

# Plan Galesburg!

A Master Plan for the City of Galesburg, Michigan





## NOVEMBER 2023

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# Introduction

## What is a Master Plan?

The Michigan Planning Enabling Act (Act 33 of 2008, MPEA) gives authority to Michigan communities to prepare and adopt a master plan. A master plan is a policy document adopted by a community for the purpose of guiding development within its jurisdiction. Plan Galesburg! captures the vision of the community and identifies goals and action steps to achieve that vision.

A master plan includes a land use map that identifies preferred areas of the community for specified land uses, such as residential, commercial, industrial, recreational, and undeveloped land or open space. Per the MPEA, the Planning Commission must review the plan at least every five years to determine whether to amend or readopt the current plan or to adopt a new master plan.

**Plan Galesburg!**  
A Master Plan for the City of Galesburg, Michigan  
Adopted September 2023

**Master Plan**  
**POLICY**

- Vision & Values
- Future Land Use Map
- Zoning Plan
- Goals & Action Steps

## Relationship to Zoning

While a master plan is not a regulatory document, communities in Michigan may adopt a Zoning Ordinance to regulate land development per the Michigan Zoning Enabling Act (Act 110 of 2006, MZEA). The Zoning Ordinance must be based on a master plan.

To ensure the Zoning Ordinance is consistent with the master plan, the MPEA requires that the master plan include a zoning plan. The zoning plan includes “an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.” In other words, the zoning plan applies the vision of the master plan to the Zoning Ordinance. The zoning plan may include recommendations for amending the Zoning Ordinance in the future. The zoning plan is included in the Land Use chapter of this document.

**Chapter 82 ZONING<sup>1</sup>**  
**ARTICLE I IN GENERAL**

**Sec. 82-1. Citation.**  
This chapter shall be known and may be cited as the "City of Galesburg Zoning Ordinance."  
(Ord. No. 275, § 1, 4-2-2008)

**Sec. 82-2. Rules applying to text and grammatical usage.**  
The language and definitions within this chapter are intended to follow the common meaning for words or their standard definition. The following rules shall also apply with regards to the use of terms within this chapter:  
(1) Words used in the present tense include the future tense.  
(2) The word "shall" includes the phrase and the phrase "mandatory."  
(3) The word "may" is discretionary while the word "may" is discretionary.  
(4) The word "person" includes the phrase and the phrase "individual."  
(5) The word "person" shall include individuals, associations or organizations.  
(6) The word "land" shall be assumed to include "or intended, arranged or proposed."  
(7) The words "planning official" and "zoning administrator" are those persons appointed by the city "planning commission, zoning board of appeals and the city council" as provided in this chapter.  
(8) The words "planning commission," "zoning board of appeals" and "city council" shall be understood to mean the "planning commission," "zoning board of appeals" and "city council" respectively.  
(Ord. No. 227, § 5.5, 6-4-2001)

**Zoning Ordinance**  
**LAW**

- Zoning District Map
- Land Use Regulations


The MPEA outlines key objectives of a master plan, including the following:


- Create a plan that guides development that is coordinated, adjusted, harmonious, efficient, and economical, and that best promotes public health, safety, and general welfare;
- Consider the character of the planning jurisdiction and its suitability for particular uses, based on recent land development and population trends;
- Make careful and comprehensive studies of present conditions and future growth with due regard for its relation to neighboring jurisdictions;
- Consult and cooperate with representatives of adjacent units of government and other public agencies concerned with programs for economic, social, and physical development;
- Address land use and infrastructure issues and make recommendations for physical development.

## Redevelopment Ready Communities (RRC)

RRC is a free technical assistance program offered through the Michigan Economic Development Corporation (MEDC) designed to help communities incorporate best practices in planning, zoning, and economic development to encourage redevelopment and new investment. MEDC Community Development also uses RRC as a prioritization factor when determining investments through their programs ([www.miplace.org](http://www.miplace.org)).

Communities that fully align with the program's best practices can become RRC Certified which can result in additional resources and benefits. The City has been engaged with RRC since September of 2019 and is currently working through the Essentials path certification process.

 Throughout Plan Galesburg!, this symbol indicates an item that fulfills a RRC expectation for the Essentials Level of the program. The number within the circle refers to the Best Practice number as listed in the *Redevelopment Ready Communities Best Practices Handbook*, September 2022. All of the best practices are included as checklists in the Appendix of this document.

 Plan Galesburg! has been developed to meet the expectations of the Master Plan Best Practice.

CRITERIA: The governing body has adopted a master plan in the past five years.

### ESSENTIALS EXPECTATIONS:

- The master plan reflects the community's desired direction for the future.
- The master plan identifies strategies for priority redevelopment areas.
- The master plan addresses land use and infrastructure, including complete streets.
- The master plan includes a zoning plan.
- The master plan establishes goals, implementation actions, timelines and responsible parties.
- The master plan is accessible online.

## How Will this Plan be Used?

Plan Galesburg! is a guide for city officials, property owners, and prospective developers to match land use and development practices with the City's Vision, Values and Goals for the future. This plan was developed to be used by local decision makers to ensure that the projected growth and development occurs in a manner that is appropriate for the city and its residents and businesses, while protecting and securing the natural resources that contribute to the overall appeal and character of Galesburg.

City leaders should work together with property owners, residents, and businesses to achieve the goals and action steps outlined in this Plan. An assessment of the community's progress towards meeting these goals should occur annually to ensure that the vision of the community is achieved.

# How Was this Plan Developed?

Plan Galesburg! is an update to the existing 2012 Master Plan that incorporates updated community data and analysis as well as public input. As an critical first step in this process, the planning team and the Steering Committee reviewed the existing Master Plan to determine what had been accomplished over the intervening years. As a result, Plan Galesburg! includes some of the goals identified in the 2012 plan that were either not accomplished or are still important to the community. In addition, new goals are included in this update

that highlight issues that were not identified in past plans or to provide new insight and solutions to address existing conditions and future aspirations. All of the goals presented in the Plan were given a priority ranking through a community survey process. This feedback was then used to develop the implementation strategy for the Plan. Action steps were also created for each goal to provide guidance and direction for the community as it works together to transform Galesburg for the future.

This Plan was developed through the following four phases:

## SEPTEMBER 2022 - JANUARY 2023

### 1. Discovery

The Discovery Phase included identifying and reviewing previously prepared planning reports and collecting current data to analyze demographics, market, and physical conditions for Galesburg. Information was collected through a community survey, field reconnaissance, inventories, interviews, and publicly available databases. This phase provided a detailed assessment of the existing conditions, influencing factors, and future projections.

Review of the 2012 Master Plan included in-depth discussions with Steering Committee members about the relevancy of the Vision, Values, and Goals from that document to Plan Galesburg!.

Project Kick-off and Community Tour | September 2022

Steering Committee 2012 Plan Review Survey | October 2022

Steering Committee Meeting | November 2022

Community Survey | November 2022–January 2023

## JANUARY - MAY 2023

### 2. Visioning

The next phase of the process built on the findings from the Discovery Phase by identifying key findings and priorities that are addressed in the Plan. This phase also included establishing the community's Vision and Values that act as the guiding principals for the Plan's recommendations. The planning team and Steering Committee worked together to develop the draft Vision, Values, and Goals for the Plan which were vetted through community engagement in the Framework phase.

Steering Committee Meeting | March 2023

Steering Committee Meeting | April 2023

## MAY - JULY 2023

### 3. Framework

The Framework Phase synthesized the technical analysis of the Discovery Phase with the community input received during the Visioning Phase into the following plan elements:

- Land Use
- Community Character
- Downtown
- Economic Development
- Housing
- Public Services & Municipal Operations
- Transportation
- Parks, Recreation, & Natural Resources

The community was invited to review and provide feedback on the draft Vision, Values, and Goals for the Plan at a public open house and through another community survey.

Public Open House and Vision, Values, and Goals Survey | May 2023

Downtown Development Authority (DDA) Focus Group | May 2023

Steering Committee Meeting | May 2023

## JULY - NOVEMBER 2023

### 4. Action

During the Action Phase, the planning team finalized the master plan document. This included integrating summaries of all plan processes and elements into an accessible document for both print and digital distribution to the public. Drafts of the Plan were reviewed with the Steering Committee and posted on the City of Galesburg website for public review.

The City Planning Commission formally approved the Plan on:

[October 16, 2023 - Resolution #20231016 \(see appendix\)](#)

The Galesburg City Council adopted the final Plan on:

[November 13, 2023 - Resolution #20231113 \(see appendix\)](#)

After adoption, leaders and stakeholders of Galesburg should actively work to implement and complete the goals and action steps outlined in the Plan.

Steering Committee Meeting | May 2023

Downtown Development Authority (DDA) Focus Group | June 2023

Draft Plan Open House | October 2023

Plan Adoption at City Council | November 2023

# Engaging Galesburg

This Plan was created to capture and turn the residents' vision for Galesburg into reality via an active and robust community engagement process. This involved multiple opportunities for the public to engage with their neighbors and the planning team at different phases in the process and to provide input related to their shared strategy for the future. The findings of the Discovery and Visioning Phases provided valuable information to the project Steering Committee and informed the Plan framework.

Working closely with the Steering Committee, the planning team developed a communications and outreach plan. The communications effort included raising general awareness of the process and specific promotional activities associated with all rounds of community engagement. The outreach components focused on leveraging existing networks in the city to maximize participation.

Multiple public engagement techniques were used to give the community the opportunity to speak and share their thoughts. Engagement activities utilized web-based tools, traditional face-to-face and remote interviews, and public meetings to cast a wide net and provide an inclusive atmosphere for stakeholders and community residents. Using the following public engagement efforts, the vision for Galesburg was captured in this Plan:

- Project Webpage
- Steering Committee Meetings (5)
- Online Surveys (2)
- Open Houses (2)
- Interviews
- DDA Focus Group Meeting
- Adoption Process

## Steering Committee

The role of the Steering Committee is to build local consensus and support regarding the various topics, approaches, and policies outlined in the master plan. Members of the committee are volunteers and work with the planning consultant, city staff, other local leaders, and the public to gather input throughout the duration of the project. Membership is intended to be representative of the local business community, citizens at-large, city staff, Planning Commission members, and other community-focused organizations.

## Plan Galesburg!

*Small Town, Big Heart*

It is time to update our City Master Plan and we want to hear from you!

Tell us what is most important to you about Galesburg.

Scan the QR code below or type:  
[www.surveymonkey.com/r/galesburg-survey](http://www.surveymonkey.com/r/galesburg-survey)  
into an internet browser.

**Survey closes on January 1, 2023**

Get more information about the plan at  
[www.galesburgcity.org/master\\_plan](http://www.galesburgcity.org/master_plan)

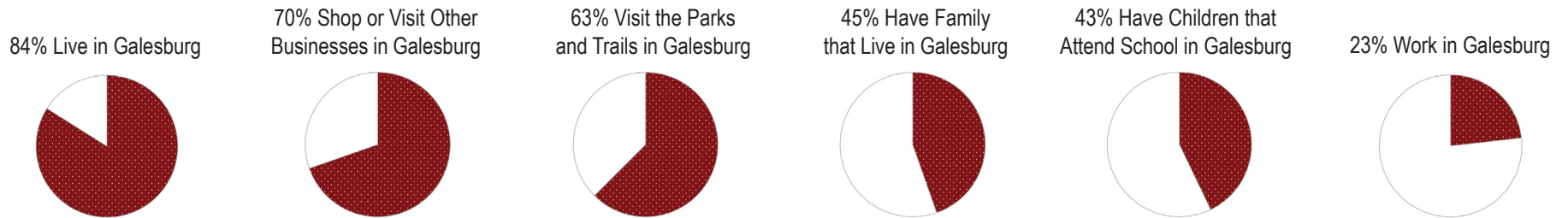
Scan me with  
your phone!



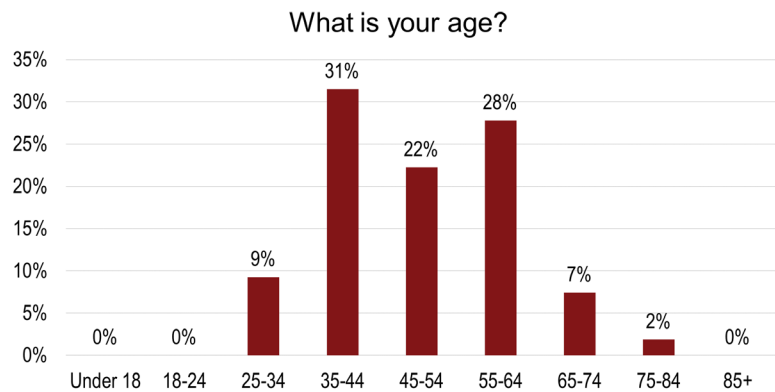
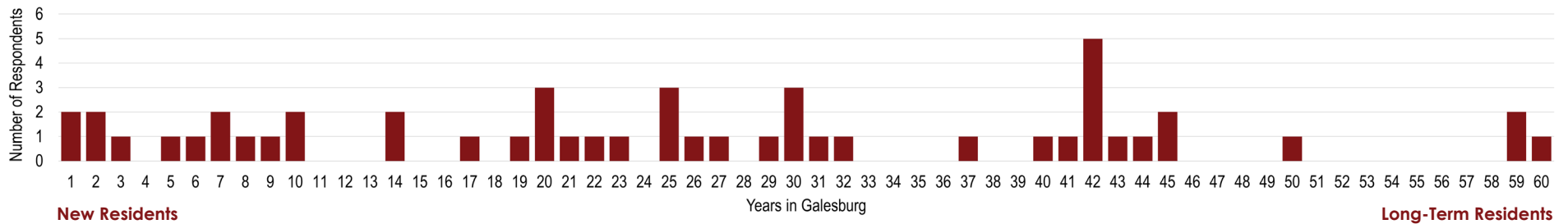
A screenshot of a web browser displaying the City of Galesburg website. The browser address bar shows "galesburgcity.org/master\_plan/index.php". The website has a navigation menu with "Home", "About Us", "Resources", "I want to...", and "Master Plan". Below the navigation is a large banner image of a lake with green foliage in the foreground. A sidebar on the left contains a "Master Plan" section with links for "Home", "Community Survey", "Documents", and "FAQs". The main content area features the heading "Plan Galesburg! Small Town, Big Heart" and a paragraph of introductory text about the master plan process.

# Community Character & Preferences Survey

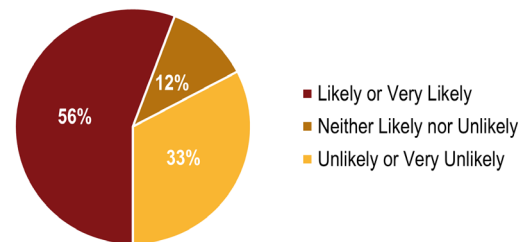
Early in the planning process, a community survey was conducted to get insight from Galesburg stakeholders. The survey included questions related to community character, satisfaction with the quality of life, importance of various community assets, consumer behavior, and preferences for residential, business, and industrial growth in the city. Fifty-six surveys were submitted between November 8, 2022 and January 13, 2023. Results of this survey are included throughout the Master Plan where relevant and a summary of all results by question are included in the Appendix at the end of this document. Key characteristics of the respondents include:



If you are a Galesburg resident, how long have you lived here?



How likely is it that you would work from home if you had access to reliable internet?



- 63% of respondents work somewhere other than Galesburg:
  - 29% work in Kalamazoo
  - 14% work in Portage
- 21% are retired.
- 13% (7) respondents currently work from home.

## Plan Elements Open House

The City hosted a public open house on May 11, 2023 at City Hall. The purpose of the event was threefold:

1. Share results of the Community Character & Preferences Survey;
2. Get feedback on the proposed vision, values, and goals of the Plan; and
3. Confirm the Future Land Use Map.

Twenty-four individuals attended the event, representing City Council members, School Board members, parents, youth, business owners, and other interested residents.

Attendees were invited to participate in conversation with the Plan Galesburg! Steering Committee and the consulting team through face-to-face discussions, written question prompts, sticker voting, and a live digital survey accessible through participants' smartphones. Refreshments and kids activities were provided, as advertised on promotional materials for the event.



## Vision, Values, and Goals Survey

As part of the Plan Elements Open House, the planning team conducted a survey to collect feedback on the proposed Vision, Values and Goals defined in the Plan. The survey was live digitally during the event and remained open until May 21. Participants were able to submit their responses directly on their smartphones, using a QR code. The planning team also provided a laptop at the open house event and had paper copies of the survey available.

Through this survey, the community was asked to agree or disagree with the Vision Statement for Galesburg. They were also asked to provide confirmation of their agreement or disagreement with the five overarching values that directed the Plan process and content. In addition, stakeholders were asked to prioritize the Plan Goals using a numerical system of 5-1 with 5 as very high priority, through 1 of very low priority. The weighted average of all responses is what is reflected in the Plan as the goal's priority.

The survey received 16 responses. Results are summarized in the Master Plan chapter of this document and full results are provided in the Appendix.



## Draft Plan Open House

On October 16, 2023, the City hosted a public open house to present the draft Plan Galesburg! to the community.

The same evening, following the open house, the Galesburg Planning Commission approved the draft and submitted it to the City Council for adoption. The full resolution (Res. 20231016) is included in the appendix of this plan.

## Adoption

The Master Plan was heard and adopted by the City of Galesburg Council at a public meeting on November 13, 2023 through Resolution 20231113. The full resolution is included in the appendix of this plan.





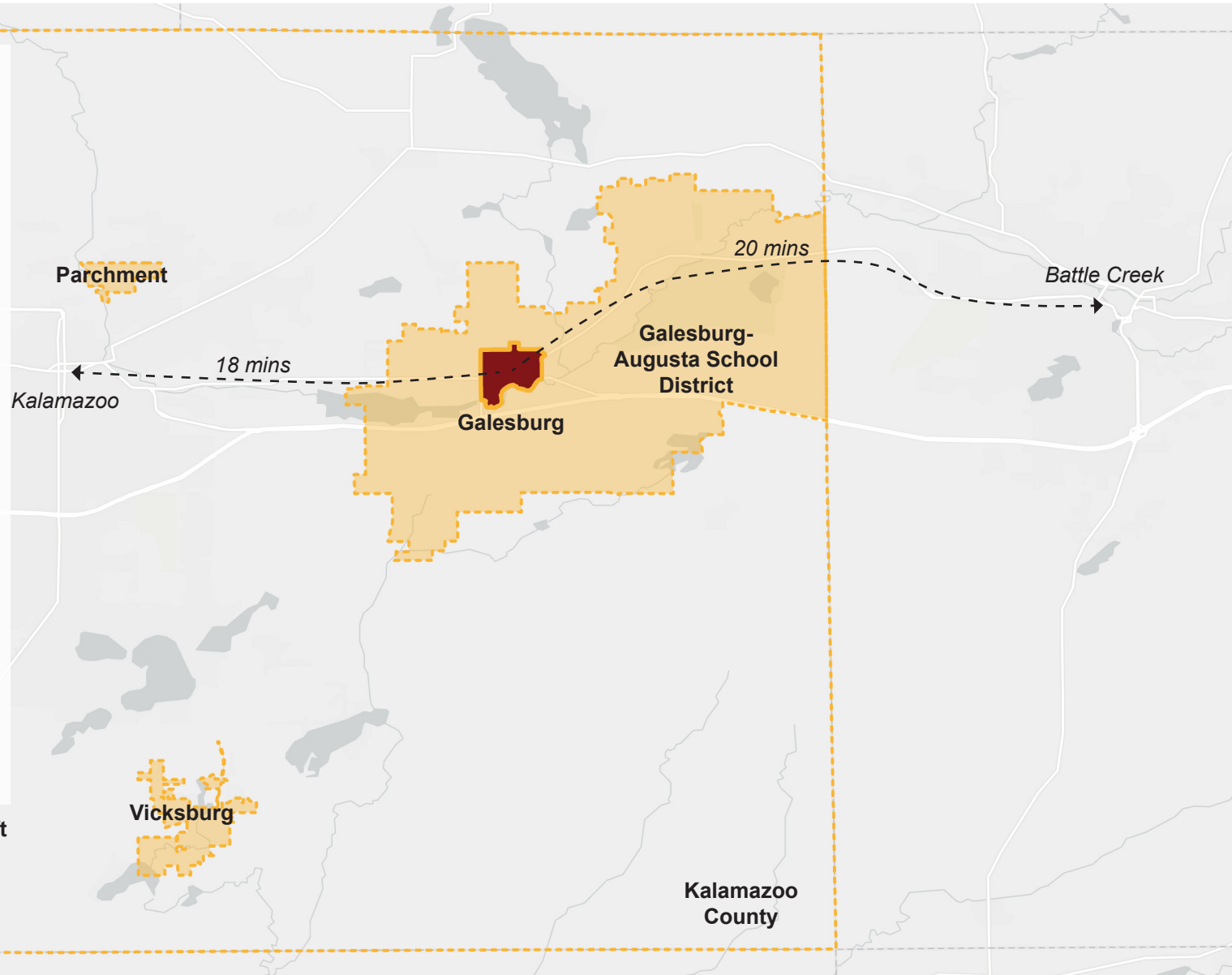
# Galesburg In Context

## Location

The City of Galesburg is approximately 1.4 square miles, located in eastern Kalamazoo County, in southwest Michigan. The City is 9.5 miles from downtown Kalamazoo, and 14.6 miles from downtown Battlecreek, both via State Road M-96. I-94 is located to the south of the city and has an exit for Galesburg at 35<sup>th</sup> Street. Comstock Charter Township borders the city on the west and Charleston Civil Township borders on the east.

For data comparison purposes and to place Galesburg into the wider regional context, several nearby municipalities were chosen to analyze alongside Galesburg: City of Parchment, Village of Schoolcraft, Village of Vicksburg, Galesburg-Augusta School District and Kalamazoo County.

As part of the planning process, team members interviewed representatives from the Villages of Schoolcraft and Vicksburg regarding their downtown programs.



# A Brief History of Galesburg, Michigan

Provided by Mary Scott and Keith Martin, Galesburg Historical Museum

Galesburg was originally an area where the Native American Potawatomi lived. They farmed and utilized the Kalamazoo River, which eventually makes its way to Lake Michigan. A high point at the top of Schram's Hill just outside of Galesburg provided a strategic view. Many arrowheads have been collected around the area.

The property where Galesburg is located was platted in 1825. The town of Galesburg was established in the early 1830s and called Morton. It was named after Mr. Morton, an early pioneer who lived here for a year before moving to St. Joseph.

Galesburg's first settler who stayed was Isaac Toland, who came on Territorial Road, built a cabin, planted winter wheat, and returned to his home in Ypsilanti. He came back with his family the following spring. The area between Galesburg and Comstock was known as Toland's Prairie.

Morton was renamed Galesburgh after George Gale, an early settler. It was a village as of 1869 and became a city in 1931. The "h" at the end of the town name was dropped since it was the old English spelling. The city celebrated its centennial in 1969 with a parade, celebrations, historical reenactments, and a book of facts and photos.

Galesburg was located on the old Territorial Road (this eventually became US-12), which took pioneer settlers westerly from Detroit to Lake Michigan. As the city directly between Detroit and Chicago, Galesburg once had as many as eleven hotels. Steam railroads were built through Galesburg in 1845 and by 1846, many travelers were able to take the train and stop in Galesburg for a few days. They often wrote postcards about their experiences in the pleasant town.

As for employment, one of Galesburg's biggest industries was the Burgess Seed company, which employed many people. Burgess sent out so many catalogs to customers that Galesburg was able to elevate their post office to a Class 1 U.S. Post Office, which remains busy today.

The New York Air Brake Company, located just outside of the city of Galesburg, was a manufacturer of railroad equipment. It later became Hydreco, which produced hydraulic pumps. It then became Benteler and is now Shiloh. Many Galesburg people have been employed there over the years.

Galesburg's Roelof Dairy, once a small-town dairy, eventually provided milk all over southwest Michigan, including to several universities. Roelof also employed many Galesburg citizens and provided home milk delivery all over southwest Michigan for many years.

The construction of the I-94 highway in 1957 greatly affected Galesburg's population and business. The

highway replaced US-12 and people drove past Galesburg rather than stopping here to shop, eat, and stay.

A statue of General William Rufus Shafter stands in the center of Galesburg. He served in the Civil and Spanish-American wars and is considered Galesburg's most famous citizen. The cabin where Shafter was born was on display at the Kalamazoo Museum for years; one original wall, Shafter's desk, and other memorabilia are now housed in the Galesburg Historical Museum.

Like many small towns, especially those located between large cities, Galesburg has experienced a decline in businesses (for example, stores and restaurants) over the last 20+ years. People tend to drive into Kalamazoo or Battle Creek to shop in larger box stores or eat at a restaurant.

With Plan Galesburg, we see hope for the future!



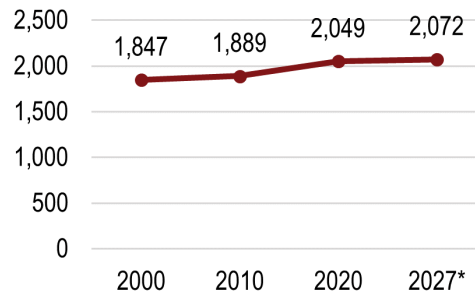
Photos courtesy of Galesburg Historical Museum. Left, statue of General William Rufus Shafter in downtown. Right, The Galesburg House, located on the northwest corner of Main St and Pearl St (now W Michigan Ave and Norms Pl).

