacent to downtown area.

**5** Provide regular opportunities for public input on growth and development issues facing the village.

**6** Expand community events by increasing the village's presence on the Ionia County community calendar to promote unique downtown events.



**goal:** Provide necessary utilities and public services to village residents to promote the health and welfare of the citizens, based upon priority needs, cost-effectiveness, technical feasibility, land use policy and future land use patterns of this Plan.

1 Collaborate with adjacent communities to provide adequate services to community.

2 Continue to maintain high quality water, waste water, and storm drainage services.



GOALS &  
OBJECTIVES

MUNICIPAL SERVICES

**goal:** Manage residential development in a sustainable, controlled system to ensure growth levels are consistent with the natural limitations of the land, the availability of existing and planned public facilities, protection of natural resources, and small town character of village.

1 Initiate a housing rehabilitation and neighborhood revitalization program.

2 Encourage cluster development of single family homes in new residential areas.

3 Promote the development of a variety of housing types including: multifamily, mixed-use residential, attached single family, condominiums, and senior housing complexes.

4 Develop residential design standards such as close proximity to street, sidewalks, use of windows and doors, and street trees.

5 New Residential developments should be designed to face away from major thoroughfares and provide walkable access to downtown.

6 Residential development is permitted in accordance to access to public services; such as public water, sanitary sewer services, road construction and maintenance, and emergency services.

7 Neighborhoods must prevent pollution and siltation of wetlands by controlling drainage and stormwater runoff.



**goal:** Provide a full range of commercial facilities which adequately serve the residents of Pewamo area, and allow for industrial development in a manner that maintains the health and vitality of surrounding natural environment.

1 Confine commercial development to compact areas such as Main Street, rather than strip development along major thoroughfares or spot development in residential areas.

2 Encourage connectivity between commercial and other land uses through mixed-use development.

3 Use incentives to encourage the redevelopment and adaptive reuse of vacant buildings, such as developing a window display program for empty businesses.

4 Confine industrial development to areas where industry has already been established, and is in compliance with village regulations.

5 Develop a balanced industrial development strategy to achieve environmental compatibility and maintain the small town character of the village.

6 Provide incentives for light industrial use of vacant or under utilized buildings in need of rehabilitation.

7 Divide commercial and industrial uses into separate zoning districts.



**goal:** Maintain a transportation network that facilitates safe and efficient movement of vehicles, both motorized and non-motorized, throughout the community, utilizing the existing transportation structure, improving upon the base structure as needed to accommodate higher traffic flows.

**1** Encourage physical linkages such as bike and pedestrian trails between communities that connect important regional assets such as parks and community services.

**2** Create pedestrian-friendly design that provides safe access of bicycles, roller blades, scooters and walking as daily means of transportation.

**3** Pursue the Traffic Enhancement Act (SAFE TEA-LU), Michigan Department of Transportation grants, and other grant sources to fund roadway projects.

**4** Promote greenbelt landscaping along roadways to increase aesthetic of roadways, and quality of commercial and industrial land uses.

**5** Require corridor plans that promote an attractive, landscaped approach into the village.

**6** Maintain rural character of roads when needed.

**TRANSPORTATION**

**GOALS & OBJECTIVES**



**goal:** Implement a sustainable economy to balance human activities and the natural environment.

1 Protect and preserve areas of ecological importance, mature vegetation, flood plains, wetlands and scenic areas.

2 Encourage innovative design and planning which increases community resiliency and preserves the vital natural resources of Pewamo.

3 Update the Zoning Ordinance and other enforcement tools to ensure development will minimize disruption to wetlands, floodplains, and other natural features.

4 Utilize green stormwater infrastructure to ensure development does not adversely impact natural resources and surrounding properties.

5 Maintain and protect the surface and ground water throughout the village through strategic measures that prevent wastewater discharge.

6 Establish educational programs on village sustainability initiatives and conservation practices, especially in Pewamo area schools.

7 Develop an ordinance for renewable energy generation such as solar and wind farms.



**goal:** Provide recreation programs and facilities to meet the present and future recreational needs of all village residents.

**1** Encourage collaboration between the School District, civic organizations, leagues, businesses and non-profit groups in providing recreational facilities and programs to the village.

**2** Maintain and improve the aesthetic quality and amenities of the village park.

**3** Focus on the preservation and protection of natural areas, while utilizing areas that may provide linkages and opportunities for non-motorized pathway development.

**4** Enforce ADA standards for the village park and facilities.



# chapter four

## future land use

### The Future of the Village of Pewamo

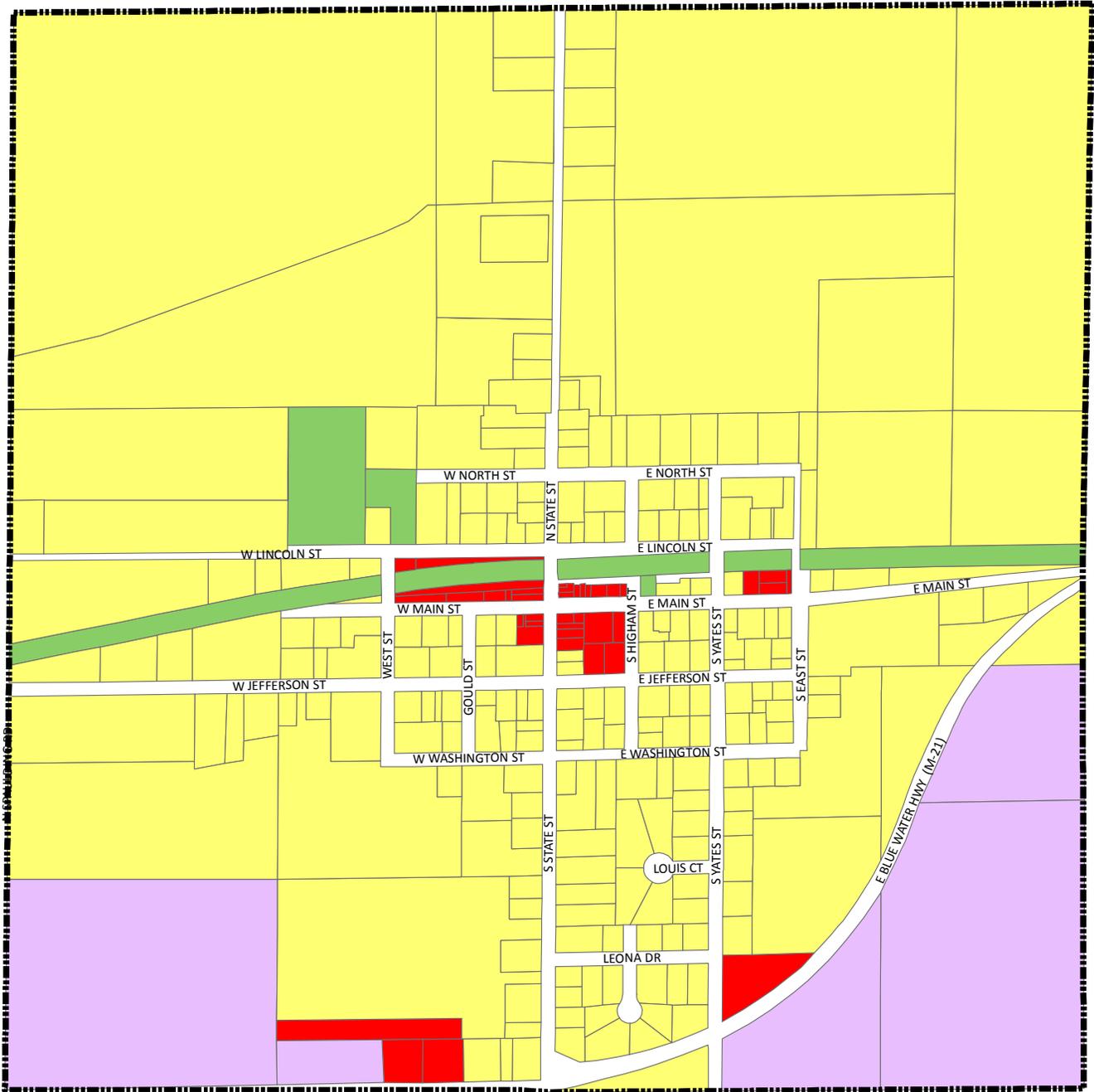
**F**uture Land Use Strategy identifies general patterns of land use and development throughout the Village of Pewamo. Furthermore, it presents important guidelines for future public services. Implementation of planned future land use patterns relies on regulatory tools of the village, most importantly the Village of Pewamo Zoning Ordinance. The Zoning Ordinance regulates the type, location, bulk, and intensity of land development throughout the community, and is periodically updated to support planned future land use patterns. Other supporting regulatory tools were adopted to implement the future land use plan, such as the land division and private road regulations. Land division regulations are intended to increase access, ensure efficient land division patterns, and avoid establishment of non-developmental lots.