# Population & Households

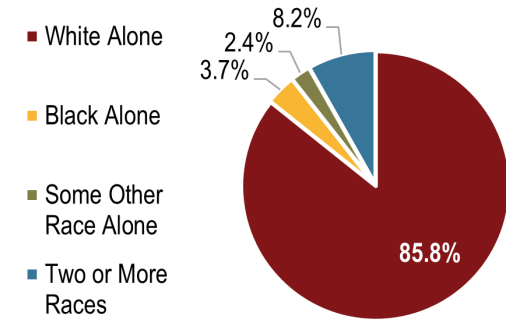
The population of Galesburg has been increasing in recent decades, from 1,847 in 2000 to 2,049 in 2020. This is an 11% increase over twenty years and an annual growth rate of 0.5%. This growth rate is similar to the much larger Kalamazoo County, which grew by about 10% during these years. In comparison, the Galesburg-Augusta School District grew by 20% (1.0% annually) and Vicksburg grew by 37% (1.8% annually) during 2000-2020.

Note: All charts on this page and next, from *ESRI Business Analyst*.  
\* 2027 data are ESRI projections

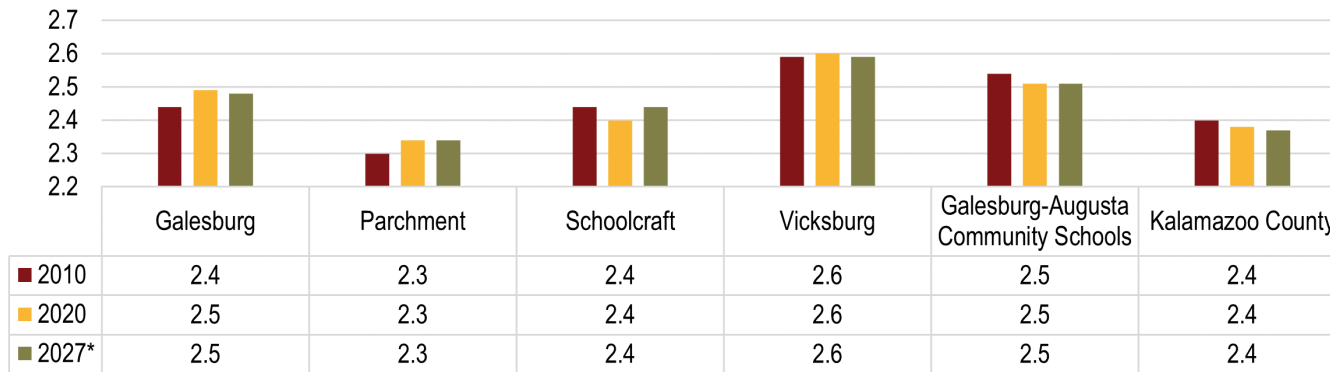
**Galesburg Population**



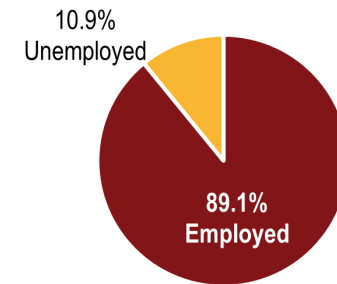
**2020 Population by Race**



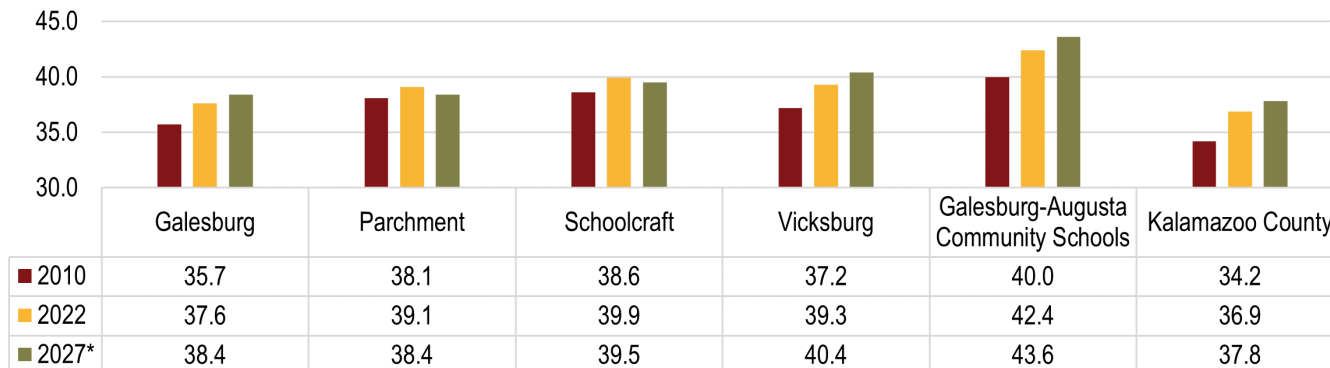
**Comparison Communities, Average Household Size**



**2022 Population 16+ by Employment Status**



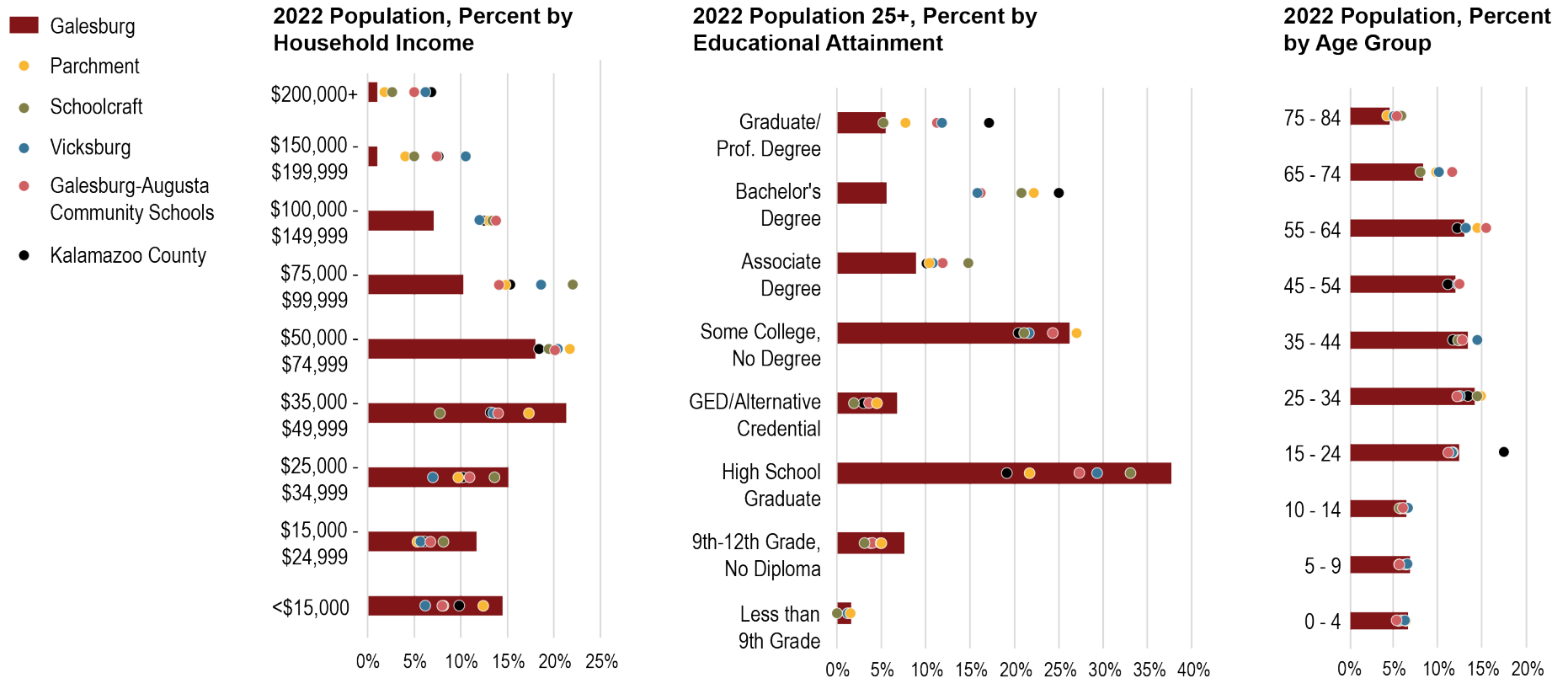
**Comparison Communities, Median Age**



According to 2022 American Community Survey data, obtained through ESRI Business Analyst, nearly 11% of Galesburg's population is unemployed. This rate is higher than the comparison communities which range from 7.6% to 3.0%. The City's employment rate was identified as an ongoing issue during preliminary conversations with City staff.

## Comparison Communities: Population & Housing

	Galesburg	Parchment	Schoolcraft	Vicksburg	Galesburg-Augusta School District	Kalamazoo County
2000 Population	1,847	1,936	1,572	2,710	6,075	238,603
2010 Population	1,889	1,804	1,500	3,156	7,082	250,331
2020 Population	2,049	1,926	1,466	3,706	7,283	261,670
2027 Population (ESRI projection)	2,072	1,875	1,575	3,783	7,329	263,364
Average Annual Population Growth Rate, 2000-2020	0.5%	0.0%	-0.3%	1.8%	1.0%	0.5%
10-Year Population Percent Change, 2000-2010	2.3%	-6.8%	-4.6%	16.5%	16.6%	4.9%
10-Year Population Percent Change, 2010-2020	8.5%	6.8%	-2.3%	17.4%	2.8%	4.5%
2022 Median Household Income	\$128,629	\$141,667	\$177,105	\$229,555	\$220,461	\$218,373
2022 Per Capita Income	\$20,377	\$30,066	\$31,420	\$36,411	\$33,397	\$37,095



# Master Plan

As part of its activities, the Plan Galesburg Steering Committee reviewed the 2012 Master Plan vision, values, issues, goals, and strategies to determine their current relevancy. The committee confirmed that many of these elements are still applicable and important to today's Galesburg. Revisions and additions were made based on feedback from the committee, as well as public survey and public open house participants.

## Vision Statement

A vision statement is central to the master plan—it is the statement that guides all goals and decisions that shape the development and implementation of the Plan.



This master plan reflects the community's desired direction for the future. All respondents who shared their opinion on this statement said they "agree" or "strongly agree."

strongly agree  
50%

agree  
44%

disagree  
0%

strongly disagree  
0%

no opinion  
7%

The City of Galesburg is a small town with a big heart. The community recognizes its economic growth potential through a vibrant downtown, diversity of housing, accessibility to the Kalamazoo River, walkability throughout the community, and connectivity to employment opportunities. As it grows, Galesburg strives to preserve its unique identity and family-friendly atmosphere.

## Values

The purpose of the Plan Galesburg! process is to transform the Vision Statement into actionable items that can be completed to create the future Galesburg that the community desires. A close reading of the Vision Statement identifies five core values.

These values influenced the plan framework and implementation strategy. By using these community identified values as an umbrella under which all of the goals, action steps, and tasks are analyzed, the process ensures that the plan details are designed with the community's overarching vision in mind.

strongly agree  
87%

agree  
13%

disagree  
0%

strongly disagree  
0%

no opinion  
0%

## Locational Opportunities

The City of Galesburg is advantageously located within the region with convenient access to I-94 and 35<sup>th</sup> Street. This connection allows residents to access services and jobs in nearby communities as well as providing the opportunity for non-residents to enjoy Galesburg. The locational advantages should be promoted through sound planning and marketing of the community.

strongly agree  
60%

agree  
40%

disagree  
0%

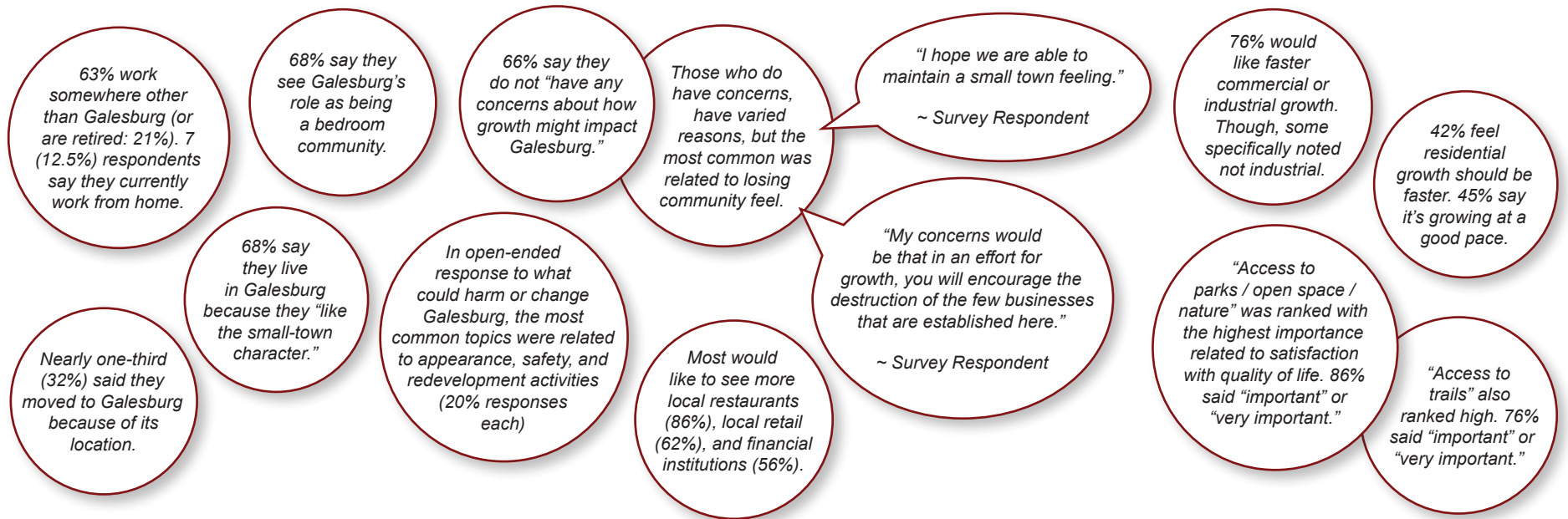
strongly disagree  
0%

no opinion  
0%

## Safe and Attractive Community

Galesburg recognizes that a vibrant downtown and well-maintained neighborhoods are needed to encourage investment in business and housing developments that are attractive to residents and local business and their employees.

Highlights from the Community Character & Preferences Survey...



**strongly agree** 40%

**agree** 60%

**disagree** 0%

**strongly disagree** 0%

**no opinion** 0%

### Pedestrian-Oriented Community

Existing businesses and services in downtown, access to local parks, proximity to the Kalamazoo River, and Kalamazoo River Trail provide the opportunity for Galesburg to create a more pedestrian-oriented community. Improvements in pedestrian and bicycle facilities will create a more connected and attractive community that will support economic growth by retaining and attracting residents and businesses.

**strongly agree** 33%

**agree** 60%

**disagree** 0%

**strongly disagree** 7%

**no opinion** 0%

### Opportunities for Growth

The City is fortunate to have assets that can be utilized to promote growth and development. The excellent regional connectivity, extensive Kalamazoo River waterfront, commitment to a vibrant downtown, public infrastructure, and available land and buildings are all attractive features that can attract property owners and developers to invest in Galesburg.

**strongly agree** 38%

**agree** 50%

**disagree** 6%

**strongly disagree** 0%

**no opinion** 6%

### Small-Town Charm

The residents of Galesburg are proud of their community and its history. They embrace the sense of community that living and doing business with neighbors and friends provides and want to ensure that same spirit remains as the city grows and develops.

# Plan Overview

To provide an orderly and easy to use document, Plan Galesburg! is organized in two main chapters, the Master Plan and Implementation Strategy.

The Master Plan chapter is structured around eight topic areas. Each topic includes a summary of key findings that were identified during the planning process from either data sources or public engagement. These key findings influence the development of the Plan Goals, which were presented to the public for prioritization feedback. Each goal has been given a priority level (Highest, High, and Mid) based on the weighted average received from public input. More information about the prioritization method is included with the Implementation Strategy. Each of the goals also have proposed action steps that can be used by the community and its partners to achieve the Plan Goals and ultimately the vision for the city.

The Implementation Strategy takes the Plan Goals and organizes them by Highest, High, and Mid Priority as defined by the community. As the Plan has numerous suggested Action Steps, the Implementation Strategy also provides a time frame for the Goal's Action Steps. This time frame of Short, Mid, and Long-Term as well as on-going, is designed to help the community organize and focus financial and technical resources more efficiently. The section also identifies suggested project lead organizations and community partners that could be helpful in successfully completing the Action Steps outlined in Plan Galesburg.

In addition to Plan Galesburg, this process also includes a Downtown Galesburg Plan that focuses on Goals and Action Steps identified in the plan that are relevant to revitalization efforts in Downtown Galesburg. This plan was created for and reviewed by the Galesburg Downtown Development Authority. The purpose of this plan is to provide the organization with concrete actions that they can undertake in partnership with other organizations, residents, businesses, property owners, developers, and other stakeholders to create a thriving and vibrant community center for Galesburg.

## LAND USE GOALS (page 30)

LU 1: Prioritize development within existing city limits.



LU 2: Utilize future land use map to direct development in identified growth areas.

LU 3: Conserve public green space and identified natural areas.



LU 4: Ensure consistency between plans and ordinances related to land use.

## COMMUNITY CHARACTER GOALS (page 34)

CC 1: Develop a community branding and marketing plan based on authentic qualities of Galesburg.

CC 2: Project a positive and inviting appearance throughout the city.

CC 3: Promote unique community assets available to current and future residents and visitors.



CC 4: Increase resident engagement by supporting local organizations and encouraging coordination of volunteer opportunities and events.

## **DOWNTOWN GOALS (page 40)**

**RRC 1.2** DT 1: Preserve and revitalize the downtown area as a thriving commercial and residential district.

DT 2: Utilize community branding and marketing plan to promote downtown and the larger DDA zone for tourism.

**RRC 2.3** DT 3: Increase vibrancy of downtown by implementing a placemaking and activation plan.

DT 4: Provide pedestrian-oriented facilities to encourage accessibility to businesses.

DT 5: Develop a funding mechanism to support façade and streetscape improvements.

## **ECONOMIC DEVELOPMENT GOALS (page 46)**

ED 1: Promote growth of businesses that provide neighborhood goods and services.

ED 2: Promote and support existing businesses.

ED 3: Promote opportunities to access diverse employment options.

ED 4: Incorporate residential growth as a viable economic development strategy.

## **HOUSING GOALS (page 51)**

**RRC 2.4** H 1: Promote a variety of housing types to accommodate and retain residents in all phases of life.

H 2: Utilize the community branding and marketing plan to promote Galesburg as a community of choice.

## **PUBLIC SERVICES & MUNICIPAL OPERATIONS GOALS (page 56)**

**RRC Multi** PS 1: Provide public services and infrastructure for a growing community.

PS 2: Capitalize on existing water and sewer utilities to support residential and commercial growth.

## **TRANSPORTATION GOALS (page 60)**

**RRC 1.1** T 1: Provide complete streets throughout the City to allow for motorized and non-motorized modes of transportation.

T 2: Ensure safe and efficient transportation routes throughout the City.

T 3: Provide a connected network for active transportation to local services.

T 4: Promote public transportation options to local jobs and services.

## **PARKS, RECREATION, & NATURAL RESOURCES GOALS (page 66)**

PR 1: Recognize and promote the Kalamazoo River as a community asset.

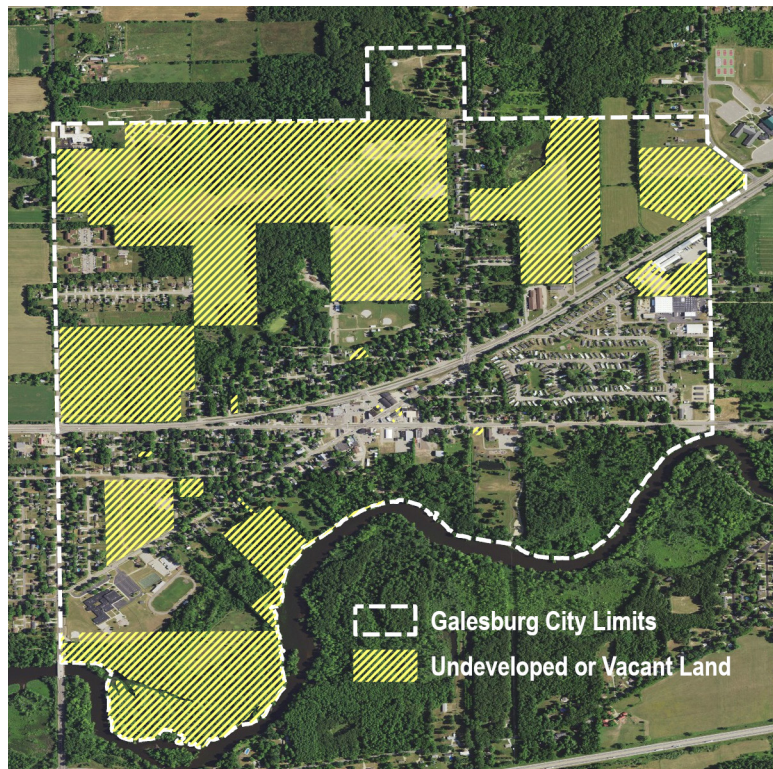
PR 2: Protect the water quality of the Kalamazoo River.

PR 3: Provide recreational opportunities that take advantage of the natural environment.

PR 4: Promote area recreational opportunities.

# Land Use

**RRC 1.1** Land Use is the most fundamental element of the Master Plan as it impacts and is influenced by the other chapters of the plan. The manner in which land is used, both currently and in the future, is central to how a community manages, directs, and promotes growth and development. Galesburg has and desires to continue to be a small, bedroom community. Based on this understanding, the future land use map provides for a mix of uses that will support and strengthen the city's vision. The future land use map along with the current zoning ordinance are tools to help the community reach the goals outlined in this plan.



Vacancy was determined by assessor's record, as well as a visual lack of development on the site.

# Key Findings

- There is strong support among the public for residential and commercial growth. New growth should be encouraged within the city limits.
- According to county tax records, there are approximately 327 acres of vacant parcels within the city limits. This is approximately 40% of all land area.
- The location of Galesburg within the greater Kalamazoo-Battle Creek region provides access to existing regional retail and employment opportunities, making Galesburg an ideal bedroom community.
- The Galesburg Zoning Ordinance currently includes regulations for shared parking agreements and bicycle parking. This allows for an efficient use of land and meets the Essentials Expectations for parking flexibility in the RRC program.
- With rising interest in renewable energy sources, solar developments are increasingly being proposed in rural Michigan communities. Requests for both large-scale and small-scale solar production land uses should be expected and considered in planning decisions.

# Current Land Use

The State of Michigan Tax Commission has standardized property class codes that identify the general use classification of each parcel. These codes were used to approximate the number of acres and percentage of current land uses in Galesburg.

## Residential

Over 71% (589 acres) of the land in Galesburg is currently in residential use. This includes approximately 72.5 acres that are locally known to be multi-family residential uses, but are classified as "commercial" in assessor's data. The majority of residences are single-family homes.

## Commercial

Commercial land uses account for approximately 5.4% (44 acres) of Galesburg's land. This does not include commercial land uses that are known locally to be multi-family residential. Most of the commercial land use is concentrated in the downtown area, but also includes businesses located along East Battle Creek Street and McCollum.

## Industrial

According to assessor's data, industrial land uses cover approximately 8.8% (about 73 acres) of Galesburg's acreage. However, only 1.3% (11 acres) of the total land is in active industrial use. Three businesses currently occupy these parcels.

- Michigan Grower Products provides growing media mixes to professional growers in Michigan and surrounding states.
- Classic Gutter Systems manufactures and ships gutter installation systems throughout the United States and Canada.

- Smith’s Machine and Grinding provides milling and grinding services for businesses in West Michigan.

Approximately 62 acres that are classified as industrial use are currently vacant. The largest contiguous area, more than 55 acres along the Kalamazoo River, south of the Galesburg-Augusta Elementary School, is owned by Eagle Creek Renewable Energy, which owns and operates hydroelectric facilities across the United States.

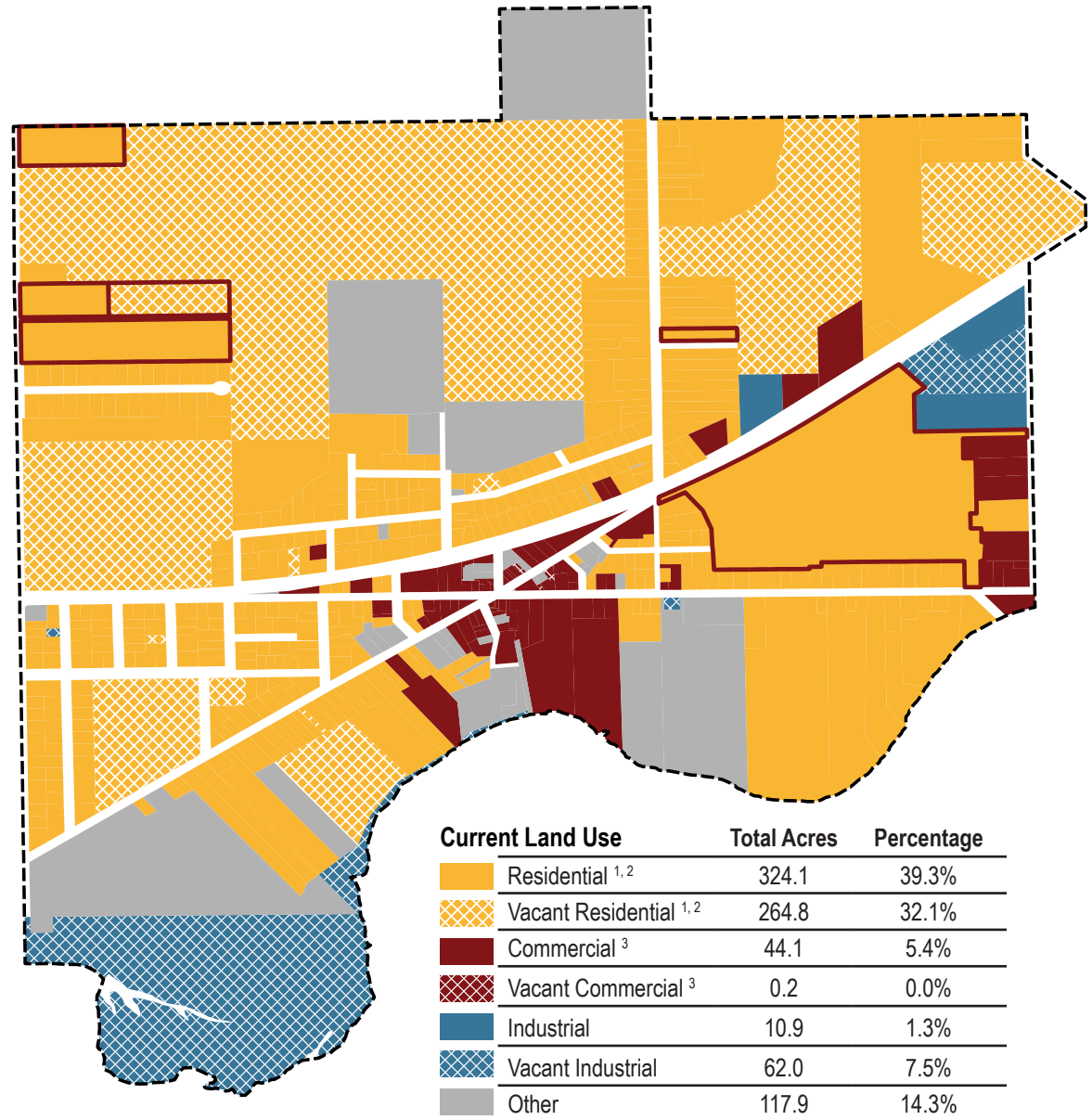
**Other**

Approximately 14% (118 acres) of the land in Galesburg is coded with the property classification “714.” This code does not have a description in the 2021 CAMA Data Standards from the State Tax Commission, so it has been translated to mean “Other” in Plan Galesburg.

Nearly one-half (46.5%) of the acreage that is documented as “other” land use is owned by the City of Galesburg. These properties include Ike Payne Park and Galesburg Community Park, which consist of 10.3 acres and 15.8 acres, respectively. The City also owns over 6 additional acres adjacent to the Community Park, as well as approximately 18.5 acres of vacant land northwest of Ike Payne Park. About one acre of land is city-owned parking areas.

Another 28% (33 acres) of land categorized as “other” is owned by the Galesburg-Augusta Schools, located in the southwest corner of the city.

The remaining 25.5% (30 acres) of land categorized as “other” is owned by various entities, including Kalamazoo County, State of Michigan, religious organizations, utility services, and the YMCA.



Notes: <sup>1</sup> Residential calculations include 72.5 acres that are classified as “Commercial” in the Assessor’s data, but local knowledge reports these acres are residential use. These acres include Galesburg Village Apartments, The Laurels of Galesburg, Countryview Apartments, and Gale Valley Community. These parcels are outlined on the map in red.

<sup>2</sup> Vacancy of residential properties was determined by assessor’s records, as well as a visual lack of development on the site.

<sup>3</sup> Commercial calculations have subtracted the 72.5 acres that are described in Note 1.

# Creating the Future Land Use Map

The Future Land Use Map is a key component of a master plan. It is a visual representation of the way in which a community wants to encourage general land uses within specified areas of the community. The Plan Galesburg! Future Land Use Map was developed through an interactive and iterative process:

### Step 1

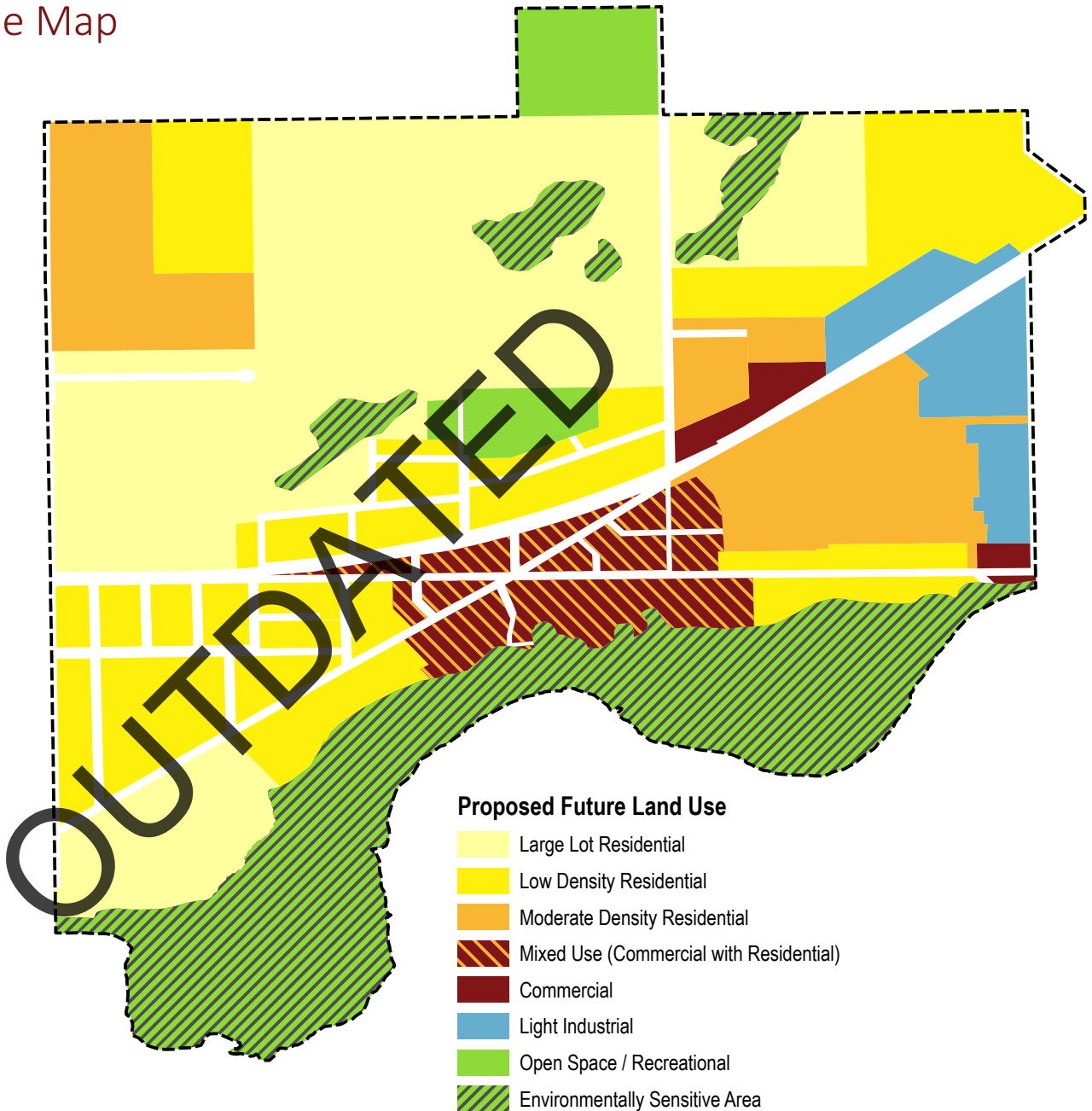
Map and review existing land uses, both within the city and in the areas surrounding the city. The data used to complete this analysis was obtained from the Kalamazoo County Assessor property tax classifications for each parcel.

### Step 2

Review the Future Land Use Map that was included in Galesburg's 2012 Master Plan to determine areas that are still applicable and areas that need to be revised based on changes in economic and development conditions. This process included a hands-on Steering Committee workshop.

### Step 3

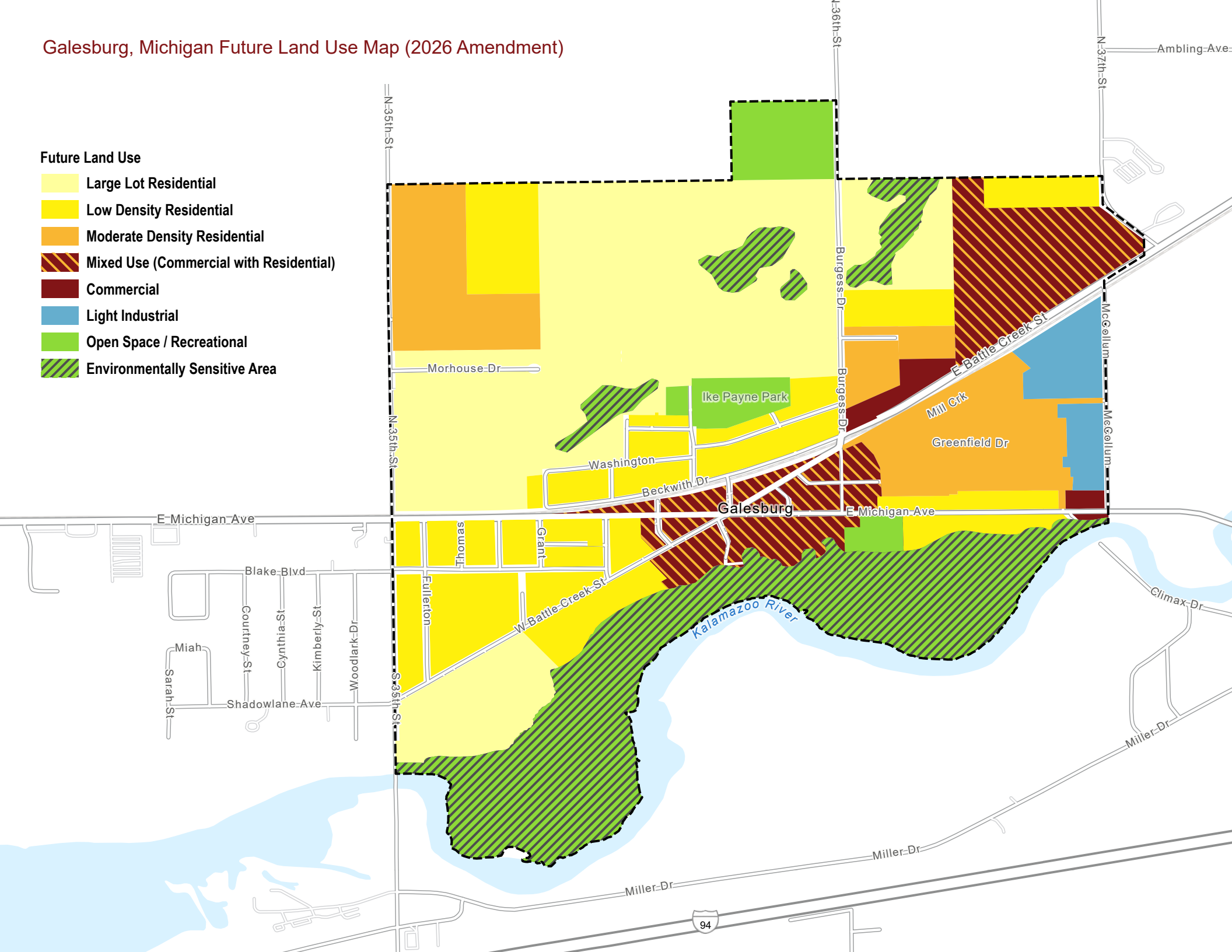
Create an updated Future Land Use Map and finalize based on an analysis of existing zoning, location and capacity of public infrastructure, location and type of natural resources, and current and projected future development pressures. The map was reviewed and modified based on input from the Steering Committee, as well as public discussions at the May 2023 Open House.



# Galesburg, Michigan Future Land Use Map (2026 Amendment)

## Future Land Use

- Large Lot Residential
- Low Density Residential
- Moderate Density Residential
- Mixed Use (Commercial with Residential)
- Commercial
- Light Industrial
- Open Space / Recreational
- Environmentally Sensitive Area





## Recommendations

A review of the current Zoning Ordinance in comparison to the Future Land Use Map and definitions has identified a few items that will need to be addressed to ensure consistency between these two planning documents.

### Residential Densities

The Future Land Use defines the following three densities for residential development:

- Large Lot Residential (0-3 units per acre)
- Low Density Residential (4-6 units per acre)
- Moderate Density Residential (7+ units per acre)

These residential classifications were developed based on a review of existing residential neighborhoods and densities in the city along with the desire to allow for increased densities to spur more housing development.

As the Relationship to Future Land Use table below indicates, the Future Land Use residential definitions line up well with existing Zoning Districts with a change to currently allowable minimum lot sizes. The Residential Density table identified the new proposed minimum lot size with a calculation of the difference from the existing ordinance.

### Potential Property Rezoning

Although the Future Land Use Map and the current Zoning Ordinance agree for most land in the city, there is a section along the northside of East Battle Creek Street east of Burgess Drive that may need to be rezoned to ensure consistency between the documents.

There is property that is currently zoned industrial that through review with the Steering Committee and local stakeholders would be better suited for commercial and moderate density residential uses.

In addition, the property fronting East Battle Creek Street that is zoned commercial along with a portion

of the frontage of parcels zoned residential were identified for additional industrial opportunities in the Future Land Use Map.

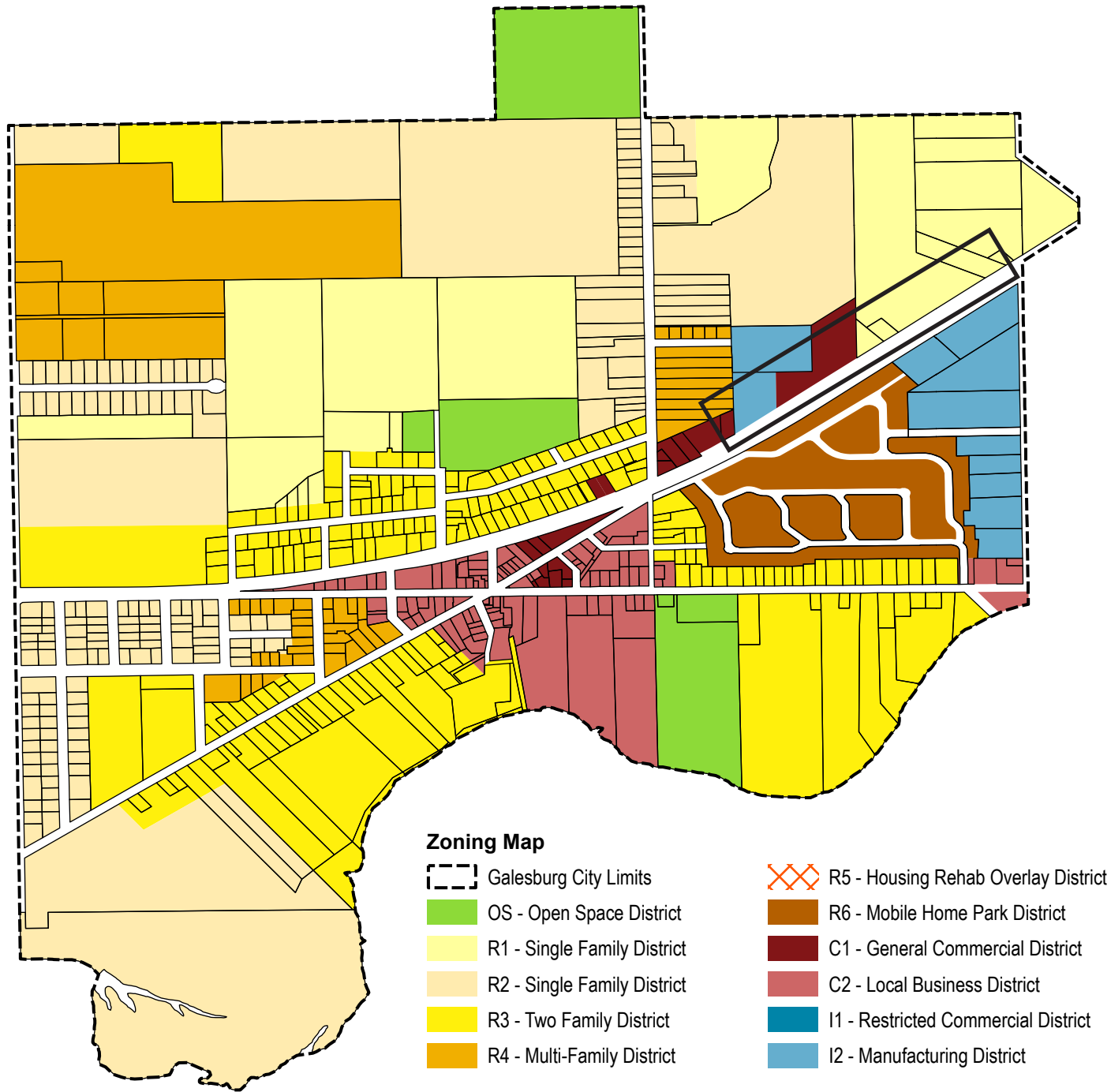
This recommendation is for a voluntary rezoning by the property owner when a project would be proposed not for the city to initiate the rezoning.

### New Overlay District

The Zoning Ordinance would also need to be amended to include a new Environmentally Sensitive Area Overlay District. The area was defined by using floodplain and wetlands mapping. The proposed allowable uses would be low-impact recreational uses. This new Land Use classification was well received by the community as a mechanism to ensure these areas are protected from development. An overlay will allow for additional review and oversight when projects are proposed within its boundary but avoids split zoning for the parcels that are impacted.

## Relationship to the Future Land Use Map

Future Land Use Classification	Corresponding Zoning District	Minimum Lot Size		
		Current	Proposed	Difference
Open Space / Recreational	OS Open Space	1 Acre	No change	No change
Large Lot Residential (0-3 units per acre)	R-1 Single-Family Residential	16,000 SqFt	14,520 SqFt	1,480 SqFt
Low Density Residential (4-6 units per acre)	R-2 Single-Family Residential	12,000 SqFt	7,260 SqFt	4,740 SqFt
Low Density Residential (4-6 units per acre)	R-3 Two-Family Residential	8,000 SqFt SFR	7,260 SqFt	740 SqFt
Moderate Density Residential (7+ units per acre)	R-4 Multiple-Family Residential	8,000 SqFt SFR	6,223 SqFt	1,777 SqFt
Moderate Density Residential (7+ units per acre)	R-6 Mobile Home Park	20 Acres	will be based on project	
General Commercial	C1 General Commercial	30,000 SqFt	No change	No change
Downtown Mixed Use	C2 Local Business	Subject to site plan review	No change	No change
Industrial	I1 Restricted Industrial and I2 Manufacturing	1 Acre	No change	No change



Source: City of Galesburg

## Zoning Districts

### OS Open Space

This district encompasses land within the city that possesses unique natural or man-made resources that should be preserved and protected for the use and enjoyment of existing and future residents. Public facilities are the primary use within this district, specifically those that retain areas in the city for parks and recreation, educational pursuits, and historical and natural resource protection.

Min. Lot Area	One Acre
Min. Lot Width	132 Feet or 20 Feet for trails
Max. Lot Coverage	25%
Min. Front Setback	50 Feet
Min. Side Setback	20 Feet
Min. Rear Setback	50 Feet
Max. Building Height	35 Feet

### R1 Single Family

This district encompasses land within the city for single-family residences on 16,000 square feet or more. The intent of the district is to support expanded residential development. Planned unit development in this district is limited to a residential density of no more than two units per acre. Agricultural uses are permitted as special exception uses.

Min. Lot Area	16,000 SqFt
Min. Lot Width	100 Feet
Max. Lot Coverage	30%
Min. Front Setback	40 feet
Min. Side Setback	15 Feet
Min. Rear Setback	40 Feet
Max. Building Height	35 Feet
Min. Floor Area	1,200 (800 first floor)

### R2 Single Family

This district encompasses land within the city for single-family residences at a density of less than four units per acre. The minimum lot size is 12,000 square feet. Traditional plats and planned unit developments are the primary approaches anticipated within this district.

Min. Lot Area	12,000 SqFt
Min. Lot Width	80 Feet
Max. Lot Coverage	35%
Min. Front Setback	30 feet
Min. Side Setback	10 Feet
Min. Rear Setback	30 Feet
Max. Building Height	35 Feet
Min. Floor Area	1,000 (800 first floor)

### R3 Two Family

This district encompasses land within the city for detached and attached single-family and two-family dwellings on no less than 8,000 square feet per dwelling. The intent of this district is to provide for a range of housing types with an overall density of less than six units per acre.

Min. Lot Area	8,000 SqFt SFR/16,000 SqFt TFR
Min. Lot Width	66 Feet SFR/100 Feet TFR
Max. Lot Coverage	50% SFR/40% TFR
Min. Front Setback	30 feet
Min. Side Setback	10 Feet
Min. Rear Setback	30 Feet
Max. Building Height	35 Feet
Min. Floor Area	1,000 SFR/800 TFR

*SFR = Single-family residential*  
*TFR = Two-family residential*

### R4 Multi-Family

This district encompasses land within the city for higher density residential use in a variety of housing types, including multiple-family dwellings. The minimum lot size is 8,000 square feet for a single-family dwelling and 16,000 square feet for a two-family or multiple-family dwelling, up to four units. The minimum lot size for a multiple-family dwelling with more than four units is one acre.

Min. Lot Area	8,000 SqFt SFR/16,000 SqFt TFR or MFR - more than 4 units One Acre
Min. Lot Width	66 Feet SFR/100 Feet TFR/132 for MFR
Max. Lot Coverage	50%
Min. Front Setback	30 feet
Min. Side Setback	10 Feet
Min. Rear Setback	30 Feet
Max. Building Height	50 Feet for 4 stories
Min. Floor Area	800 SFR/700 TFR/600 MFR

*SFR = Single-family residential*  
*TFR = Two-family residential*  
*MFR = Multiple-family residential*

**R5 Housing Rehab Overlay**

This overlay district is targeted toward residential areas within the city where the site development regulations for the underlying zone create substantial nonconformity, limiting the ability to improve or rehabilitate the housing units without multiple variances being granted. This district is established where at least 50 percent of the units are nonconforming buildings or are located on nonconforming lots. The minimum lot size requirements can be reduced by up to 50 percent of the dimensional requirements for the underlying district.

Min. Lot Area	may be reduced by up to 50% of underlying district
Min. Lot Width	may be reduced by up to 50% of underlying district
Max. Lot Coverage	may be increased by 20% of underlying district
Min. Front Setback	may be reduced by up to 50% of underlying district
Min. Side Setback	may be reduced by up to 50% of underlying district
Min. Rear Setback	may be reduced by up to 50% of underlying district
Max. Building Height	may be increased by 20% of underlying district

**R6 Mobile Home Park**

This district encompasses land within the city that is specifically regulated under the State of Michigan Mobile Home Commission Rules. Mobile and manufactured homes are permitted in this district. The minimum parcel size for this district is 20 acres.

Min. Parcel Area	20 Acres
All other standards based on Mobile Home Commission rules	66 Feet SFR/100 Feet TFR/132 for MFR

*SFR = Single-family residential*  
*TFR = Two-family residential*  
*MFR = Multiple-family residential*

**C1 General Commercial**

This district encompasses land within the city for intensive commercial use situated on lots of at least 30,000 square feet. These lots are outside of the Central Business District.

Min. Lot Area	30,000 SqFt
Min. Lot Width	150 Feet
Max. Lot Coverage	40%
Min. Front Setback	40 feet
Min. Side Setback	10 Feet
Min. Rear Setback	30 Feet
Max. Building Height	35 Feet

**C2 Local Business**

This district encompasses land within the city for low-intensity commercial use, such as those that are traditionally found within the Central Business District, including office and retail sales. No minimum lot size requirements are established for this district. Residential use is allowed as a special use, usually on a second floor, above an office or retail use.

Subject to site plan review
-----------------------------

**I1 Restricted Industrial**

This district encompasses land within the city for intensive commercial and light industrial uses on lots of at least one acre.

Min. Lot Area	One Acre
Min. Lot Width	200 Feet
Max. Lot Coverage	50%
Min. Front Setback	50 feet
Min. Side Setback	20 Feet
Min. Rear Setback	40 Feet
Max. Building Height	35 Feet

**I2 Manufacturing**

This district encompasses land within the city for intensive industrial use, including manufacturing, assembly, and related production facilities. The minimum lot size is one acre.