The Village of Pewamo is a zoned community; all proposed land uses shall be developed within the appropriate district provided in the zoning regulations which were adopted to implement this strategy. New land uses should not be established, or land rezoned until community concerns, existing infrastructure and roadway networks, existing soil characteristics and environmental impact have been considered.

The Future Land Use Strategy calls for a land use pattern in the village predominantly characterized by single family housing. Light industrial, commercial, and undeveloped open space, including wetlands and floodplains, remain slightly unchanged.



### Map 2: Village of Pewamo Future Land Use



- Residential/Agriculture
- Commercial
- Light Industrial
- Open Space & Recreation
- Village Boundary

### FUTURE LAND USE MAP Village of Pewamo, Ionia County



09-10-2018  
Carlisle / Wortman Associates, Inc.  
Ann Arbor, MI



## Residential/Agriculture

Single-family residential land use provides opportunities for low-density suburban style housing. Single family developments promote the preservation of the village through low-density cluster development of housing. The single-family land use areas are found where existing land use patterns support this type of density with an existing road system, sewer availability and an absence of natural features (such as flood plains and soil conditions) that would prevent construction of dwellings with basements. The single family land use category encourages detached single-family residences to primarily serve one (1) family. Conversions of single-family residential and other structures within the single-family land use category are discouraged.

Desirable uses and elements of the single-family residential category include:

- Single-family residences and a limited number of duplexes in either clustered or conventional subdivisions.
- Parks, open spaces and conservation areas.
- Community support facilities such as churches, schools, and public buildings.

The single-family land use category recognizes existing subdivisions and makes provisions for new residential areas on large lots. Average development density in this specific land use area are planned for one (1) dwelling unit per two (2) acres except for subdivisions.



## Commercial

In the village there are commercial nodes located along Main Street, including the main intersection of Main Street and State Street. Main Street is a paved road that bisects the village, connecting to State Street. The commercial nodes aim to serve the local population as well as provide commercial services for Lyons Township.

## Light-Industrial

The Light Industrial use area is designated for industrial land uses that do not require large-scale waste disposal or water use. The purpose of the land use area is to allow developments that manufacture, process, package, assemble and/or treat finished or semi-finished products. The Light-Industrial land use must be small-scale, and not conflict with the existing character, historical sites, and natural features of the village.

## Open Space & Recreation

Open space areas are necessary to protect and maintain the rural character of the village. Natural features of the village enhance the quality of life for the residents by increasing scenic beauty, providing ecosystem services, and habitat for wildlife. The open space land use category protects areas from development, therefore protecting resources and the long term vitality of the community.

# chapter five

## implementation

### The Implementation of the Master Plan:

Success of the village's master plan will depend heavily on citizens' understanding of the planning process and the plan's specific goals, objectives, and policies. An engaged population will be more likely to support bond proposals, special assessments, zoning decisions, and development proposals. The Village of Pewamo must effectively communicate the importance of long-term planning and encourage citizen participation in ongoing planning efforts.