Min. Lot Area	One Acre
Min. Lot Width	200 Feet
Max. Lot Coverage	50%
Min. Front Setback	50 feet
Min. Side Setback	20 Feet
Min. Rear Setback	40 Feet
Max. Building Height	35 Feet

# Land Use (LU) Goals & Strategies


## 1 Prioritize development within existing city limits

### High Priority Level (4.13)

<i>Action Step</i>	<i>Time Frame</i>
LU 1.1 — Encourage infill development opportunities that meet the goals of Plan Galesburg.	On-going
LU 1.2 — Establish and maintain an inventory of vacant buildable parcels within the city.	Short
LU 1.3 — Complete certification in the Redevelopment Ready Communities program.	Mid
LU 1.4 — Prepare preferred development plans for identified vacant properties within the city based on the priority redevelopment areas (as illustrated on the map).	Mid
LU 1.5 — Develop a marketing plan for identified vacant properties within the city.	Mid

## 2 Utilize future land use map to direct development in identified growth areas

### Highest Priority Level (4.25)

<i>Action Step</i>	<i>Time Frame</i>
LU 2.1 — Utilize and update geographical information systems (GIS) with land use data to facilitate development and redevelopment of identified properties.	On-going
 LU 2.2 — Ensure the Zoning Ordinance allows mixed-use buildings by-right in areas of concentrated development.	Mid
LU 2.3 — Share the Future Land Use Map with the general public.	Short
LU 2.4 — Present an annual workshop for local officials to review roles and responsibilities related to the Future Land Use Map.	On-going
LU 2.5 — Ensure the Future Land Use Map is consulted during the development review and approval process.	On-going

### 3 Conserve public green space and identified natural areas

#### High Priority Level (4.13)

<i>Action Step</i>	<i>Time Frame</i>
LU 3.1 — Promote the conservation of open and green spaces in new development in residential land use districts through the use of conservation subdivision principals and other planning techniques.	On-going
LU 3.2 — Inventory areas for new recreational opportunities as a method of conserving natural resources and open spaces.	Mid
LU 3.3 — Protect community character and natural resources when providing incentives or permissions to new businesses.	On-going
LU 3.4 — Collaborate with enforcement agencies to ensure floodplains and wetlands are protected from development.	On-going

### 4 Ensure consistency between plans and ordinances related to land use

#### Highest Priority Level (4.31)

<i>Action Step</i>	<i>Time Frame</i>
<b>RRC 2.1</b> LU 4.1 — Review current ordinances and make necessary changes to accomplish the Future Land Use Map and Plan Galesburg goals.	Short
<b>RRC 2.3</b> LU 4.2 — Ensure the Zoning Ordinance provides for areas of concentrated development in appropriate locations and encourages the type and form of development desired.	Mid
LU 4.3 — Ensure Plan Galesburg goals are referenced in the development review and approval process.	On-going
LU 4.4 — Ensure Plan Galesburg is consulted when considering amendments to zoning and other ordinances.	On-going
LU 4.5 — Communicate closely with Galesburg-Augusta Community Schools to ensure future land use needs are coordinated appropriately.	On-going

# Community Character

The City of Galesburg offers small-town charm close to the major business centers and regional amenities of Kalamazoo and Grand Rapids. The city has established the character of an attractive bedroom community with a strong downtown core. The community is fortunate to have unique businesses anchoring the downtown as well as local assets such as the Galesburg-Charleston Library, the Galesburg Historic Museum, and attractive parks and trails. These notable attractions create a firm foundation to build upon and support the community's vision.

## Key Findings

- 68% of survey respondents choose to live in Galesburg because they “like the small-town character.”
- Proximity to Kalamazoo, Portage, and Battle Creek makes Galesburg an attractive bedroom community. Community residents and stakeholders see the city's role in the region as a bedroom community offering housing for those that work outside of Galesburg. (68% of survey respondents). Of 38 survey respondents, nearly one third (32%) said they moved to Galesburg because of its location.
- City residents value accessibility to parks and outdoor spaces.
- Access to the Kalamazoo River and undeveloped land along the river is unique and should be protected.
- The Galesburg-Augusta shared school system promotes a regional identity beyond the city limits.
- Several locally-owned businesses bring a unique personality to the city.

- Galesburg Area Business & Community Association (GABCA) promotes local events and activities, including coordinated volunteer opportunities. Local events, such as Galesburg Days, the Christmas parade, and the car show promote interest in the Galesburg community from residents and visitors alike.
- The Galesburg History Museum promotes pride in how Galesburg came to be what it is today.
- 66% of survey respondents say they do not “have any concerns about how growth might impact Galesburg.” Those who do have concerns, have varied reasons, but the most common is related to losing community feel.
- The majority (65%) of survey respondents say that it is “very likely” they will remain in Galesburg for the next five years. Another 27% are “somewhat likely.”
- 26% of survey respondents are “very likely” to recommend living in Galesburg to someone else. 40% are “somewhat likely.”
- 75% of survey respondents believe that Galesburg is an “excellent” (16%) or “good” (59%) place to raise children.
- 74% of survey respondents believe that their neighborhood is an “excellent” (20%) or “good” (54%) place to live.
- Survey respondents say that “Access to parks/open space/nature” is “very important” (42%) or “Important” (44%) to their satisfaction with the quality of life in Galesburg. “Places to socialize” (82%), “Access to community events”

(78%), “Access to trails” (76%), and Ability to volunteer in the community” (62%) also score highly as “very important” or “important” to quality of life.

- Galesburg has an opportunity to use wayfinding and consistent branding at the gateways to the city. GABCA manages a Visit Galesburg sign with a list of downtown businesses at the 35th Street entrance from I-94. Similar signs could be installed at the M-96 east and west entrances.
- **RRC 4.1** The community has a clear recruitment and appointment process for applying to boards and commissions that is available online.
- **RRC 4.3** The city has a City Council Handbook that provides orientation material for elected officials.



RRC  
4.6

### Boards & Commissions Training Plan

Some residents of Galesburg are eager to take a leadership role in their community, but may not fully understand what their roles and responsibilities would entail by joining a board or commission. The RRC Best Practices recommends developing a training plan for board and commission members that identifies opportunities, expectations, and goals that are aligned with the community's plans, needs, and capacity.

#### ESSENTIALS EXPECTATIONS:

- ☑ The plan identifies training goals and expectations.
- ☑ The plan identifies funding sources.
- ☑ The plan identifies how training participants share outcomes with other officials and staff.
- ☑ The plan identifies how the community consistently encourages training.
- ☑ The plan is reviewed every two years.



### Public Library

The Galesburg Charleston Memorial District Library serves roughly 10,000 people, mainly from the City, as well as Charleston and Pavilion Townships. The library has a reciprocal agreement with the Kalamazoo Public Library.

GALESBURG-AUGUSTA



COMMUNITY SCHOOLS

### Galesburg-Augusta Community Schools Student & Staff Population

2022-2023	Enrollment	Teaching Staff	Administrative Staff
Preschool	70		
Primary	331	24	30
Middle School	285	20	14
High School	355	24	13
Adult Education	5		
Central Office			19

Source: Galesburg-Augusta Community Schools

Galesburg-Augusta Schools are currently growing by about 10 students per year. Prior to the COVID-19 pandemic, the schools were growing by 20-30 students per year.



### **3 Promote unique community assets available to current and future residents and visitors**

#### **High Priority Level (4.14)**

<i>Action Step</i>	<i>Time Frame</i>
CC 3.1 — Promote the heritage of the City through events and festivals.	On-going
CC 3.2 — Market access to parks and the Kalamazoo River Valley Trail.	On-going
CC 3.3 — Promote the city’s location within the region as a quality bedroom community.	On-going
CC 3.4 — Coordinate local events with area recreational opportunities.	On-going

### **4 Increase resident engagement by supporting local organizations and encouraging coordination of volunteer opportunities and events**

#### **High Priority Level (4.21)**

<i>Action Step</i>	<i>Time Frame</i>
<b>RRC 4.2</b> CC 4.1 — Prepare a job description that outlines expectations for board and commission positions.	Mid
<b>RRC 4.3</b> CC 4.2 — Adapt the City Council Handbook to specifically provide orientation material to all appointed and elected members of development related boards and commissions, including Planning Commission, Downtown Development Authority, and Zoning Board of Appeals.	Short
<b>RRC 4.4</b> CC 4.3 — Make bylaws for all appointed development related boards and commissions available online.	Short
<b>RRC 4.6</b> CC 4.4 — Develop a documented Training Plan that addresses the training needs and desires of current board and commission members.	Mid
CC 4.5 — Support and promote GABCA activities.	On-going
CC 4.6 — Coordinate civic volunteer and educational opportunities with Galesburg-Augusta schools.	On-going

# Downtown

Downtown Galesburg is the heart of the City. Community assets such as the Galesburg Community Park, City Hall, the Galesburg Historical Museum, Galesburg-Charleston Library, and local businesses are all centralized in this area. With these key institutions already drawing residents and visitors, the area is already a hub for activity and commerce. Signature events such as the Greater Galesburg Days and the Holiday Parade provide fun, family-oriented occasions that bring residents and visitors out to enjoy the area. With thoughtful programs and a lot of community support, Downtown Galesburg can be the vibrant and thriving city center desired by residents and local business.

In addition to the Downtown chapter in the Galesburg Master Plan, there will be a Downtown Plan developed for use by the community. This plan will incorporate recommendations from other Master Plan Chapters that related to downtown into one document. This will provide a more detailed look at the downtown in relation to Community Character, Economic Development, and Transportation. The Downtown Plan will meet the RRC Expectation, Best Practice 1.2 and includes mixed-use and pedestrian-oriented development elements.

# Key Findings

- The existing Downtown Development Authority has been revamped in 2023 and is energized to make a positive difference in downtown.
- There is an existing Tax Increment Finance District downtown that can be used to support programs and projects in the area.
- The downtown is a recognized central business district, but additional work is needed to better integrate the business with the street and create a vibrant downtown vibe the community desires.
- Galesburg should capitalize on and market the specialty retail businesses located downtown to the greater region and tourists.
- Some storefronts are not currently oriented to effectively serve pedestrian traffic, but simple changes could rectify that situation.
- There is no clear style or theme to connect and provide a distinct character for downtown. Creating downtown design standards for public improvements could help reinforce the area as a destination and district in the city.
- Community facilities, library, park, trail are all assets that support downtown vibrancy.
- The addition of outdoor spaces for gatherings and events, either public or private, would boost vibrancy in downtown.
- The community has identified a desire for additional housing units downtown.

- Lack of charming streetscape detracts from the “Main Street” feel of downtown but the community supports efforts to make changes to address that concern.
- Movement around downtown is complicated by the crisscrossing of roads, including a state highway (M-96).
- Michigan Department of Transportation (MDOT) does not have any significant projects planned in Galesburg that would result in reconstruction or additional streetscape elements.
- Community members have indicated that the downtown is not pedestrian-friendly but there is a desire to correct that condition.
- Adding clear wayfinding for visitors to know where to go (e.g. library, museum, city hall, KRVT, schools, parks) would improve the downtown experience.
- Public or private street art would create a sense of place and notability downtown.
- Promoting Downtown Galesburg as a destination for retail, restaurants, services, and residential development will strengthen the entire city.
- Cross promoting Galesburg with other communities and not-for-profits in the region focusing on tourism, the Kalamazoo River Trail, and nature tourism can assist businesses in the downtown.
- Promoting the connection with Fort Custer Recreation Area and National Cemetery can increase visits to Galesburg and the downtown businesses.



"I especially like adding signs, streetlamps to make downtown look more attractive. I also am a fan of 'wayfinding' adding colorful directional signs to our downtown."

~ Survey Respondent

"I am an advocate for historic building preservation; however, our historic buildings in the City's downtown area have not been kept up and are falling under the Dangerous Building Ordinance, and City is not able to preserve some of these building."

~ Survey Respondent

"I would love to see more festivals/events like Greater Galesburg Day."

~ Survey Respondent

"Our community is in the middle of it all. We have all the tools we need to make it a destination!"

~ Survey Respondent

"We have to build infrastructure, business diversity, encourage maintenance of buildings, curb appeal - all before we want to try and get people to come or stop."

~ Survey Respondent

"I believe that the downtown needs a lot of revamping to attract people to the area."

~ Survey Respondent

"The City tried a farmers market pilot project a few years ago. That could be a fun, interesting attraction for families."

~ Survey Respondent

"The priorities of bringing people to our community cannot come before we have pride in what they are coming to see/do. We need to fix up downtown and have more offerings. Once we do, 'how to find us' becomes much more important."

~ Survey Respondent



RRC  
2.3

## Concentrated Development

The RRC recommends that the Zoning Ordinance allow areas of concentrated development to provide pedestrian mobility and a sense of place through context-sensitive design.

### ESSENTIALS EXPECTATIONS:

The ordinance allows mixed-use buildings by-right in designated areas of concentrated development.

The ordinance requires one or more of the following elements in concentrated development:


- Build-to lines
- Open store fronts
- Outdoor dining
- Minimum ground floor transparency
- Front-facing doorways
- Parking located in the rear of the building
- Walk-up windows
- Public art program
- Temporary or permanent parklets



# Downtown (DT) Goals & Strategies

## 1 Preserve and revitalize the downtown area as a thriving commercial and residential district

Highest Priority Level (4.63)

Action Step	Time Frame
DT 1.1 — Prioritize the preservation of the historic character of the city.	Short
DT 1.2 — Develop preferred façade guidelines to promote the traditional “main street” aesthetic of downtown.	Mid
DT 1.3 — Stay in contact with MDOT so they are aware of Galesburg's plans, projects, and revitalization efforts.	On-going
DT 1.4 — Adopt a pro-active code enforcement practice in the downtown.	Mid
DT 1.5 — Develop a business retention program to assist downtown businesses.	Mid
DT 1.6 — Promote development of residential units in downtown.	On-going
 DT 1.7 — Promote Priority Redevelopment Areas in the downtown.	On-going
DT 1.8 — Work with County Offices to better manage and plan for property issues in Galesburg.	Short

## 2 Utilize community branding and marketing plan to promote downtown and the larger DDA zone for tourism

Mid Priority Level (3.81)

Action Step	Time Frame
DT 2.1 — Market the historic character of the city.	Mid
DT 2.2 — Publish a downtown map showing connections to trails and natural areas.	Mid
DT 2.3 — Provide “wayfinding” in the City to guide motorists and pedestrians to local attractions.	Mid
DT 2.4 — Promote connections to Fort Custer Recreation Area and other regional attractions.	On-going
DT 2.5 — Promote consistent and signature event(s).	On-going

### 3 Increase vibrancy of downtown by implementing a placemaking and activation plan

Mid Priority Level (3.81)

*Action Step* *Time Frame*

RRC  
2.3

DT 3.1 — Ensure the Zoning Ordinance requires one or more placemaking elements as required in the RRC Best Practices for areas of concentrated development.	Mid
DT 3.2 — Work with businesses to ensure they have a street-facing public entrance door.	Short
DT 3.3 — Add and improve sidewalks throughout downtown.	Mid
DT 3.4 — Identify locations for outdoor seating and community gathering space(s).	Mid
DT 3.5 — Ensure downtown is adequately illuminated for safety and comfort by using streetlight fixtures and lights from storefronts.	Mid
DT 3.6 — Work with MDOT to develop an acceptable streetscape design.	Mid

### 4 Provide pedestrian-oriented facilities to encourage accessibility to businesses

Mid Priority Level (3.94)

*Action Step* *Time Frame*

DT 4.1 — Hold regular volunteer clean-up days to ensure the area is clean, attractive, and safe for pedestrians.	Mid
DT 4.2 — Provide pedestrian amenities (street furniture, signs, etc.) along downtown corridors and at key focal points in the City.	Mid
DT 4.3 — Develop an "adopt-a-spot" program for downtown property owners to monitor and keep pedestrian amenities clean and in good condition.	Short
DT 4.4 — Add bicycle parking to all public spaces downtown.	Mid

# 5 Develop a funding mechanism to support façade and streetscape improvements

## Highest Priority Level (4.56)

Action Step	Time Frame
DT 5.1 — Research county, state and federal programs that offer financial resources.	Short
DT 5.2 — Review façade programs offered by other communities.	Short
DT 5.3 — Review successful programs that utilize TIF revenue.	Short
DT 5.4 — Explore benefits of participating in the Michigan Main Street Program.	Short

### Priority Redevelopment Areas

RRC 1.1

The RRC Best Practices are intended to prepare a community to get specific redevelopment projects underway. While a full prioritization and analysis of potential redevelopment sites is recommended as a post-certification best practice, Plan Galesburg! is preparing for the future, more in-depth work by identifying two key sites in the downtown area to consider. These sites were discussed with the Steering Committee and DDA members as timely and significant for redevelopment activities. Both sites are existing buildings that contribute to the downtown character but are in deteriorated condition. Renovating these structures and finding viable reuses for them will significantly boost vibrancy while preserving the historic character and charm of Downtown Galesburg.

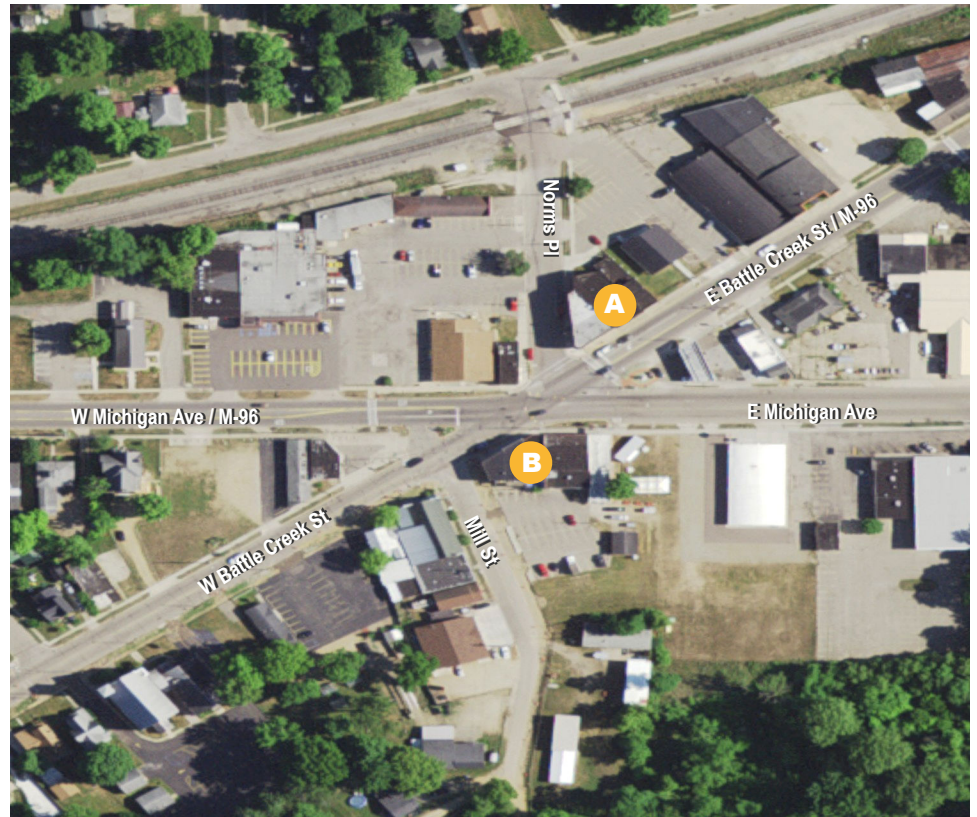




Image capture: Sep 2019 © 2023 Google

## A. 21 East Battle Creek Street

21 East Battle Creek Street is locally referred to as the Goodwill building. The building is an important remaining piece of the traditional downtown development pattern of Galesburg. It is two stories and zoned for commercial use, but could be a wonderful opportunity for adding residential units into a new mixed-use design. The property is currently vacant and in need of repairs and stabilization to avoid further deterioration. The building covers the majority of the parcel but there are city owned parking lots adjacent to the property that could allow for redevelopment of the building without demolition of other structures to accommodate parking needs.

The relatively low property value may be a benefit to a future owner who would be willing to preserve the building and undertake what will likely be costly renovations. The City has not yet been successful in working with the property owner to make necessary repairs, but is very interested in facilitating a transfer of the property to a new owner who will make investments in the property, restoring this historically significant property to active use and contributing to the vibrancy of downtown.

According to Kalamazoo County records, the property is owned by Fett Enterprises, LLC with contact information of 7 W Battle Creek Street in Galesburg. The property parcel ID is 07-13-485-040 and is 0.07 acres in size. Recorded taxable value is \$10,352.00 while the assessed value is \$11,100.00.



Image capture: Sep 2019 © 2023 Google

## B. 2 East Michigan Avenue

2 East Michigan Avenue is another significant downtown building in need of stabilization and revitalization. The property is zoned for commercial uses, but could also be a mixed-use project offering additional housing units for the community above commercial uses on the first floor. Adjacent retail and restaurant users make this block of downtown Galesburg an attractive and active area.

The City has not yet been successful in working with the current owner to make the necessary repairs, but is willing to assist, where possible, to see that the property is transferred to a new owner with the capacity and desire to renovate the building. The city has a demolition order for the building due to its deteriorated condition. The demolition of this building, though, would be a shame and a loss of another historical building downtown. Restoring this unique building is important not only for this building, but also to protect the adjacent buildings and preserve the character of this block of downtown Galesburg. The relatively low property value could entice a new owner to acquire the building as the renovations will certainly be extensive due to the current condition of the structure.

According to Kalamazoo County records, the property is owned by Mari-Lynn Orosz with contact information of PO BOX 274 in Galesburg. The property parcel ID is 07-24-226-020 and is 0.05 acres in size. Recorded taxable value is \$17,503.00 while the assessed value is \$17,600.00.

# Economic Development

The City of Galesburg is a bedroom community with a small but stable business community. It is conveniently located between the job centers of Kalamazoo and Grand Rapids and is well positioned to take advantage of residential growth in the region. As a bedroom community, the economy and economic development goal for Galesburg should center around developing more housing units, making the community more attractive to residents, and supporting the businesses that provide goods, services, and jobs to those residents. The city is home to a few industrial operations, but the economy is based mainly on unique retail offerings and institutions concentrated in the downtown. The addition of professional service offices and more restaurants downtown were identified by survey takers as businesses needed in the community. With recent pedestrian trail projects in the area, Galesburg is also in an advantageous position to capitalize on nature related tourism to help diversify its economy while staying true to its small-town character.

# Key Findings

- 27% of survey respondents are “very likely” to work from home if they had access to reliable internet. 13% are “likely”. Seven respondents (13%) chose “other” to say that they currently do work from home.
- Improvements in internet access and quality would encourage remote workers to choose Galesburg.
- The city is working with partners to conduct a study to improve local internet access.
- There may be a need for locally available job training and employment services as they have had a higher unemployment rate than surrounding areas.
- 76% of survey respondents say Galesburg “Needs more business or industrial growth – the area is growing too slowly.”
- 29% of survey respondents work in Kalamazoo. 21% are retired. 16% work in Galesburg. 14% work in Portage. Other locations include Battle Creek, Richland, Lansing, Allegan, Augusta, and remotely.
- Kalamazoo is where most survey respondents conduct personal business in all categories.
- Most survey respondents felt the following businesses would be a positive addition to Galesburg: local restaurants (86%), local retail (62%), and financial institutions (bank, credit union, etc.) (56%).
- Many survey respondents also support addition of the following businesses: chain restaurants (38%), professional services offices (accountant, insurance, legal, etc.) (38%), healthcare / medical offices (35%), light manufacturing (31%), and technology (29%).
- There is some support among survey respondents for the addition of the following

businesses: agricultural (22%), business offices/ corporate headquarters (20%), grocery store (20%), chain retail (16%), and warehousing and logistics (11%). There is no support among survey respondents for heavy manufacturing.

- Galesburg is a community of small business that focuses on services (grocery store, restaurants) and unique retail (Rock Shop, antique store, bike shop).
- The community would like professional services like insurance, real estate, professional offices, salons, health care in the downtown.
- There is an opportunity to build businesses around the trail and river assets such as bike or watercraft rentals.
- There are 96 developed commercial properties, comprising 111.8 acres within the City of Galesburg. This is approximately 14% of the total land use. The majority of this property land is within the Downtown Development Authority.