Specific actions which will help to develop understanding and support for the village's planning process include:

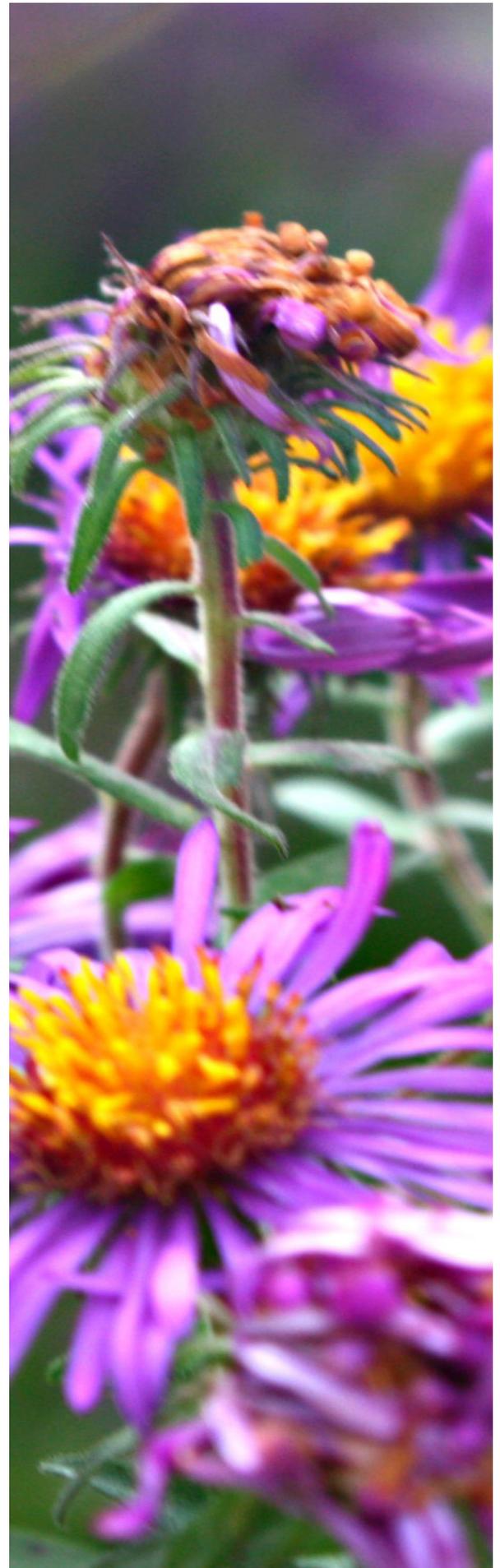
- Ensure that copies of the updated Master Plan are readily available for viewing at the Village Hall and on the Village website;
- Ensure that copies of the most recently adopted Zoning Ordinance are readily available for viewing at the Municipal Office;
- Post a copy of the most recent adopted Zoning Ordinance on the Village website, or make the ordinances available via web services such as MuniCode;
- Post the Future Land Use Map of the Master Plan in the Municipal Office and online;
- Post a regularly updated list of current events pertaining to planning and zoning matters on the Village website;
- Notify residents of meetings that will address development and public service improvement proposals. Notifications should be provided through multiple sources including the Municipal postings, the Village website, and other available means of communication;
- Hold periodic community meetings to discuss planning efforts and provide opportunities for public input;
- Promote opportunities for civic involvement such as participation in community advisory boards, neighborhood watch programs, and similar institutions; and
- Continue to promote the accessibility of these documents & information on the Public Cable Channel.