## Galesburg Businesses

	Number of Businesses	Percent of Total Businesses	Number of Employees
Retail Trade	20	33.3%	150
Services	19	31.7%	215
Finance, Insurance, Real Estate	7	11.7%	25
Manufacturing	4	6.7%	55
Transportation	3	5.0%	13
Agriculture & Mining	2	3.3%	4
Government	2	3.3%	25
Construction	1	1.7%	3
Wholesale Trade	1	1.7%	9
Unclassified Establishments	1	1.7%	Not Reported

Source: ESRI Business Analyst

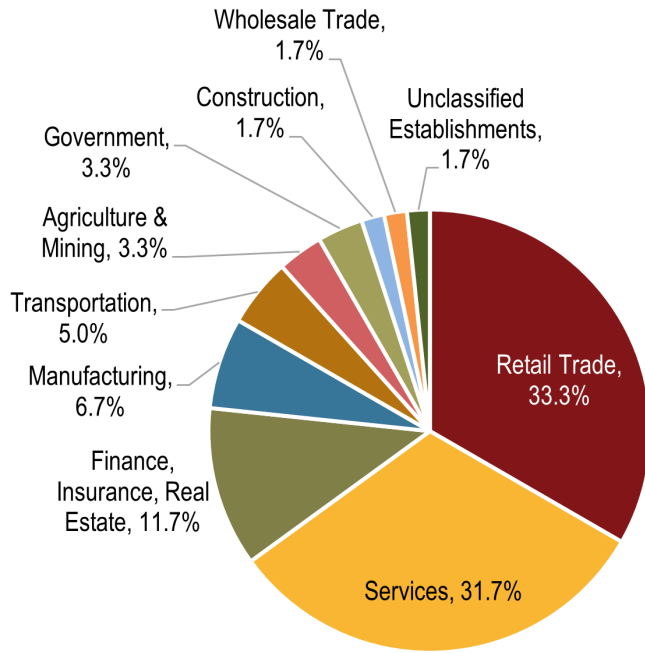
*“The Kalamazoo Valley River Trail already comes through Galesburg. Promoting it (and the businesses along it) could be helpful.”*

~ Survey Respondent

*“I would like to see more dining options in Galesburg, particularly a sports bar-type place.”*

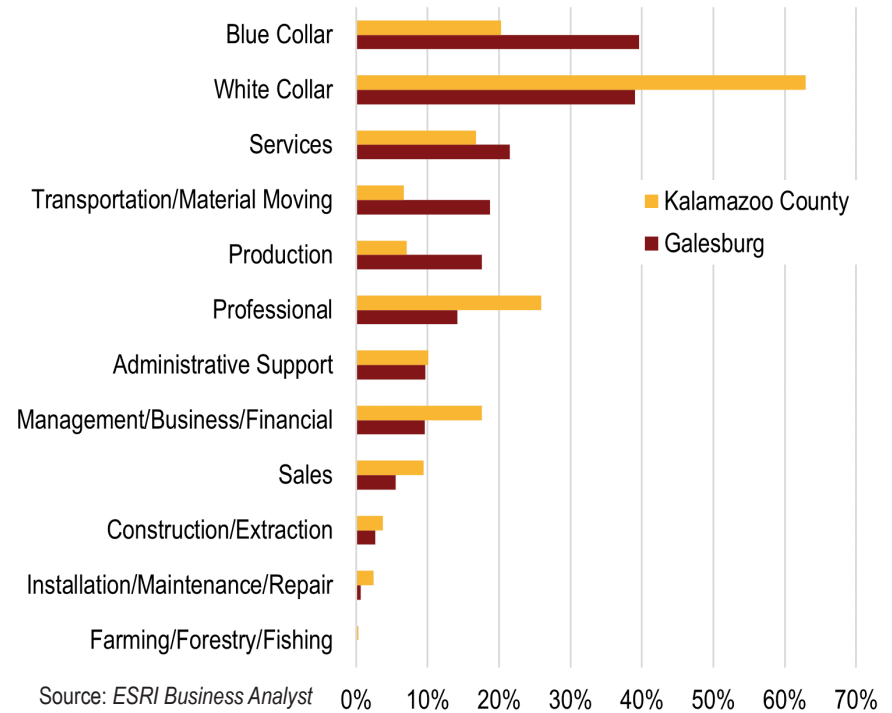
~ Survey Respondent

**Galesburg Businesses**



Source: ESRI Business Analyst

**2022 Employed Population 16+ by Occupation**



Source: ESRI Business Analyst

*Responses from the Community Character & Preferences Survey...*

**Where do you shop or conduct your personal business? (Select all that apply)**

- 49% use a pharmacy...
- 48% get groceries...
- 43% eat at casual dining restaurants...
- 29% use personal services such as salon or barber...
- 25% get medical care...
- 15% get home goods...
- 12% find entertainment such as movies, bowling, and sports...
- 4% eat at fine dining restaurants...
- 2% conduct banking and financial services...
- 2% purchase apparel...

... in Galesburg

- 55% use a pharmacy...
- 91% get groceries...
- 98% eat at casual dining restaurants...
- 73% use personal services such as salon or barber...
- 79% get medical care...
- 89% get home goods...
- 94% find entertainment such as movies, bowling, and sports...
- 98% eat at fine dining restaurants...
- 77% conduct banking and financial services...
- 83% purchase apparel...

... in Kalamazoo

- 6% use a pharmacy...
- 33% get groceries...
- 40% eat at casual dining restaurants...
- 8% use personal services such as salon or barber...
- 26% get medical care...
- 23% get home goods...
- 42% find entertainment such as movies, bowling, and sports...
- 29% eat at fine dining restaurants...
- 23% conduct banking and financial services...
- 37% purchase apparel...

... in Battle Creek





# Housing

Galesburg is a community with many assets that are attractive to residents and residential developers. Its small-town charm, with amenities such as parks, trails, the historical museum, a local library branch, local elementary school, and locally owned businesses make it a great place to live and raise a family. The bedroom community character of the city, with the convenient access to two major job centers via an excellent transportation network, is just what many potential residents are looking for. By focusing economic development efforts around housing and attracting new housing development, Galesburg can facilitate the development of currently vacant land in a manner that is consistent with community values, resulting in additional local financial resources. Building the community with additional residents to support local businesses, attend events, volunteer for organizations, and strengthen civic engagement is equally important.

*"I would like to see housing at the property between Battle Creek St. and Blake St., where the schools used to be. I would especially like to see another senior housing complex like River Manor."*

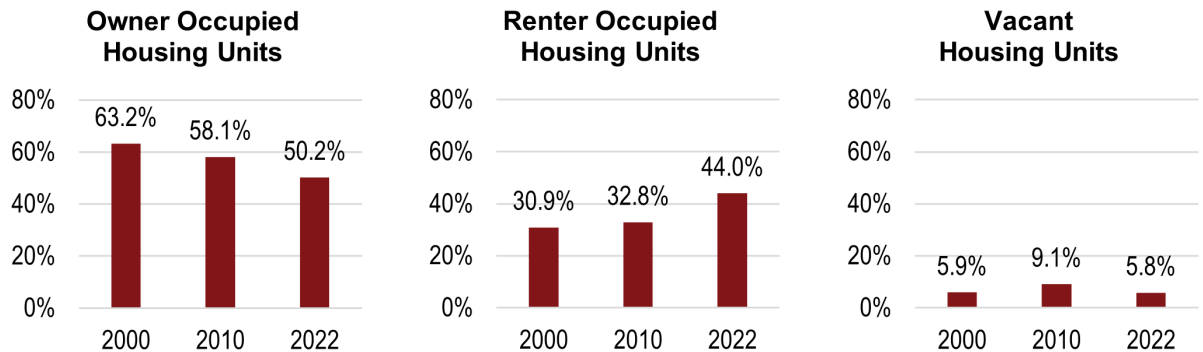
~ Survey Respondent

*"Some homes are probably at the end of their useful life and need to come down. The new rental ordinance will help us understand the condition of some of the housing stock. There is lots of vacant land, and it would be nice to see a developer bring in a new neighborhood or two."*

~ Survey Respondent

## Key Findings

- Galesburg offers a variety of housing options to meet the needs and preferences of residents, including mobile homes, single-family homes, senior housing, apartment buildings, rentals, second-story units in downtown.
- Recently announced State housing programs that could be useful for meeting Galesburg's housing goals.
- The development of new housing units in Galesburg between 2000-2022 has increased at about the same rate (11%) as the population growth (12%) during the same years.
- 45% of survey respondents say Galesburg "Has the right pace of residential growth – growth is occurring at a rate that is good for our community." 42% say Galesburg "Needs more residential growth – the area is growing too slowly."
- 38% of Galesburg housing units is single-family detached housing with an additional 29% mobile homes. Of the comparison communities, Galesburg has the highest percentage of 3-4 unit structures (14%), and second highest percentage of 5-9 unit structures (13%).
- 30% of the housing units in Galesburg were built in 1939 or earlier. The bulk (47%) of the housing units were built between 1970-1990.
- 75% of survey respondents say Galesburg should focus on promoting single-family units. 36% would like to see more mixed-use properties (commercial and residential in the same building, often in Downtowns). 33% would like to focus on developing more assisted living units. 27% want subdivisions that allow for cluster development to preserve open space. 20% want standard layout subdivisions. There is also some interest in other types of housing units: Handicapped accessible units (18%), scattered-site, infill units (new buildings on existing vacant lots) (16%), Two-family (duplex) units (owner and/or tenant) (11%), rental units in smaller buildings (2- to 4-units) (9%), condominiums for sale or rent (7%), and multi-family rental units (building of 5+ units) (6%).
- Results from a recent Kalamazoo County Housing Study suggest demand for housing in small communities, like Galesburg, is high.

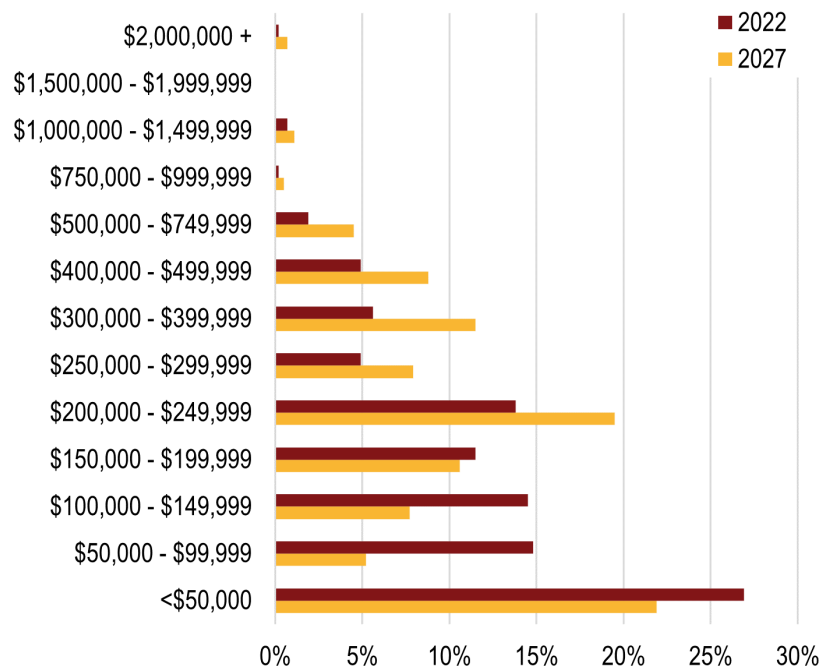


Note: All charts on this page and next, from ESRI Business Analyst. \* 2027 data are ESRI projections

## Comparison Communities: Housing Units & Value

	Galesburg	Parchment	Schoolcraft	Vicksburg	Galesburg-Augusta School District	Kalamazoo County
2000 Housing Units	763	873	649	1,102	2,694	99,250
2010 Housing Units	800	881	657	1,310	2,947	110,007
2020 Housing Units	849	879	655	1,494	3,043	114,021
2022 Housing Units	850	872	669	1,503	3,047	114,781
2027 Housing Units	851	872	674	1,512	3,050	115,150
2000-2022 Housing Units, Total Percent Change	11.4%	-0.1%	3.1%	36.4%	13.1%	15.6%
2000-2022 Population, Total Percent Change	11.9%	-1.4%	-3.0%	38.2%	20.5%	10.3%
2022 Average Home Value, Owner-Occupied Units	\$170,258	\$164,592	\$207,440	\$307,514	\$269,715	\$266,457
2027 Projected Average Home Value, Owner-Occupied Units	\$244,910	\$217,034	\$258,630	\$376,213	\$336,556	\$309,195
Projected Percent Change in Home Value, Owner-Occupied Units (2022-2027)	43.8%	31.9%	24.7%	22.3%	24.8%	16.0%

### Owner Occupied Housing Units by Value



### Housing Diversity

The RRC recommends that the Zoning Ordinance clearly allows for diverse housing types that create unique neighborhoods, provide lifestyle options for residents of all ages and income levels, help attract talent, and provide flexibility for meeting market demand.

#### ESSENTIALS EXPECTATIONS:

The ordinance allows for two or more of the following housing types by-right:

- Accessory dwelling units (ADU)
- Townhouses/rowhouses
- Triplexes
- Quadplexes
- 6-plexes
- Commercial
- Stacked flats
- First-floor residential with commercial
- Residential above commercial
- Micro units
- Cottage housing/bungalow courts
- Tiny houses

## Highlights from the Kalamazoo County Housing Plan (July 2022)

Report prepared by W.E. Upjohn Institute and the Southcentral Michigan Planning Council for the Kalamazoo County Board of Commissioners

A recent housing survey for Kalamazoo County found that more than half of the respondents prefer to live in the suburban (38%) and rural areas of the county (26%).

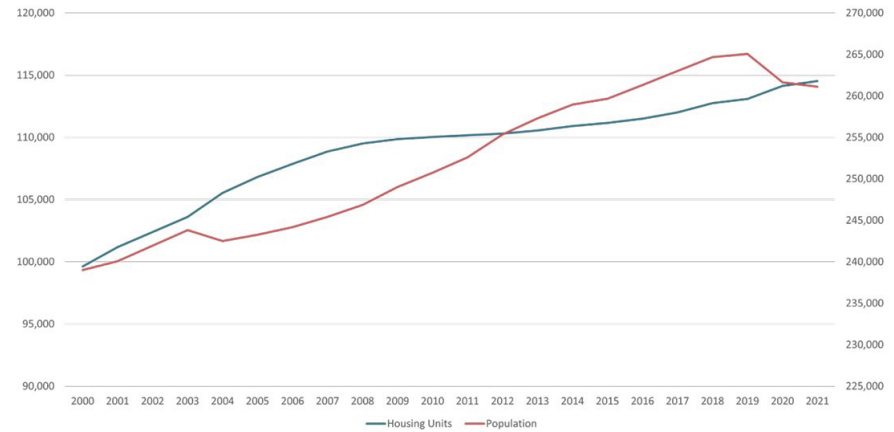
11% of the Kalamazoo County survey respondents say they currently live in a rural area, but 26% of respondents prefer it. In comparison, 41% of respondents currently live in a general urban area, but only 24% prefer it. This suggests that housing demand is high in rural areas of the county. (page 57)

	Current	Preferred
Rural	10.8%	26.4%
Suburban	37.8%	37.9%
General Urban	41%	24%
Urban Center	9.2%	9.5%
Urban Core	1.3%	2.2%

“Survey respondents were asked, “What five factors are most important to you when choosing your home?” and were presented with a list of options from which to choose. Chart 13 displays the results. The top three choices— safety, cost, and features of dwelling—received at least 500 more responses than the fourth most popular choice, setting (town, country, etc.). Taxes received the lowest number of responses. Chart 20 shows more information on housing location preference. It is worth noting that choices referring to proximity (such as setting, proximity to work, close to parks, trails, etc.) would make up most responses if they were combined into a single category.” (page 50)

“According to State of Michigan population projections, Kalamazoo County is expected to grow by 8.3% between 2020 and 2030; this will result in the formation of an estimated 8,655 new households. Developers will need to build an average of 866 new units each year to keep pace with demand from household growth. The number of units permitted in 2020 and 2021 were 496 and 419, respectively—far less than what is needed.” (page 71)

Chart 35: Kalamazoo County Housing Units and Population Change: 2000 to 2021



Source: U.S. Census Intercensal Estimates

Table 13: Units Needed to Meet Demand from Growth Over the Next Eight Years

		Single Family Detached	Single Family Attached	Mid-Sized Multi Family	Low and Mid Rise Apartments	Accessory Dwelling Units	
		1 Unit	2-4 Units	5-25 Units	25+ Units	+1 Unit	Total
Location	Rural/Small Town	600	125	100	50	125	1,000
	Suburban	2300	275	250	200	50	3,075
	General Urban	700	350	425	300	100	1,875
	Urban Center	300	200	300	250	150	1,200
	Urban Core	0	25	150	400	25	600
	<b>Total</b>	<b>3,900</b>	<b>975</b>	<b>1,225</b>	<b>1,200</b>	<b>450</b>	<b>7,750</b>
	Estimated Cost to Build per Unit (\$)	350,000	200,000	175,000	150,000	75,000	
<b>Total Cost By Type (\$)</b>	<b>1,365,000,000</b>	<b>195,000,000</b>	<b>214,375,000</b>	<b>180,000,000</b>	<b>33,750,000</b>	<b>1,988,125,000</b>	

# Housing (H) Goals & Strategies

## 1 Promote a variety of housing types to accommodate and retain residents in all phases of life High Priority Level (4.19)

*Action Step* *Time Frame*

<b>RRC</b> 1.1	H 1.1 — Promote Priority Redevelopment Areas for housing.	On-going
	H 1.2 — Protect and provide for housing stock in close proximity to local points of interest (i.e. schools, parks, downtown)	Short
<b>RRC</b> 2.4	H 1.3 — Review and amend the Zoning Ordinance to ensure the development of a variety of housing types are allowed.	Mid

## 2 Utilize the community branding and marketing plan to promote Galesburg as a community of choice Mid Priority Level (3.81)

*Action Step* *Time Frame*

	H 2.1 — Develop marketing materials to share with realtors to promote Galesburg to their clients looking for new homes.	Mid
	H 2.2 — Develop marketing materials to share with developers to promote Galesburg for new housing developments focusing on the priority redevelopment areas.	Mid
	H 2.3 — Develop marketing materials to share with businesses and employers to promote Galesburg to their employees.	Mid

## Priority Redevelopment Areas

The RRC Best Practices are intended to prepare a community to get specific redevelopment projects underway. While a full prioritization and analysis of potential redevelopment sites is recommended as a post-certification best practice, Plan Galesburg! is preparing for the future, more in-depth work by identifying three key sites that hold promise for new housing development. These sites were identified through discussions with the Steering Committee and presented to the community at the Open House. These areas represent the opportunity for the city to achieve its goal of constructing additional housing and attracting more residents without the need to annex property.

It should be noted that to achieve the densities presented in this section, the recommended Zoning Ordinance amendments, to allow for increased densities, would need to be adopted.



### A. West Battle Creek/Blake Boulevard

This property is 13.35 acres of vacant land located within a developed and stable residential neighborhood. It is across West Battle Creek Street from the Galesburg-Augusta Elementary School. The property is made up of three parcels but would easily be subdivided to allow for residential development. It is currently zoned R3 Two-Family District. This zoning would allow for one- and two-family homes to be constructed, which is consistent with the surrounding areas. The Future Land Use Map indicates this area should be developed as low-density residential allowing 4-6 units per acre which could result in 50-70 new housing units.

Given the property's proximity to the elementary school, surrounding residential neighborhood, and reasonable size, this property should be attractive to a small- to mid-sized residential subdivision developer.

According to Kalamazoo County records, the property is owned by Rosenberg Developers, LLC. with contact information of 10328 M-89 Highway, Richland Michigan 49083. The property parcel IDs are 07-24-140-010, 07-24-140-030, and 07-24-140-020. Combined these parcels are 13.35 acres in size. Recorded taxable value of the three parcels is \$57,057 (\$4,274/acre) while the assessed value is \$69,800 (\$5,228/acre).



Image capture: Sep 2019 © 2023 Google



Image capture: Aug 2012 © 2023 Google

## B. 35th Street & West Michigan Avenue

This property is made up of three parcels totaling just over 61 acres. The land is currently vacant but is well situated for a residential subdivision development. The area is currently zoned for residential uses with a mix of R1 and R2 Single-Family Districts. This zoning would allow for single-family homes to be constructed, which is consistent with the surrounding areas. The Future Land Use Map indicates this area should be developed as large-lot residential allowing up to 3 units per acre. Accounting for infrastructure improvements, this area could potentially add over 160 new housing units to the city’s housing stock. The property’s location, access to public utilities, stable surrounding residential neighborhoods, and large size, should make it attractive to a residential subdivision developer.

According to Kalamazoo County records, each of the parcels that make up this area are under different ownership.

Parcel 07-13-376-011 is 35.8 acres and is owned by Rosenberg Developers, LLC. with contact information of 10328 M-89 Highway, Richland Michigan 49083. Recorded taxable value is \$47,201.00 (\$1,318/acre), assessed value is \$137,300.00 (\$3,835/acre).

Parcel 07-13-451-010 is 7.05 acres and is owned by Donald and Barbara Austin with contact information of 6030 Wright Street, Kalamazoo, MI 49048. Recorded taxable value is \$11,380.00 (\$1,614/acre), assessed value is \$32,100.00 (\$4,553/acre).

Parcel 07-13-401-010 is 18.49 acres and is owned by Genevieve and Charles Maile of Galesburg. Recorded taxable value is \$13,879.00 (\$751/acre), assessed value is \$51,500.00 (\$2,785/acre).

## C. Northeast Galesburg

This property is made up of 7 parcels totaling 66 acres. The land is currently vacant and a mix of agricultural and forested areas. It is well situated for a residential subdivision development. The area is currently zoned as both R1 and R2 Single-Family Districts. This zoning would allow for single-family homes to be constructed which is consistent with the surrounding areas and future land use recommendations. The Future Land Use Map indicates this area should be developed as large-lot and low-density residential allowing up to 6 units per acre. Accounting for infrastructure improvements, this area could potentially add between 250 and 350 new housing units. If the property could be assembled, it should be attractive to residential subdivision developers due to its location, proximity to the school, access to public utilities, stable surrounding residential neighborhoods, and large size.

Kalamazoo County records indicate that the property’s parcels are under different ownership.

Parcel 08-18-151-102 is 30.73 acres and is owned by Michael and David Dyer with contact information of 5202 North 36th Street, Richland, MI 49083. Recorded taxable value is \$40,851.00 (\$/acre) while the assessed value is \$63,200.00 (\$/acre).

Parcel 08-18-326-040 is 18.29 acres and is owned by Robert and Anna Wilson with contact information of PO Box 4192 Battle Creek MI, 49016. The recorded taxable value is \$37,163.00 (\$2,032/acre) while the assessed value is \$84,100.00 (\$4,598/acre).

5 parcel (08-18-176-024, 08-18-176-015, 08-18-176-015, 08-18-176-016 and 08-18-176-021), just over 17 acres are owned by the Patrick and Angela Farrell Trust of 10384 West L Avenue, Kalamazoo, MI 49009. The combined recorded taxable value is \$30,765.00 (\$1,803.34/acre) while the combined assessed value is \$82,700.00 (\$4,847.60/acre).

# Public Services & Municipal Operations

Public services, whether provided by the city or other local partners, are critical to meeting the needs and expectations of residents and businesses in Galesburg. The provision of basic needs such as utilities, emergency service, and administrative functions are at the center of a community. Efficient and reliable services are important to maintaining a good reputation as a place to live and invest.

Confidence in municipal operations is also important for a community. Local officials and elected representatives rely on public support for what can sometimes be difficult decisions. Having the trust and support of business leaders, residents, and property owners is important for the efficient management of the city. Several of the goals and recommendations in this section are designed to meet expectations of the Redevelopment Ready Communities program. By adopting the identified Best Practices, Galesburg will be closer to achieving the program's certification.

## Key Findings

- Galesburg is a Home Rule City, governed by a seven-member elected council.
- The City contracts with SAFEbuilt for zoning administration, permitting, inspection, and ordinance enforcement services.
- 46% of survey respondents have a positive outlook on how Galesburg is changing. Some of the changes mentioned include tearing down and cleaning up derelict buildings, bringing in new businesses, and improved city leadership.
- 48% of survey respondents would be “likely” or “very likely” to support efforts to increase taxes to support new amenities and municipal services. 27% would be “unlikely” or “very unlikely” to support these efforts.
- Galesburg owns its sewer and water infrastructure, but the utilities are operated by Gull Lake Sewer and Water, based in Richland, Michigan. According to GLSW, the existing services are sufficient for current customers (approximately 800) and could service development up to 10,000 customers.
- The City is currently updating some of its water service infrastructure and will be extending a 12” water main in the north for possible future development. The new line will run east from 35th Street to the water tower in Oakgrove Cemetery.
- There are no current plans to extend any of the sewer service infrastructure at this time. The elevation in the central developable parcels is higher than the existing system to the south (from Hastings Street), so any extension would need to come from the north via 35th Street or Burgess Drive.
- The Fleetwood Plat, outside city limits, on the west, is served by Galesburg’s water infrastructure and City of Kalamazoo sewer. The area maintains a private on-site leeching field for stormwater run-off.
- Nearly 70% of survey respondents find out what is going on in Galesburg from Facebook. Other ways survey respondents find out what is going on in Galesburg include: the city website (11%), newsletter (11%), word of mouth (9%), Climax Crescent (6%), and Battle Creek Shopper (6%).
- Trash pickup is arranged individually by residents and business owners, resulting in irregular and inefficient services.
- The Michigan Broadband Map indicates that broadband and fiber are relatively accessible to Galesburg residents. The City was recently awarded a \$200k grant with the UpJohn Institute to study broadband accessibility in Galesburg.
- The Galesburg Charleston Fire Department is the only emergency services department run by the City. Law enforcement is covered by the Kalamazoo County Sheriff’s Department. The nearest 24-hour hospital is approximately 9 miles away at Bronson Methodist Hospital in City of Kalamazoo. Note: As of March 3, 2023, the city council voted to create a police department, but the city is still considering how to pay for the services. The city previously had a police department that was disbanded in 2018.