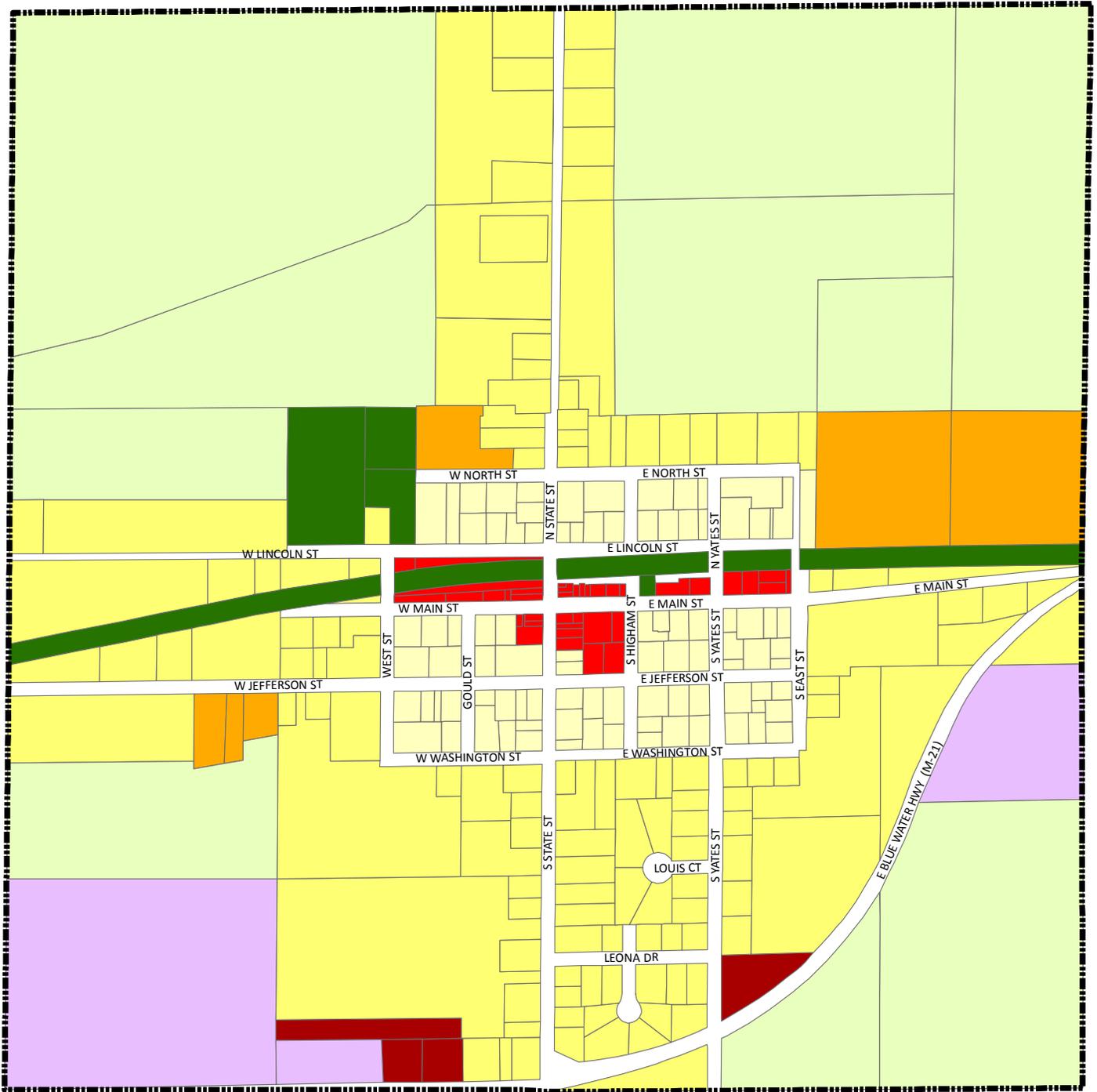
## The Zoning Ordinance

In 2014, the Village of Pewamo adopted revisions to the Zoning Ordinance to use as a tool for implementing and enforcing the vision of the Master Plan. As a regulatory guide for development of future land uses, it divides the community into districts. Each district is prescribed a set of uses and a minimum set of development requirements that must be met. Supporting staff of the Village of Pewamo are tasked to enforce ordinance requirements by conducting plant and site inspections and periodic ordinance reviews.

The Zoning Ordinance and Zoning Districts Map are not to be considered long-term documents, but rather a tool to assist the implementation of the planning policy. By promoting development in an orderly manner consistent with the land use policies highlighted in the Master Plan and Zoning Ordinance, the village staff can prevent future land use conflicts.



Map 3: Village of Pewamo Zoning Map



- R-1: Neighborhood Conservation District
- R-2: Low Density Residential District
- R-3: Multi-Family Residential District
- C-1: Central Business District
- C-2: Highway Commercial District
- I-1: Light Industrial District
- A-1: Agricultural/Rural Estate District
- Recreation
- Village Boundary

**ZONING MAP**  
Village of Pewamo, Ionia County

N

0      500      1,000      Feet

9-10-2018  
Carlisle / Wortman Associates, Inc.  
Ann Arbor, MI

## Action Plan

PROJECT	IMPLEMENTATION OBJECTIVE	TIME	FUNDING
<b>Transportation</b>	Work with the Village Council, Planning Commission and Lyons Township to establish a Pewamo Area Non-Motorized Pathway Network	Ongoing	Village Funds, Grants, & Donations
	Improve and maintain priority road segments based upon planned land use and existing and projected traffic patterns	Ongoing	Village Funds, Grants, Donations, & Millage
<b>Parks &amp; Recreation</b>	Expand parks and recreation opportunities	Ongoing	
<b>Utilities/Services</b>	Expand existing fiber-optic network infrastructure into areas suitable for such development without disrupting natural resources	2 - 5 years	Village Funds, Grants, Donations, & Millage
	Update Village website to display Village newsletter, Master Plan, Zoning Ordinance and other information about Pewamo	1 - 2 years	Village Funds
	Add public access television channel		
<b>Residential</b>	Prepare and adopt solar and wind energy ordinance	1 - 4 years	--
<b>Environment &amp; Natural Resources</b>	Preserve the village's natural features through a coordinated future land use strategy and related regulations which permit reasonable use of land while discouraging unnecessary destruction or loss of natural resources	Ongoing	
	Design and implement green stormwater infrastructure to mitigate stormwater runoff	Ongoing	Village Funds, Grants, Donations
	Implement environmental education program for community and Pewamo Schools	Ongoing	Village Funds, Public School Funds, Grants, Donations & Ionia County Conservation District



## Capital Improvement Plan

Capital improvement plans (CIP) consider the funding and timing of all municipally related capital needs. The CIP is a schedule of projects that contains estimated costs and sources of funding. The Master Plan should be used as a key reference document in the preparation of the CIP to ensure that public dollars are spent where the most benefit will be received.

The Village of Pewamo is mindful of the necessity to provide and maintain a high quality infrastructure system for its residents, business owners, and visitors. It is the Village's goal to continue to be proactive in the orderly planning for future public infrastructure improvements.





## Plan Education

Public involvement and support will be necessary as the Master Plan is implemented. Local officials should constantly strive to develop procedures to inform citizens of the planning process and the day-to-day decisions made through the implementation of the Master Plan. A continuous program of discussion, education and participation will be important as the village moves toward the realization of the goals and objectives contained within the Master Plan.

## Planning Commission, Council & Zoning Board of Appeals Education

Attendance at Michigan Association of Planning seminars and Citizen Planner programs will improve the Village of Pewamo's ability to deal with day-to-day planning issues.

## Plan Updates

The Master Plan should not become a static document. State legislation regarding Village Planning requires a Master Plan review every five (5) years. Within the five (5) years of adoption, the planning commission must review the plan and determine whether to amend the current plan or to adopt a new plan. Based on this legislation, the village must review this Master Plan in 2023. Once adopted, the Master Plan is the official policy guide to be used by the Village Planning Commission and Board to solve existing and anticipated community development issues. Through the text and Future Land Use Map, the Master Plan illustrates the community's attitude and desire as they move toward future growth and land development. Furthermore, the Master Plan maintains continuity in development policy as the planning commission and board membership changes.