RRC  
1.4

### Staff Review Process

#### ESSENTIALS EXPECTATIONS:

Adopt an internal staff review process policy that addresses all of the following:

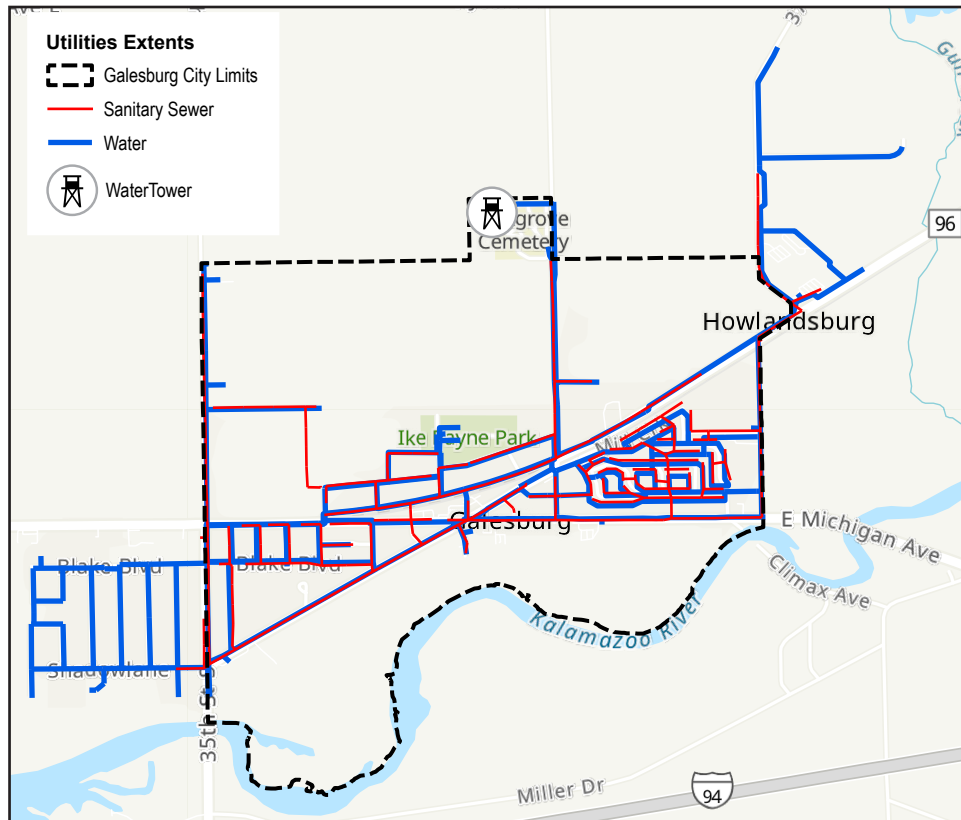
- ☑ Key steps of the application from submittal to issuing of the permit
- ☑ Timelines
- ☑ Identifies who reviews applications
- ☑ Identifies approval standards

RRC  
1.3

### Capital Improvements Plan

#### ESSENTIALS EXPECTATIONS:

- ☑ The capital improvements plan details a minimum of six years (beginning with the current year) of public structures and improvements and is updated annually.
- ☑ The capital improvements plan coordinates projects to minimize construction costs.
- ☑ The capital improvements plan coordinates with adopted community plans and the budget.
- ☑ The capital improvements plan is accessible online.



RRC  
1.4

### Public Participation Plan

#### ESSENTIALS EXPECTATIONS:

- ☑ The plan identifies key stakeholders, including those not normally at the visioning table.
- ☑ The plan describes public participation methods and the appropriate venue to use each method.
- ☑ The plan includes the use of both traditional and proactive engagement methods.
- ☑ The plan identifies how the community will report out results of engagement efforts.
- ☑ The community reviews and updates the plan on a regular basis.

# Public Services & Municipal Operations (PS)

## Goals & Strategies

### 1 Provide public services and infrastructure for a growing community

Highest Priority Level (4.25)

Action Step

Time Frame

RRC  
1.3

PS 1.1 — Adopt a Capital Improvements Plan.

Short

RRC  
1.4

PS 1.2 — Adopt a Public Participation Plan.

Mid

RRC  
3.4

PS 1.3 — Adopt an internal staff review process policy that addresses RRC expectations.

Mid

PS 1.4 — Complete a study of broadband accessibility to Galesburg residents.

Short-Mid

PS 1.5 — Undertake a citywide asset management plan to include all city-owned properties, streets, and utility facilities.

Long

PS 1.6 — Evaluate spending and prioritize investments that will result in additional tax revenue.

Mid

PS 1.7 — Inventory and assess public facilities for ADA compliance and develop a strategy to address any deficiencies.

Mid

### 2 Capitalize on existing water and sewer utilities to support residential and commercial growth

Mid Priority Level (3.88)

Action Step

Time Frame

PS 2.1 — Develop specific materials or utilize marketing information to inform developers of the availability and capacity of public sewer and water utilities. These are assets that are attractive to developers and provide a competitive advantage to Galesburg over areas where no public utilities exist.

Short

PS 2.2 — Work with local realtors to develop real estate information sheets for priority redevelopment areas, highlighting access to public utilities.

Short

## Redevelopment Processes & Operations

Many of the RRC expectations seek to ensure that a community's municipal operations are accessible and transparent so that potential developers are clear on the processes and the direction the City has chosen. The following expectations from the Best Practices Handbook are related to the planning, zoning, development review, and boards and commissions activities.

### ESSENTIALS EXPECTATIONS:

- RRC 1.1** The City's master plan is accessible online.
- RRC 1.2** The City's downtown plan is accessible online.
- RRC 2.2** The City's zoning ordinance and map are accessible online.
- RRC 3.1** The City's Zoning Ordinance includes clear steps for major development review processes.
- RRC 3.2** The City has clearly identified a point of contact for development review activities.
- RRC 3.3** The City defines and offers conceptual review meetings for development applicants.
- RRC 3.5** Site plans for permitted uses are approved administratively or by the planning commission.
- RRC 3.6** The City maintains a fee schedule that is available online in an easy to find location.
- RRC 3.7** The City clearly indicates on the website accepted method(s) of payment for development fees.
- RRC 3.8** The City makes development review information and forms readily available online.
- RRC 4.4** The City has bylaws in place for the Planning Commission and Downtown Development Authority.
- RRC 4.5** The City issues a Planning Commission annual report.

# Transportation

The City of Galesburg's transportation infrastructure includes not only roads but also sidewalks and trails that are key pedestrian assets for the community.

Like many small communities in Michigan, Galesburg's downtown is located along a state highway. This creates some traffic management issues as local officials do not control the right-of-way. The traffic that is generated can be both a curse but also has the potential to be an untapped benefit. With better signage, streetscaping, pedestrian improvements, and marketing some of the many travelers passing through Galesburg might be enticed to stop and explore the city and local businesses in downtown.

In addition to serving those traveling through Galesburg, the community is very interested in creating a more walkable community to serve the needs of residents and create a more attractive environment downtown. Strengthening walkability and connectivity through additional pedestrian improvements such as street crossings, signage, and trail connections, is an important transportation goal identified by local stakeholders. The adoption of a Complete Streets Policy by the City will help to achieve the vision of a vibrant and active community by ensuring that the transportation system is designed to serve all modes of transportation in a safe and convenient manner.



Source: Google Maps, 2019. Intersection of Michigan Ave, Battle Creek St, and Norms Pl.

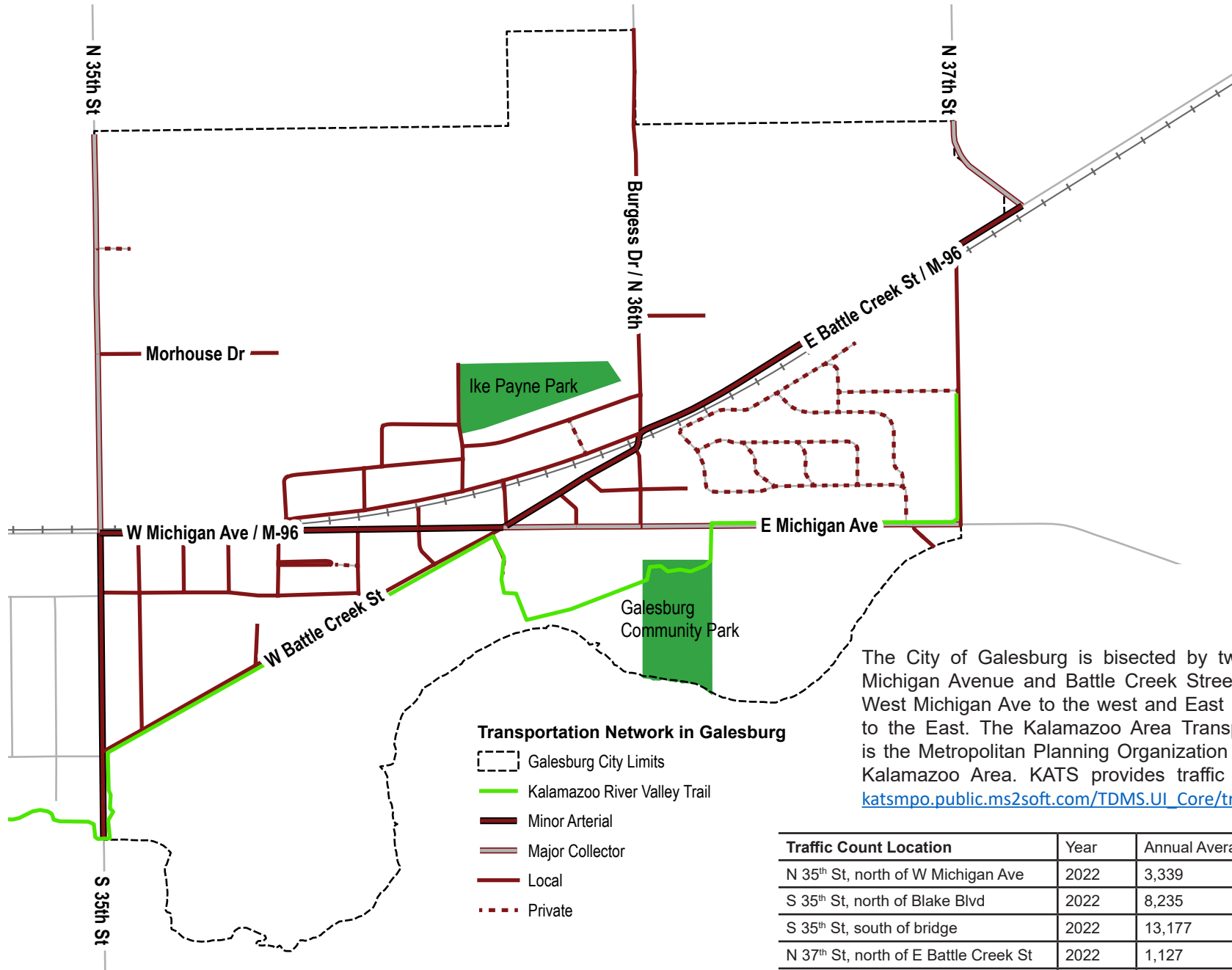
## Key Findings

- The city is bisected by two Michigan State Highways which can make modifications such as streetscape and pedestrian improvements difficult as the right-of-way is not under local control.
- Recent traffic studies conducted by the Michigan Department of Transportation (MDOT) concluded that no changes to the roadways or signaling were warranted.
- The MDOT signal design unit worked with the City of Galesburg to evaluate and make aesthetic and signage improvements.
- 2 new hemispherical cameras are also being added for better detection zones to cover the entire 5-legged intersection downtown.
- The Galesburg Public Works Department maintains all local streets within the city.
- 35th Street is owned and managed by Kalamazoo County Road Commission.
- In addition to city streets, staff contracts with the County Road Commission to plow Comstock Township's Fleetwood plat, outside city limits, on the west.

- There is a consensus from stakeholders that they want a more walkable community.
- Existing sidewalks and trails are recognized as assets and there is support for strengthening the active transportation system.
- Improving pedestrian and bicycle connectivity between local assets and attractions is important to achieving the overall vision for Galesburg.
- The community currently lacks easily accessible public transportation to jobs and services.

### Existing public transportation options:

- Metro expansion plans—A recommendation of the ten-year vision service plan (2015) is, if additional funding becomes available, to establish a new route to include Galesburg and Augusta. A year-long pilot project was trialed; however, the system did not get the ridership they hoped for, so the plan has been cut.
- The current Metro fixed route service gets as close to Galesburg as River Street in Comstock.
- Metro County Connect is available to anyone in Kalamazoo County, to anywhere else in the County. It is a curb-to-curb service that can be scheduled up to a week in advance. There are reduced rates for senior citizens and riders with disabilities.
- Enterprise Rideshare is another option that some businesses use to help their employees get to and from work.



**Transportation Network in Galesburg**

- Galesburg City Limits
- Kalamazoo River Valley Trail
- Minor Arterial
- Major Collector
- Local
- Private

The City of Galesburg is bisected by two main roads: Michigan Avenue and Battle Creek Street. M-96 follows West Michigan Ave to the west and East Battle Creek St to the East. The Kalamazoo Area Transportation Study is the Metropolitan Planning Organization for the Greater Kalamazoo Area. KATS provides traffic counts [https://katsmpo.public.ms2soft.com/TDMS.UI\\_Core/trafficviewer](https://katsmpo.public.ms2soft.com/TDMS.UI_Core/trafficviewer)

Traffic Count Location	Year	Annual Average Daily Traffic
N 35 <sup>th</sup> St, north of W Michigan Ave	2022	3,339
S 35 <sup>th</sup> St, north of Blake Blvd	2022	8,235
S 35 <sup>th</sup> St, south of bridge	2022	13,177
N 37 <sup>th</sup> St, north of E Battle Creek St	2022	1,127
E Michigan Ave, east of bridge	2022	2,931
E Battle Creek St, west of Collum	2003	7,361

# Transportation (T) Goals & Strategies

## 1 **RRC 1.1** Provide complete streets throughout the City to allow for motorized and non-motorized modes of transportation

Mid Priority Level (3.81)

Action Step	Time Frame
T 1.1 — Adopt a strong Complete Streets Policy.	Mid
T 1.2 — Work cooperatively with MDOT to implement Complete Streets design within the downtown area and between key destinations, such as parks, schools, businesses, and municipal services.	Long

### What are Complete Streets?

“Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.” (Smart Growth America, smartgrowthamerica.org) The design of streets has a strong impact on how people travel and, historically, have been designed to favor speed and throughput of motorized modes of transportation at the expense of non-motorized modes.

### What does a Complete Street look like?

Complete Streets look different in every community; there is no single design formula. Depending on the context, a complete street might include sidewalks, bike lanes, wide paved shoulders, frequent and safe crosswalks, median islands, accessible pedestrian signals, curb extensions, or narrow travel lanes for car traffic.

### What does a Complete Streets policy include?

Smart Growth America and National Complete Streets Coalition recently published The Complete Streets Policy Framework, which outlines ten discrete elements of a strong policy.

- Establishes commitment and vision
- Prioritizes underinvested and underserved communities
- Applies to all projects and phases
- Allows only clear exceptions
- Mandates coordination
- Adopts excellent design guidance
- Requires proactive land-use planning
- Measures progress
- Sets criteria for choosing projects
- Creates a plan for implementation

## 2 Ensure safe and efficient transportation routes throughout the City

### High Priority Level (4.19)

<i>Action Step</i>	<i>Time Frame</i>
T 2.1 — Provide marked pedestrian crossings at key locations.	Mid
T 2.2 — Create a citywide pedestrian routes map.	Mid
T 2.3 — Create a signage plan to assist pedestrians in finding and utilizing facilities.	Mid
T 2.4 — Ensure pedestrian infrastructure is clean and passable year-round.	Mid
T 2.5 — Inventory and assess all pedestrian infrastructure for ADA compliance and develop a strategy to address any deficiencies.	Mid

## 3 Provide a connected network for active transportation to local services

### Mid Priority Level (3.94)

<i>Action Step</i>	<i>Time Frame</i>
T 3.1 — Plan for non-motorized paths that connect area points of interest, such as schools, parks, and the downtown.	Mid
T 3.2 — Provide connections to the Kalamazoo River Valley Trail System.	Long

## 4 Promote public transportation options to local jobs and services

### Mid Priority Level (3.81)

<i>Action Step</i>	<i>Time Frame</i>
T 4.1 — Evaluate demand and interest in securing public transportation services through Metro.	Long
T 4.2 — Promote Metro Connect and Enterprise Rideshare opportunities with employers and the general public.	Short

# Parks, Recreation, & Natural Resources

Parks, trails, and outdoor recreation are proven to be valuable assets to a city that positively impact the quality of life for residents and attract visitors. The Kalamazoo River runs along the southern boundary of the city providing opportunities for those utilizing the Galesburg Community Park access to the river and a variety of watersport options. This is a major attraction and amenity for the community whether you are kayaking or strolling along the trail. Existing and planned trail connections through Galesburg offer opportunities for current and future residents to enjoy nature but could also provide viable business opportunities for ambitious entrepreneurs.

## Key Findings

- The Galesburg Park System is operated through the combined efforts of elected council members, city staff, and volunteers from the Galesburg Charleston Fire Department, Quad Cities Little League Program, Downtown Development Authority, and Galesburg Business Association.
- An advisory Park Board was established in 2008. Members are appointed.
- The last Five-Year Master Plan for Parks and Recreation was approved in 2009.
- Galesburg maintains two parks within the city boundaries, Community Park (17 acres) and Ike Payne Park (5 acres).

- The city also owns Shafter Park, a one-acre mini park just outside of Galesburg jurisdictional limits that is the former site of the homestead of General Shafter, a local Civil War hero.
  - The city is conveniently located near River Oaks County Park, Morrow Lake, and Fort Custer Recreation Area.
  - Access to the Kalamazoo River Valley Trail connects Galesburg to over 140 miles of recreational trails throughout the southwest Michigan region.
  - The Galesburg Community Park boat launch on the Kalamazoo River is the approximate half-way point between launches at Fort Custer Recreation Area and Morrow Lake and offers boaters access to public restrooms and picnic areas. The Fort Custer-to-Morrow Lake section of the river is approximately 8.8 miles of navigable waterway.
  - The Kalamazoo River provides paddling opportunities for approximately 130 miles from the town of Albion to its mouth at Lake Michigan.
  - Eagle Creek Renewable Energy owns ~1.2 miles of frontage along the river. The company develops, owns, and operates 85 hydroelectric facilities across the United States. A hydroelectric dam is located at the west end of Morrow Lake, downstream from Galesburg. The facility produces more than 4 million kilowatt-hours of clean energy in a typical year.
  - River and surrounding wetlands provide an important function in taming flood potential.
  - Undeveloped land is unique and offers an opportunity for public access
  - 71.4% of survey respondents believe that the quality of the natural environment in Galesburg is “excellent” (16.1%) or “good” (55.4%).
  - Park score and public sentiment agree that there is sufficient park land but would like added improvements
  - Of the quality of life aspects, survey respondents are most pleased with “access to parks and recreational facilities” (23.2% say “excellent”, 62.5% say “good”). They also say that “Access to parks/open space/nature” is “very important” (41.8%) or “Important” (43.6%) to their satisfaction with the quality of life in Galesburg.
  - “The bike trail takes great advantage of the natural environment as bikers, walkers or runners travel from the City to River Oaks Park.”
  - “Access to trails” also ranked as a high priority. 76% said “important” or “very important”.
- A significant portion of the riverfront is undeveloped forest and wetland, with only a park and multi-use trail as the main development. Most of the property along the riverfront is owned by Eagle Creek Renewable Energy.
- To the east of Galesburg is another popular recreation area, Fort Custer State Park. The park covers over 3,030 acres of forest, prairie, and lakes, as well as over 25 miles of multi-use trails, open to mountain biking, horseback riding, dog sledding, hiking, cross country skiing, snowmobiling, and hunting.

## Parks Facilities

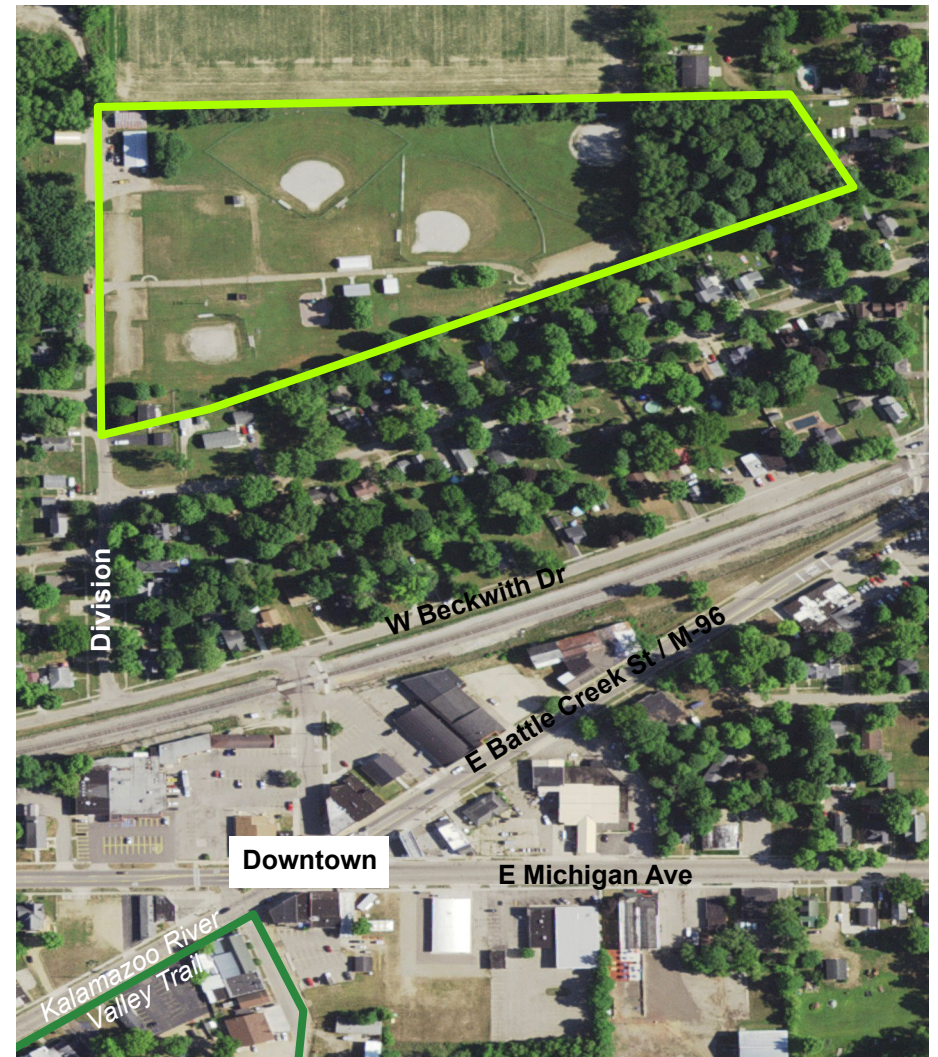
### Galesburg Community Park

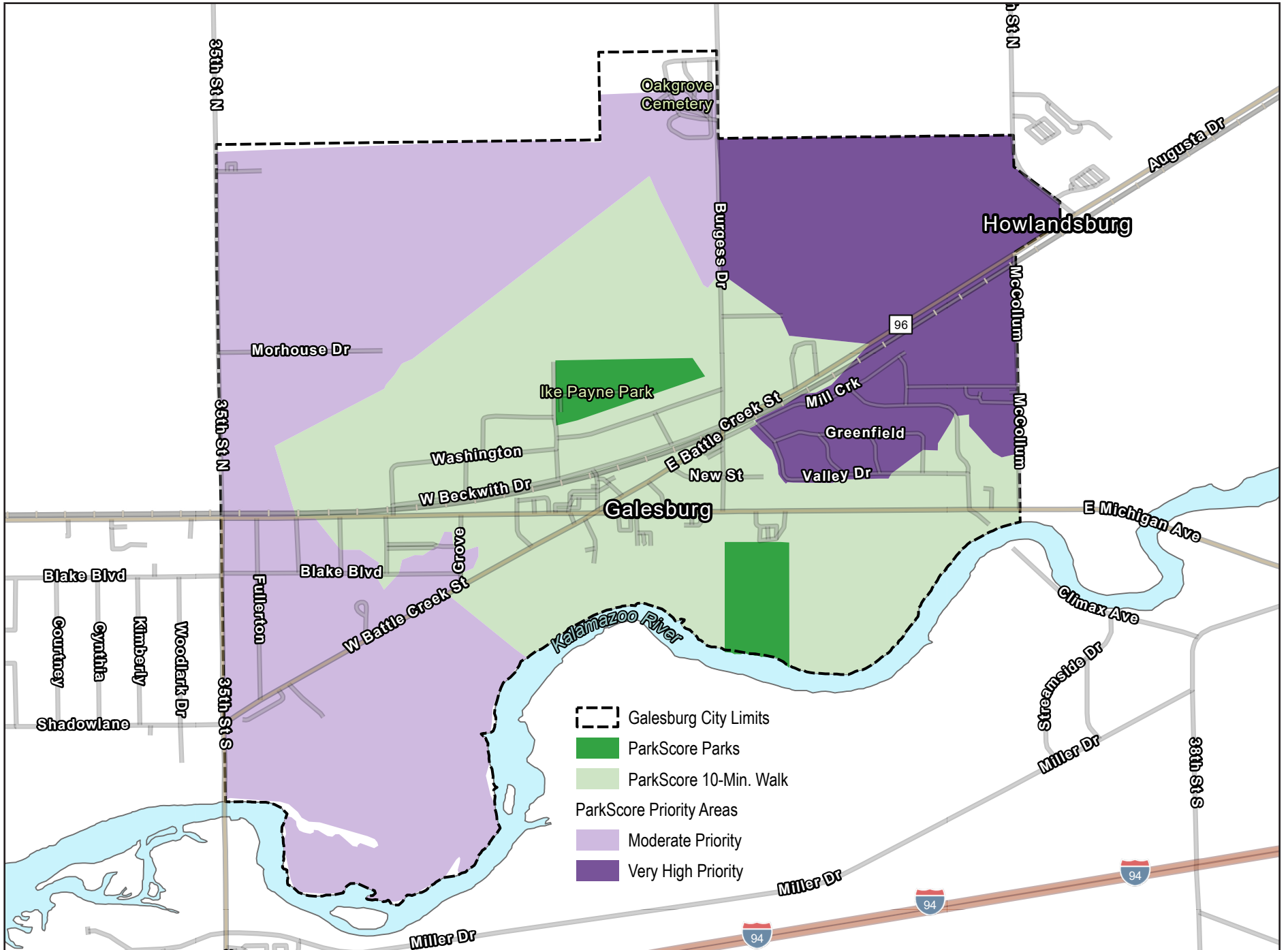
This park is over 14 acres, located on the Kalamazoo River, next to City Hall. The park includes a playground, public river access, paved walking loop, sledding hill, restroom, and picnic areas. The Kalamazoo River Valley Trail extends through the park as a paved path. The City is currently planning to expand and upgrade the park facilities to include a disc golf course, a trailhead, new play equipment, and an accessible kayak launch.



### Ike Payne Park

This park is approximately 12 acres, located north of M-96 and the railroad tracks. The park includes four youth baseball/softball fields, a small playground, a picnic pavilion, and a restroom and concession building, connected to public sewer and water. The City is currently planning to expand and upgrade the facilities to include a walking path, new play equipment, bleachers, picnic tables, bike racks, and a bike repair station.





## Access to Parks

Quality parks are a vital part of a community and are important assets residents look for when choosing where to live and invest. The map to the left illustrates proximity of Galesburg park to areas of the city. The data is provided by the Trust for Public Land ParkScore program. The dark green areas are the registered parks in Galesburg and the light green areas indicate the zone that can access those parks by walking 10-minutes or less. The light and dark purple areas show areas of the city that cannot access the parks within a 10-minute walk. This map can provide an easy-to-read graphic to identify potential areas of the city that could be better served by additional parks.

A review of the ParkScore map shows that parks may be needed in areas that have been identified for additional residential development. These new projects should be designed to incorporate public spaces or amenities to ensure all of Galesburg's residents have adequate access to parks and public spaces.

## Access to Trails

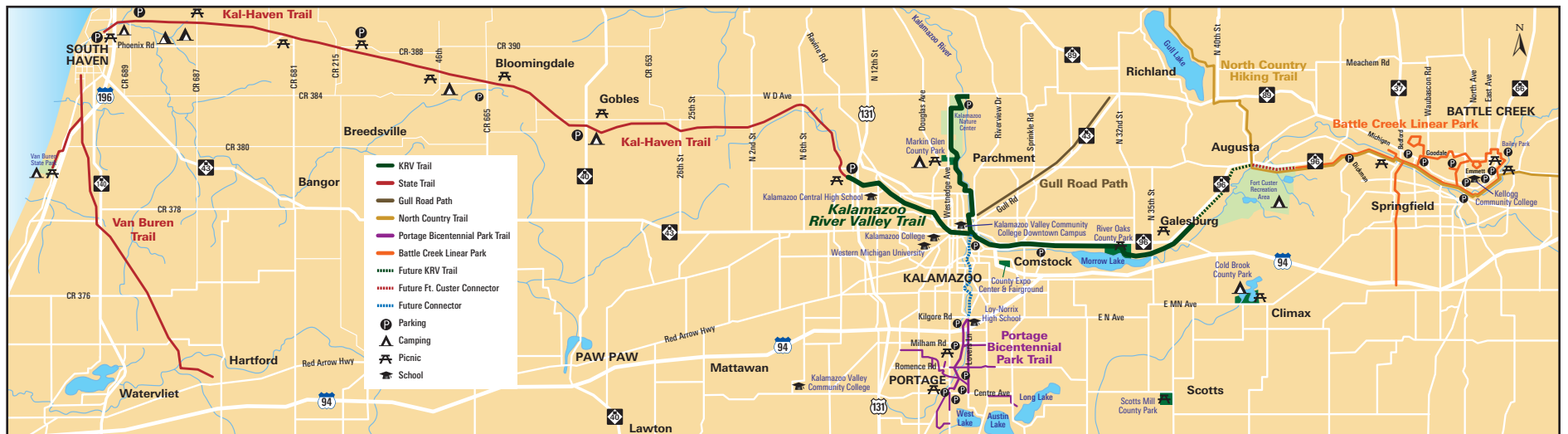
In addition to city parks, Galesburg offers wonderful trail access to the Kalamazoo River Valley Trail (KRVV). This is a multi-purpose trail designed for active transportation and recreation. The trail connects downtown Kalamazoo to several regional parks, shops, restaurants, and the natural beauty of the surrounding area and passes through Galesburg as illustrated on the map below.

The trail is a significant asset to Galesburg as once it is complete, it will be 35 miles long and connect Kalamazoo to Battle Creek through Galesburg. It will also include connections along D Avenue to Portage, and Augusta to Gull Lake. This trail system offers a variety of opportunities for the city and local businesses as trail system such as this are a major draw for both residents and visitors.

The existing and planned trail system will ultimately connect more than 140 miles of trails including the Battle Creek Linear Park, the Kal-Haven Trail, and the Portage Bicentennial Park Trail.



## Galesburg Location within Regional Trail Network



Source: Kalamazoo River Valley Trail Map

# Parks, Recreation, & Natural Resources (PR)

## Goals & Strategies

### 1 Recognize and promote the Kalamazoo River as a community asset

Highest Priority Level (4.31)

<i>Action Step</i>	<i>Time Frame</i>
PR 1.1 — Evaluate opportunities to expand and enhance the view of the Kalamazoo River from the downtown area and nearby corridors.	Mid
PR 1.2 — Work with local schools to provide opportunities for education on wetlands and environmental protection.	Short

### 2 Protect the water quality of the Kalamazoo River

Highest Priority Level (4.50)

<i>Action Step</i>	<i>Time Frame</i>
PR 2.1 — Adopt low impact development requirements for environmentally sensitive areas along the Kalamazoo River.	Mid
PR 2.2 — Promote programs and incentives for waterfront owners to create vegetative buffers, rain gardens, and other low impact solutions.	Mid
PR 2.3 — Partner with agencies to inform waterfront property owners about environmentally friendly practices.	Mid
PR 2.4 — Work cooperatively with upstream landowners and communities to protect and enhance water quality.	Long



# Plan Galesburg! Implementation Strategy





Goal, Priority, & Action Steps	Time Frame	Lead	Partners
<b>PR 4: Promote area recreational opportunities - 4.71</b>			
PR 4.1 Work with local and regional partners to create a marketing strategy to highlight eco-tourism in the area including both trails and water sports.	Mid	City	Southwest Michigan First
PR 4.2 Ensure reference to Galesburg's connection to the Kalamazoo River Valley Trail is included in marketing efforts.	Short	City	Discover Kalamazoo
<b>DT 1: Preserve and revitalize the downtown area as a thriving commercial and residential district - 4.63</b>			
DT 1.1 Prioritize the preservation of the historic character of the city.	Short	DDA	Galesburg Historical Museum, Property Owners
DT 1.2 Develop preferred façade guidelines to promote the traditional “main street” aesthetic of downtown.	Mid	City	DDA, Galesburg Historical Museum, Property Owners
DT 1.3 Stay in contact with MDOT so they are aware of Galesburg's plans, projects, and revitalization efforts.	On-going	DDA	City
DT 1.4 Adopt a pro-active code enforcement practice in the downtown.	Mid	City	DDA, GABCA, Property Owners
DT 1.5 Develop a business retention program to assist downtown businesses.	Mid	GABCA	DDA, Property Owners, Business Owners, MEDC
DT 1.6 Promote development of residential units in downtown.	On-going	DDA	City, Property Owners, Realtors, Local and Regional Developers, MEDC
DT 1.7 Promote Priority Redevelopment Areas in the downtown. (RRC Expectation, BP 1.2)	On-going	DDA	City, Property Owners, Realtors, Local and Regional Developers, MEDC
DT 1.8 Work with County Offices to better manage and plan for property issues in Galesburg.	Short	City	DDA, Property Owners
<b>DT 5: Develop a funding mechanism to support façade and streetscape improvements - 4.56</b>			
DT 5.1 Research county, state and federal programs that offer financial resources.	Short	DDA	City, MEDC
DT 5.2 Review façade programs offered by other communities.	Short	DDA	Schoolcraft, Vicksburg
DT 5.3 Review successful programs that utilize TIF revenue.	Short	DDA	MEDC
DT 5.4 Explore benefits of participating in the Michigan Main Street Program.	Short	DDA	MEDC
<b>CC 2: Project a positive and inviting appearance throughout the City - 4.56</b>			
CC 2.1 Review the existing code enforcement contract to ensure the program provides technical assistance that meets community expectations.	Short	City	DDA, GABCA, Property Owners
CC 2.2 Collaborate with local businesses and organizations to promote downtown and neighborhood clean-up events.	Short	DDA	GABCA, businesses, property owners, scouts, churches, schools, social clubs, etc.
CC 2.3 Develop a program to promote low-cost improvements such as painting, landscaping, and maintenance.	Short	DDA	GABCA, businesses, property owners, scouts, churches, schools, social clubs, etc.

Goal, Priority, & Action Steps	Time Frame	Lead	Partners
<b>PR 2: Protect the water quality of the Kalamazoo River - 4.50</b>			
PR 2.1 Adopt low impact development requirements for environmentally sensitive areas along the Kalamazoo River.	Mid	Planning Commission	EGL
PR 2.2 Promote programs and incentives for waterfront owners to create vegetative buffers, rain gardens, and other low impact solutions.	Mid	City	MDNR
PR 2.3 Partner with agencies to inform waterfront property owners about environmentally friendly practices.	Mid	City	MDNR
PR 2.4 Work cooperatively with upstream landowners and communities to protect and enhance water quality.	Long	City	EGL
<b>LU 4: Ensure consistency between plans and ordinances related to land use - 4.31</b>			
LU 4.1 Review current ordinances and make necessary changes to accomplish the Future Land Use Map and Plan Galesburg goals. (RRC Expectation, includes Best Practice 2.1)	Short	Planning Commission	City, Council, MEDC
LU 4.2 Ensure the Zoning Ordinance provides for areas of concentrated development in appropriate locations and encourages the type and form of development desired. (RRC Expectation, BP 2.3)	Mid	Planning Commission	City, Council, MEDC
LU 4.3 Ensure Plan Galesburg goals are referenced in the development review and approval process.	On-going	City	Planning Commission
LU 4.4 Ensure Plan Galesburg is consulted when considering amendments to zoning and other ordinances.	On-going	Planning Commission	City, Council
LU 4.5 Communicate closely with Galesburg-Augusta Community Schools to ensure future land use needs are coordinated appropriately.	On-going	City	Planning Commission
<b>ED 2: Promote and support existing businesses - 4.31</b>			
ED 2.1 Create an existing business inventory.	Short	DDA	City
ED 2.2 Market businesses to visitors to area recreational facilities in Galesburg and Augusta.	Short	DDA	Discover Kalamazoo, Visitor and Tourism agencies, Fort Custer Recreation Area, Kalamazoo River Valley Trail
ED 2.3 Work with business owners to cross-promote businesses and attractions in the region.	Mid	DDA	City
ED 2.4 Share Galesburg marketing materials with local businesses to showcase community for an employment recruitment tool.	Short	City	GABCA, Businesses' HR Departments
<b>PR 1: Recognize and promote the Kalamazoo River as a community asset - 4.31</b>			
PR 1.1 Evaluate opportunities to expand and enhance the view of the Kalamazoo River from the downtown area and nearby corridors.	Mid	City	Council, Planning Commission, property owners
PR 1.2 Work with local schools to provide opportunities for education on wetlands and environmental protection.	Short	City	G-A Schools

Goal, Priority, & Action Steps	Time Frame	Lead	Partners
<b>LU 2: Utilize future land use map to direct development in identified growth areas - 4.25</b>			
LU 2.1 Utilize and update geographical information systems (GIS) with land use data to facilitate development and redevelopment of identified properties.	On-going	City	
LU 2.2 Ensure the Zoning Ordinance allows mixed-use buildings by-right in areas of concentrated development. (RRC Expectation, BP 2.3)	Mid	Planning Commission	Council, MEDC
LU 2.3 Share the Future Land Use Map with the general public.	Short	City	General public, property owners, city website, newsletter
LU 2.4 Present an annual workshop for local officials to review roles and responsibilities related to the Future Land Use Map.	On-going	Planning Commission	City
LU 2.5 Ensure the Future Land Use Map is consulted during the development review and approval process.	On-going	City	Planning Commission
<b>PS 1: Provide public services and infrastructure for a growing community - 4.25</b>			
PS 1.1 Adopt a Capital Improvements Plan. (RRC Expectation, Best Practice 1.3)	Short	City	MEDC
PS 1.2 Adopt a Public Participation Plan. (RRC Expectation, Best Practice 1.4)	Mid	City	GABCA, MEDC
PS 1.3 Adopt an internal staff review process policy that addresses RRC expectations. (RRC Expectation, BP 3.4)	Mid	City	MEDC
PS 1.4 Complete a study of broadband accessibility to Galesburg residents.	Short-Mid	City	Council
PS 1.5 Undertake a citywide asset management plan to include all city-owned properties, streets, and utility facilities.	Long	City	Council
PS 1.6 Evaluate spending and prioritize investments that will result in additional tax revenue.	Mid	City	Council
PS 1.7 Inventory and assess public facilities for ADA compliance and develop a strategy to address any deficiencies.	Mid	City	Council
<b>CC 4: Increase resident engagement by supporting local organizations and encouraging coordination of volunteer opportunities and events - 4.21</b>			
CC 4.1 Prepare a job description that outlines expectations for board and commission positions. (RRC Expectation, BP 4.2)	Mid	City	Council, DDA, Planning Commission, Zoning Board of Appeals, Parks & Rec Board, MEDC
CC 4.2 Adapt the City Council Handbook to specifically provide orientation material to all appointed and elected members of development related boards and commissions, including Planning Commission, Downtown Development Authority, and Zoning Board of Appeals. (RRC Expectation, BP 4.3)	Short	City	Council, DDA, Planning Commission, Zoning Board of Appeals, Parks & Rec Board, MEDC
CC 4.3 Make bylaws for all appointed development related boards and commissions available online. (RRC Expectation, BP 4.4)	Short	City	Council, DDA, Planning Commission, Zoning Board of Appeals, Parks & Rec Board, MEDC
CC 4.4 Develop a documented Training Plan that addresses the training needs and desires of current board and commission members. (RRC Expectations, BP 4.6)	Mid	City	Council, DDA, Planning Commission, Zoning Board of Appeals, Parks & Rec Board, MEDC
CC 4.5 Support and promote GABCA activities.	On-going	City	GABCA, DDA, businesses, scouts, churches, schools, social clubs, etc.

Goal, Priority, & Action Steps	Time Frame	Lead	Partners
CC 4.6 Coordinate civic volunteer and educational opportunities with Galesburg-Augusta schools.	On-going	City	GABCA, DDA, businesses, scouts, churches, schools, social clubs, etc.
<b>ED 1: Promote growth of businesses that provide neighborhood goods and services - 4.21</b>			
ED 1.1 Work with local property owners and realtors to inventory available buildings ready for occupancy in downtown and the surrounding area.	Mid	City	DDA, County, GABCA, Property Owners, Realtors
ED 1.2 Work with the community to identify a list of preferred professional services needed.	Short	GABCA	DDA, Residents, Business Owners
ED 1.3 Work with the community to identify professional services providers they do business with to send marketing information about Galesburg and available office space.	Short	GABCA	DDA, Residents, Business Owners
ED 1.4 Investigate the potential of a professional office shared-work space to attract professional services on a part-time basis at a reasonable cost.	Mid	DDA	City, GABCA
<b>ED 4: Incorporate residential growth as a viable economic development strategy - 4.19</b>			
ED 4.1 Attract remote workers by building housing that will appeal to their lifestyle.	Mid	City	Economic Developer, DDA, Realtors, Planning Commission
ED 4.2 Support housing development as a means to increase tax revenue.	Short	City	Economic Developer, DDA, Planning Commission
ED 4.3 Promote a "buy-local" program so that residents are supporting local businesses, multiplying their impact on the economy.	Mid	GABCA	City, DDA, property owners, business owners
<b>H 1: Promote a variety of housing types to accommodate and retain residents in all phases of life - 4.19</b>			
H 1.1 Promote Priority Redevelopment Areas for housing (RRC Expectation, Best Practice 1.1)	On-going	City	Property owners, Realtors, Local and Regional Developers, MEDC
H 1.2 Protect and provide for housing stock in close proximity to local points of interest (i.e. schools, parks, downtown)	Short	City	Planning Commission, Local and Regional Developers
H 1.3 Review and amend the Zoning Ordinance to ensure the development of a variety of housing types are allowed. (RRC Expectation, BP 2.4)	Mid	Planning Commission	City, MEDC
<b>T 2: Ensure safe and efficient transportation routes throughout the City - 4.19</b>			
T 2.1 Provide marked pedestrian crossings at key locations.	Mid	MDOT	City, DDA
T 2.2 Create a citywide pedestrian routes map.	Mid	City	DDA, Residents, business owners
T 2.3 Create a signage plan to assist pedestrians in finding and utilizing facilities.	Mid	City	DDA, Residents, business owners
T 2.4 Ensure pedestrian infrastructure is clean and passable year-round.	Mid	City	DDA, GABCA, property owners, volunteers
T 2.5 Inventory and assess all pedestrian infrastructure for ADA compliance and develop a strategy to address any deficiencies.	Mid	City	Residents, business owners, property owners

Goal, Priority, & Action Steps	Time Frame	Lead	Partners
<b>CC 3: Promote unique community assets available to current and future residents and visitors - 4.14</b>			
CC 3.1 Promote the heritage of the City through events and festivals.	On-going	GABCA	DDA, City, Property Owners, Business Owners, Galesburg Historical Museum
CC 3.2 Market access to parks and the Kalamazoo River Valley Trail.	On-going	City	Discover Kalamazoo
CC 3.3 Promote the city's location within the region as a quality bedroom community.	On-going	City	DDA, GABCA, Property Owners, Realtors, Local and Regional Developers, Schools
CC 3.4 Coordinate local events with area recreational opportunities.	On-going	City	City, DDA, Visitor and Tourism agencies, Fort Custer Recreational Area, Kalamazoo River Valley Trail, Discover Kalamazoo
<b>LU 1: Prioritize development within existing city limits - 4.13</b>			
LU 1.1 Encourage infill development opportunities that meet the goals of Plan Galesburg.	On-going	City	Planning Commission
LU 1.2 Establish and maintain an inventory of vacant buildable parcels within the city.	Short	City	County Assessor, DDA
LU 1.3 Complete certification in the Redevelopment Ready Communities program.	Mid	RRC Committee	City, Council, DDA, GABCA, Planning Commission, MEDC
LU 1.4 Prepare preferred development plans for identified vacant properties within the city based on the priority redevelopment areas.	Mid	City	Planning Commission, MEDC, Economic Developer/Engineering Company, property owners
LU 1.5 Develop a marketing plan for identified vacant properties within the city.	Mid	City	MEDC, local realtors, property owners
<b>LU 3: Conserve public green space and identified natural areas - 4.13</b>			
LU 3.1 Promote the conservation of open and green spaces in new development in residential land use districts through the use of conservation subdivision principals and other planning techniques.	On-going	Planning Commission	City
LU 3.2 Inventory areas for new recreational opportunities as a method of conserving natural resources and open spaces.	Mid	City	
LU 3.3 Protect community character and natural resources when providing incentives or permissions to new businesses.	On-going	Planning Commission	City Council
LU 3.4 Collaborate with enforcement agencies to ensure floodplains and wetlands are protected from development.	On-going	City	Kalamazoo Co. Sheriff's Dept.
<b>ED 3: Promote opportunities to access diverse employment options - 4.06</b>			
ED 3.1 Ensure broadband coverage in the community to support local businesses and remote workers.	Long	City	State, County, Local broadband providers
ED 3.2 Support remote workers by offering or marketing professional amenities (e.g. co-working space) and social opportunities (e.g. workout facilities or networking events).	Mid	City	GABCA, DDA, Property Owners, Realtors, Local and Regional Developers, MEDC
ED 3.3 Ensure the Zoning Ordinance allows for small business development in all appropriate districts.	Mid	Planning Commission	Building Code Officer

Goal, Priority, & Action Steps	Time Frame	Lead	Partners
ED 3.4 Review Zoning Ordinance to determine if there are barriers to live/work options for small professional office uses in residential districts.	Short	Planning Commission	Building Code Officer
ED 3.5: Work with State and County agencies to explore the potential of offering job training and employment services locally to assist unemployed residents.	Short	City	
<b>DT 4: Provide pedestrian-oriented facilities to encourage accessibility to businesses - 3.94</b>			
DT 4.1 Hold regular volunteer clean-up days to ensure the area is clean, attractive, and safe for pedestrians.	Mid	GABCA	DDA, City, businesses, property owners, scouts, churches, schools, social clubs, etc.
DT 4.2 Provide pedestrian amenities (street furniture, signs, etc.) along downtown corridors and at key focal points in the City.	Mid	DDA	City
DT 4.3 Develop an "adopt-a-spot" program for downtown property owners to monitor and keep pedestrian amenities clean and in good condition.	Short	GABCA	City, DDA
DT 4.4 Add bicycle parking to all public spaces downtown.	Mid	DDA	City, businesses, property owners
<b>T 3: Provide a connected network for active transportation to local services - 3.94</b>			
T 3.1 Plan for non-motorized paths that connect area points of interest, such as schools, parks, and the downtown.	Mid	City	G-A Schools, residents, DDA, businesses
T 3.2 Provide connections to the Kalamazoo River Valley Trail System.	Long	City	Property owners
<b>PR 3: Provide recreational opportunities that take advantage of the natural environment - 3.94</b>			
PR 3.1 Develop a plan for a new riverfront path along the Kalamazoo River that connects to Kalamazoo River Valley Trail.	Mid	City	Property owners, residents, businesses
PR 3.2 Establish a new riverfront path along the Kalamazoo River that connects to Kalamazoo River Valley Trail.	Long	City	Property owners
<b>CC 1: Develop a community branding and marketing plan based on authentic qualities of Galesburg - 3.88</b>			
CC 1.1 Implement design standards for all public improvements to establish a thematic, unified look for Galesburg.	Mid	City	DDA, Galesburg Historical Museum, property owners, MDOT
CC 1.2 Implement a network of wayfinding signage to direct visitors to special places within the city.	Mid	City	DDA, Galesburg Historical Museum, property owners, MDOT
CC 1.3 Enhance community gateway entrances with coordinated streetscape improvements and landscaping to inform the public that they are entering a special place.	Mid	City	DDA, Galesburg Historical Museum, property owners, MDOT
CC 1.4 Enhance the downtown area with coordinated streetscape improvements and landscaping.	Mid	DDA	City, Galesburg Historical Museum, property owners, MDOT
CC 1.5 Add representatives from State and County agencies to marketing and event mailing list to keep them up to date on events and activities in the city to build a stronger relationship.	Short	City	DDA, GABCA, other local organizations

Goal, Priority, & Action Steps	Time Frame	Lead	Partners
<b>PS 2: Capitalize on existing water and sewer utilities to support residential and commercial growth - 3.88</b>			
PS 2.1 Develop specific materials or utilize marketing information to inform developers of the availability and capacity of public sewer and water utilities. These are assets that are attractive to developers and provide a competitive advantage to Galesburg over areas where no public utilities exist.	Short	Gull Lake Sewer & Water Authority	City, DDA
PS 2.2 Work with local realtors to develop real estate information sheets for priority redevelopment areas, highlighting access to public utilities.	Short	City	Greater Kalamazoo Association of REALTORS®
<b>DT 2: Utilize community branding and marketing plan to promote downtown and the larger DDA zone for tourism - 3.81</b>			
DT 2.1 Market the historic character of the city.	Mid	City	DDA, GABCA, Property owners, business owners, Galesburg Historical Museum
DT 2.2 Publish a downtown map showing connections to trails and natural areas.	Mid	City	DDA
DT 2.3 Provide “wayfinding” in the City to guide motorists and pedestrians to local attractions.	Mid	City	DDA
DT 2.4 Promote connections to Fort Custer Recreation Area and other regional attractions.	On-going	City	Discover Kalamazoo, Visitor and Tourism agencies, Fort Custer Recreation Area, Kalamazoo River Valley Trail
DT 2.5 Promote consistent and signature event(s).	On-going	GABCA	City, DDA, property owners, business owners, Galesburg Historical Museum
<b>DT 3: Increase vibrancy of downtown by implementing a placemaking and activation plan - 3.81</b>			
DT 3.1 Ensure the Zoning Ordinance requires one or more placemaking elements as required in the RRC Best Practices for areas of concentrated development. (RRC Expectation, BP 2.3)	Mid	Planning Commission	City, Council, DDA, property owners, Realtors, Developers, MEDC
DT 3.2 Work with businesses to ensure they have a street-facing public entrance door.	Short	DDA	City, property owners, business owners
DT 3.3 Add and improve sidewalks throughout downtown.	Mid	DDA	City, MDOT, businesses, property owners
DT 3.4 Identify locations for outdoor seating, and community gather space(s).	Mid	DDA	City, residents, businesses, property owners, MDOT
DT 3.5 Ensure downtown is adequately illuminated for safety and comfort by using streetlight fixtures and lights from storefronts.	Mid	DDA	City, MDOT, businesses, property owners
DT 3.6 Work with MDOT to develop an acceptable streetscape design.	Mid	City	DDA, GABCA, MDOT
<b>H 2: Utilize the community branding and marketing plan to promote Galesburg as a community of choice - 3.81</b>			
H 2.1 Develop marketing materials to share with realtors to promote Galesburg to their clients looking for new homes.	Mid	City	DDA, GABCA
H 2.2 Develop marketing materials to share with developers to promote Galesburg for new housing developments focusing on the priority redevelopment areas.	Mid	City	DDA, GABCA, MEDC
H 2.3 Develop marketing materials to share with businesses and employers to promote Galesburg to their employees.	Mid	City	DDA, GABCA

Goal, Priority, & Action Steps	Time Frame	Lead	Partners
<b>T 1: Provide complete streets throughout the City to allow for motorized and non-motorized modes of transportation (RRC Expectation, Best Practice 1.1) - 3.81</b>			
T 1.1 Adopt a strong Complete Streets Policy.	Mid	City	Planning Commission, Council
T 1.2 Work cooperatively with MDOT to implement Complete Streets design within the downtown area and between key destinations, such as parks, schools, businesses, and municipal services.	Long	City	DDA, G-A Schools, property owners
<b>T 4: Promote public transportation options to local jobs and services - 3.81</b>			
T 4.1 Evaluate demand and interest in securing public transportation services through Metro.	Long	City	Residents, businesses
T 4.2 Promote Metro Connect and Enterprise Rideshare opportunities with employers and the general public.	Short	City	Metro, Enterprise, DDA, GABCA



# Appendices

The following additional documents are available upon request,  
or by visiting the City of Galesburg website: <https://www.galesburgcity.org/>

Planning Commission Resolution 20231016

City Council Resolution 20231113

Redevelopment Ready Communities Handbook

Steering Committee 2012 Master Plan Survey Results

2023 Community Preference Survey Results

2023 Community Vision, Values, Goals Survey Results

**RESOLUTION TO ADOPT THE PROPOSED CITY OF GALESBURG MASTER PLAN  
RESOLUTION #20231016**

**WHEREAS**, section 82-3 from the code of ordinances states the Planning Commission shall prepare and adopt the Master Plan and

**WHEREAS**, the City of Galesburg in accordance with Act 33 of 2008, and related amendments, sent notice in August 2023 to all city, village and township located within or contiguous to the city and to the city planning commission and


**WHEREAS**, the City of Galesburg received comments from the public until October 12, 2023 regarding the Master Plan and

**WHEREAS**, the City of Galesburg published a notice in the Climax Crescent on September 29, 2023 regarding a public hearing for adoption of our Master Plan on October 16, 2023 and

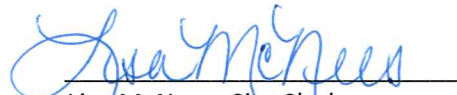
**WHEREAS**, at the meeting, the City of Galesburg Planning Commission opened the meeting to the public and considered the opinions and

**WHEREAS**, the Planning Commission of the City of Galesburg has reviewed and considered the Master Plan on October 16, 2023 and

**NOW THEREFORE BE IT RESOLVED**, that pursuant to Section 82-3 of the city code of ordinances, the Master Plan has been adopted by the Planning Commission of the City of Galesburg.



DeeAnn Whisler, Vice Chairman



Lisa McNees, City Clerk

CITY OF GALESBURG

COUNTY OF KALAMAZOO, MICHIGAN

City Council Resolution to Approve Land Use Plan (Master Plan)

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Land Use Plan (Master Plan) for the use, development and preservation of all lands in the City ; and

WHEREAS, the Planning Commission prepared a proposed Land Use Plan (Master Plan) and submitted the plan to the City Council for review and comment; and

WHEREAS, the City Council received and reviewed the proposed Land Use Plan (Master Plan) prepared by the Planning Commission and authorized distribution of the Land Use Plan (Master Plan) to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held public hearings on the Land Use Plan (Master Plan) on \_\_\_\_\_, 2023; \_\_\_\_\_, 2023; and October 16, 2023 to consider public comment on the proposed updated Land Use Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, after the public hearings, the Planning Commission voted to recommend approval of the Land Use Plan (Master Plan) to the City Council on October 16, 2023; and

WHEREAS, the City Council finds that the proposed updated Land Use Plan (Master Plan) is desirable and proper and furthers the use, preservation and development goals and strategies of the City .

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. The City Council hereby approves the proposed Master Plan, including all of the chapters, figures, maps and tables contained therein.
2. The City Council approves distribution of the Master Plan to the Notice Group Entities, per MCL 125.3843.
3. The City Council has made the foregoing determinations based on a review of existing land uses in the City , a review of the existing Land Use Plan (Master Plan) provisions and maps, input received from the public hearings, and with the assistance of a professional Planning Consultant and finds that the proposed Land Use Plan (Master Plan) will accurately reflect and implement the City 's goals and strategies for the use, preservation and development of lands in City of Galesburg .

4. The City Clerk shall note the date of approval on the land use plan (Master Plan) and on the Future Land Use Map in accordance with MCL 125.3843.

Ayes: Hawes, Chovanec, Frazee, Wortinger, Lemon, Harnden, Marble

Nays: none

Absent: none

Abstain: none

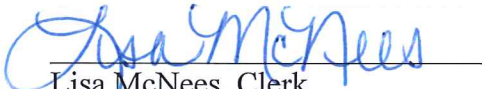
Resolution 20231113 declared adopted this 13<sup>th</sup> day of November, 2023.



Lisa McNees  
City of Galesburg Clerk

#### CERTIFICATION

I hereby certify that the above is a true and complete copy of a resolution adopted by City of Galesburg, Michigan, City Council at a regular meeting held on the 13<sup>th</sup> day of November, 2023 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with Act No. 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by this Act.



Lisa McNees, Clerk  
City of Galesburg

Attest:



Linda Marble, Mayor



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# BEST PRACTICES



revised September 2022



**Redevelopment Ready Communities® (RRC) is a voluntary technical assistance initiative offered through the Michigan Economic Development Corporation (MEDC) which empowers communities to shape their future by building a foundation of planning, zoning, and economic development best practices and integrating them into their everyday functions.**

Communities who engage in the RRC process commit to improving development readiness by agreeing to undergo a rigorous assessment and working locally to integrate the best practices as described in this document. Developed by public and private sector experts, the RRC Best Practices are the standard for evaluation. Each best practice addresses key elements of community and economic development. Evaluations are conducted by the RRC team through interviews, document review and data analysis. After the baseline assessment, a community is presented with a report that highlights successes and outlines recommended actions for implementation of the best practice criteria. The expectations listed with each evaluation criteria are

what a community is measured against to determine if that criteria is being accomplished. A community must demonstrate how the expectations are being achieved, and when applicable, may propose alternative approaches. To achieve the community's desired RRC level, a community must meet all applicable RRC Best Practice criteria.

Redevelopment Ready Communities® certification signals that a community has clear development policies and procedures, a community-supported vision, a predictable review process and compelling sites for developers to locate their latest projects. Communities who achieve Certified level gain access to a series of additional benefits, including the Redevelopment Services Team, a specialize team focused on supporting development opportunities for priority sites through site packaging and marketing efforts. These packaged sites are primed for new investment because they are located within a community that has effective policies, efficient processes and the broad community support needed to get shovels in the ground.

This handbook includes not only RRC Best Practice criteria and expectations for each level, but also helpful information on the process, key definitions, tips for integrating the best practices, and more.

Any questions can be directed to the RRC team at [rrc@michigan.org](mailto:rrc@michigan.org). Please visit [www.miplace.org/rrc](http://www.miplace.org/rrc) for more information on RRC.

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## RRC LEVELS: ESSENTIALS & CERTIFIED

Based on feedback from communities and other stakeholders, RRC offers two levels: “Essentials” and “Certified.” Communities can determine which level is most appropriate for their needs based on capacity, community goals and other local factors. Communities are encouraged to consult with their assigned community planner if they are unsure which level they would like to pursue. RRC understands that no two days are the same when it comes to running a local government; in recognition of that, communities can move between

levels if local considerations change.

Each best practice in this handbook includes expectations for Essentials and for Certified.

This allows for maximum transparency and easy comparison. In some cases, they are identical, but in many criteria, RRC Certified level includes additional expectations. Once a community determines the level it would like to achieve, it should focus on the appropriate expectations throughout this handbook.

### Purpose

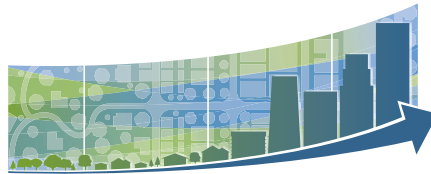
<b>ESSENTIALS</b>	Communities who have achieved Essentials status have all the key documents and practices in place to provide a predictable development experience and meet local planning and zoning responsibilities under Michigan law.
<b>CERTIFIED</b>	RRC Certified communities have integrated all the Best Practices into their local processes and proactively seek out community development opportunities while providing a predictable development experience.

### Best Practices

<b>ESSENTIALS</b>	Plans and Engagement [BP 1]; Zoning (partial) [BP 2]; Development Review (partial) [BP 3]; Boards and Commissions (partial) [BP 4].
<b>CERTIFIED</b>	Plans and Engagement [BP 1]; Zoning [BP 2]; Development Review [BP 3]; Boards and Commissions [BP 4]; Economic Development and Marketing [BP 5]; Redevelopment Ready Sites [BP 6].

### Benefits

<b>ESSENTIALS</b>	Access to assigned community planner, RRC library, RRC training opportunities, RRC technical assistance match funding opportunities, and other benefits as identified.
<b>CERTIFIED</b>	All Essentials level benefits, plus access to the Redevelopment Services Team, site marketing support, continued access to RRC technical assistance match funding opportunities, and other ever-evolving benefits such as free event registrations, social media and more.



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## RESOURCES

Communities who engage with the Redevelopment Ready Communities® program gain access to many tools and resources to support their efforts to align with the best practices.

### COMMUNITY PLANNER

Each RRC community has direct access to a community planner who can help guide them through the process. Planners are assigned regionally which provides an extra level of customization for the program. The assigned planner will handle all record keeping for the community's progress, conduct the baseline assessment and final certification assessment, connect the community with resources, review drafts, attend meetings as requested and more.

### RRC STATUS SYSTEM (TRELLO)

RRC uses an online system called Trello to provide real-time access to the community's RRC status and best practice progress. This free browser-based software allows the community to have a direct line of communication with the RRC team, upload items as they are completed, and organize its RRC workload to fit its capacity. Learn more about the system by going to [www.miplace.org/rrctrello](http://www.miplace.org/rrctrello).

### RRC LIBRARY

Over the years, RRC has collected examples of the many ways communities have been able to align with the RRC Best Practices. These have been compiled in the RRC library. Anyone can access the library by going to [www.miplace.org/rrclibrary](http://www.miplace.org/rrclibrary).

### RRC ONLINE TRAINING

RRC encourages communities to have multiple staff, elected and appointed officials complete the "RRC Best Practices Training Series" online. This free system provides an up-to-date overview of RRC and in-depth courses on each of the best practices. This is an especially great opportunity for planning commissions, councils, and DDAs to get some easy, flexible training. The more local officials and staff who are trained, the more effective RRC will be to the community over time as it integrates the best practices. Users can learn more and register for the system by going to [www.miplace.org/rrctraining](http://www.miplace.org/rrctraining).

### RRC TECHNICAL ASSISTANCE MATCH FUNDING

RRC understands that communities face financial realities, which can create challenges in funding projects which relate to RRC Best Practices. In recognition of that fact, RRC offers funding to assist communities in completing some RRC items. Common uses are updating plans, zoning ordinances and economic development/marketing plans. Funding is on a case-by-case basis and requires communities to have received a formal baseline report and have demonstrated progress in implementing recommendations from the baseline report. While parameters around this assistance are continually evolving, details on the current process and considerations can be found at [www.miplace.org/rrctamatch](http://www.miplace.org/rrctamatch).



## REDEVELOPMENT READY COMMUNITIES® FRAMEWORK

**The Redevelopment Ready Communities® process is guided by four pillars: guiding principles, mission, vision, and customer experience.** These help to provide a consistent yet customized experience for each community, factoring in differences such as population, existing development patterns, staff capacity, financial capacity, and other local challenges or strengths.

**RRC Guiding Principles:** These principles guide how RRC is designed and implemented at a programmatic and local level:

1. Community driven
2. Predictable
3. Implementable
4. Proactive
5. Equitable
6. Collaborative

### **Mission Statement**

RRC empowers communities to shape their future by building a foundation of planning, zoning, and economic development best practices and integrating them into their everyday functions.

### **Vision Statement**

A “Redevelopment Ready Community” has a clear vision for the future, established through collaborative community planning, and understands the actions and tools necessary to achieve that vision. It welcomes private

sector investment to support that vision via a customer service approach to development that is proactive and predictable. Early on, an applicant can easily find the information they need to understand the process, including how long it will likely take and what costs they can expect to incur. Once a project review is officially underway, it is guided by a detailed and documented internal review process. Decisions are made by staff and officials who regularly receive training and are informed on key concepts and trends. The community values continuous improvement and maintaining updated plans and processes.

### **Customer Experience Statement**

Communities engaged in RRC understand the long-term value of implementing the RRC Best Practices and can easily understand the process for reaching and maintaining certification. They build productive relationships with their community planner and access a wide range of resources throughout their experience ranging from the RRC baseline assessment to the RRC library, webinars, workshops and more. The planner connects the community not only with resources to reach certification, but also works to challenge norms and capture community development momentum at critical junctures which can lead to long-term prosperity. Community planners always welcome feedback and maintain an adaptive mindset to help the program evolve over time.



## WHAT ARE THE BEST PRACTICES?

### BEST PRACTICE 1: Plans & Engagement

Best Practice 1 evaluates community planning and how a community's redevelopment vision is embedded in the master plan, capital improvements plan, and downtown plan or corridor plan(s). It also assesses how a community identifies its stakeholders and engages them, not only during planning processes, but on a continual basis.

Comprehensive planning documents are a community's guiding framework for growth and investment. Information and strategies outlined in the plans are intended to serve as policy guidelines for local decisions about the physical, social, economic and environmental development of the community. The master plan is updated, at a minimum, every five years to provide a community with a current and relevant decision-making tool. The plan sets expectations for those involved in development, giving the public some degree of certainty about their vision for the future, while assisting the community in achieving its stated goals. An updated master plan is essential to articulating the types of development the community desires and the specific areas where the community will concentrate resources. Coordination between the master plan, capital improvements plan, and downtown plan or corridor plan(s) is essential. It is important that planning documents establish goals, implementation actions, timelines and responsible parties.

Public participation is the process by which a community consults with interested or affected stakeholders before making a decision. Communities have a large toolbox of ever-evolving options for how to solicit public participation ranging from time-tested (and required) tools such as public hearings and notices to more proactive activities such as open houses, social media, and surveys. A public participation plan is essential to formalize those efforts and outline how the public will be engaged throughout planning and development processes. Such a plan can help minimize disputes later in the development review process and ensure diverse and equitable stakeholder engagement.

### BEST PRACTICE 2: Zoning

Best Practice 2 evaluates a community's zoning ordinance and how it meets community goals, enables the form and type of development the community is seeking and includes modern approaches to zoning. Zoning is a key tool for plan implementation. Obsolete zoning regulations can discourage development and investment. Outdated regulations can force applicants to pursue rezoning or variance requests thus extending project timelines, increasing costs, and creating uncertainty. Communities should look to streamline requirements and regulate for the kind of development that is truly desired. Zoning should be used to shape inviting, walkable, vibrant communities, rather than inhibit them.

### BEST PRACTICE 3: Development Review

Best Practice 3 evaluates the community's development review policies and procedures to ensure they integrate predictability throughout. Unnecessary steps or unclear instructions increase time and expenses associated with development. Community leaders should look to simplify and clarify policies and increase efficiency to create an inviting development climate that is vital to attracting investment. To do this, sound internal procedures need to be in place and followed. Making information on the development review process and resources readily available assists applicants of all experience levels in understanding what they will need to know as they invest in the community.

### BEST PRACTICE 4: Boards & Commissions

Best Practice 4 assesses the tools a community has put in place to strengthen their boards and commissions. Diversity on boards and commissions can ensure a wide range of perspectives are considered when making decisions on development and financial incentives. Being intentional when a community conducts recruitment



## WHAT ARE THE BEST PRACTICES? *continued*

and orientation for newly appointed or elected officials and creates a solid foundation for the community to build upon. Additionally, communities that prioritize training and collaboration provide officials and staff with opportunities to expand their knowledge and ultimately make more informed decisions about land use and redevelopment issues.

### **BEST PRACTICE 5:** **Economic Development**

Best Practice 5 assesses the community's plans to strengthen its overall economic health and market itself to create community pride and increase investor confidence. Today, economic development means more than business attraction and retention. While business development is a core value, a community needs to include community development and talent in the overall equation for economic success. The goal of the economic development strategy is to identify initiatives and methods that will encourage diversity of the region's economic base, tap into opportunities for economic expansion and help to create a sustainable, vibrant community. Additionally, this best practice helps communities understand and deploy local economic development tools and incentives.

### **Marketing**

The ability to tell a community's story is an essential part of any economic development effort. To do this, communities must understand their existing assets, know their audience, and have consistent messaging. To coordinate these efforts internally and externally, Redevelopment Ready Communities® create formal marketing plans which help implement the community vision, values and goals.

### **BEST PRACTICE 6:** **Priority Redevelopment Sites**

Best Practice 6 assesses how a community identifies, envisions, and markets their priority redevelopment sites. Instead of waiting for developers to propose projects, Redevelopment Ready Communities® identify priority sites and prepare information to assist developers in finding opportunities that match the community's vision. Communities must think strategically about the redevelopment of properties and targeting investments in areas that can catalyze further development. For instance, identifying and marketing priority sites in obsolete, vacant and underutilized properties can assist a community in stimulating the real estate market. Additionally, engaging the public and understanding desired outcomes for priority sites create a predictable environment for development projects and reduce the risk of rejected development proposals. Post certification, the Redevelopment Services Team will be available to assist communities in identifying, packaging, and marking sites that can help the community implement their vision.

### **EXPECTATIONS**

The following pages provide more detail on each best practice, outlining criteria within each. The RRC team uses these expectations when working with communities to determine if the community's local processes align with the best practices. Communities are encouraged to carefully review the expectations when working on RRC-related items and reach out to their community planner with any questions.

# Best Practice 1: PLANS & PUBLIC ENGAGEMENT

## 1.1 Master Plan

Master plans establish a community vision through public engagement and identify how to implement that vision. The plan is an essential document that guides future development throughout the community, adding predictability and community support to the development process.

**CRITERIA:** The governing body has adopted a master plan in the past five years.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<ul style="list-style-type: none"> <li><input type="checkbox"/> The master plan reflects the community’s desired direction for the future.</li> <li><input type="checkbox"/> The master plan identifies strategies for priority redevelopment areas.</li> <li><input type="checkbox"/> The master plan addresses land use and infrastructure, including complete streets.</li> <li><input type="checkbox"/> The master plan includes a zoning plan.</li> <li><input type="checkbox"/> The master plan establishes goals, implementation actions, timelines and responsible parties.</li> <li><input type="checkbox"/> The master plan is accessible online.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The master plan reflects the community’s desired direction for the future.</li> <li><input type="checkbox"/> The master plan identifies strategies for priority redevelopment areas.</li> <li><input type="checkbox"/> The master plan addresses land use and infrastructure, including complete streets.</li> <li><input type="checkbox"/> The master plan includes a zoning plan.</li> <li><input type="checkbox"/> The master plan establishes goals, implementation actions, timelines and responsible parties.</li> <li><input type="checkbox"/> The master plan is accessible online.</li> <li><input type="checkbox"/> Progress on master plan implementation is assessed annually.</li> </ul>

## 1.2 Downtown or Corridor Plan

Downtowns and major corridors are economic engines for communities. Having a plan for these particular areas adds predictability for future development and can support local efforts to strengthen businesses and create a community gathering space.

**CRITERIA:** The governing body has adopted a downtown or corridor plan.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<ul style="list-style-type: none"> <li><input type="checkbox"/> The downtown or corridor plan identifies development area boundaries.</li> <li><input type="checkbox"/> The downtown or corridor plan clearly identifies priority projects.</li> <li><input type="checkbox"/> The downtown or corridor plan includes mixed-use and pedestrian-oriented development elements.</li> <li><input type="checkbox"/> The plan is available online.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The downtown or corridor plan identifies development area boundaries.</li> <li><input type="checkbox"/> The downtown or corridor plan clearly identifies priority projects.</li> <li><input type="checkbox"/> The downtown or corridor plan includes mixed-use and pedestrian-oriented development elements.</li> <li><input type="checkbox"/> The plan is available online.</li> </ul>

**NOTE:** For essential level, this best practice only applies in instances where the community has an active DDA or CIA TIF.

## 1.3 Capital Improvements Plan

Turning plans into action often requires capital investments. These plans, established under Michigan law, help coordinate these investments, which could include infrastructure, facilities, parks, technology and more.

**CRITERIA:** The governing body has adopted a capital improvements plan.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<ul style="list-style-type: none"> <li><input type="checkbox"/> The capital improvements plan details a minimum of six years (beginning with the current year) of public structures and improvements and is updated annually.</li> <li><input type="checkbox"/> The capital improvements plan coordinates projects to minimize construction costs.</li> <li><input type="checkbox"/> The capital improvements plan coordinates with adopted community plans and the budget.</li> <li><input type="checkbox"/> The capital improvements plan is accessible online.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The capital improvements plan details a minimum of six years (beginning with the current year) of public structures and improvements and is updated annually.</li> <li><input type="checkbox"/> The capital improvements plan coordinates projects to minimize construction costs.</li> <li><input type="checkbox"/> The capital improvements plan coordinates with adopted community plans and the budget.</li> <li><input type="checkbox"/> The capital improvements plan is accessible online.</li> </ul>

## 1.4 Public Participation Plan

Public participation plans help communities establish clear expectations for public engagement, ensuring all groups are represented in decision making processes.

**CRITERIA:** The community has a public participation plan for engaging a diverse set of community stakeholders.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<ul style="list-style-type: none"> <li><input type="checkbox"/> The plan identifies key stakeholders, including those not normally at the visioning table.</li> <li><input type="checkbox"/> The plan describes public participation methods and the appropriate venue to use each method.</li> <li><input type="checkbox"/> The plan includes the use of both traditional and proactive engagement methods.</li> <li><input type="checkbox"/> The plan identifies how the community will report out results of engagement efforts.</li> <li><input type="checkbox"/> The community reviews and updates the plan on a regular basis.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The plan identifies key stakeholders, including those not normally at the visioning table.</li> <li><input type="checkbox"/> The plan describes public participation methods and the appropriate venue to use each method.</li> <li><input type="checkbox"/> The plan includes the use of both traditional and proactive engagement methods.</li> <li><input type="checkbox"/> The plan identifies how the community will report out results of engagement efforts.</li> <li><input type="checkbox"/> The community reviews and updates the plan on a regular basis.</li> <li><input type="checkbox"/> The community provides an update on engagement activity to the governing body at least annually.</li> </ul>

# Best Practice 2: ZONING

## 2.1 Alignment with Master Plan

Under Michigan law, zoning ordinances must be based on an adopted master plan. Ensuring such coordination reduces uncertainty and risk for development.

**CRITERIA:** The governing body has adopted a zoning ordinance that aligns with the goals of the current master plan.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The community has evaluated the master plan's recommendations to determine if changes to the zoning map or ordinance are needed.	<input type="checkbox"/> The community has evaluated the master plan's recommendations to determine if changes to the zoning map or ordinance are needed. <input type="checkbox"/> The community has made updates to the zoning ordinance to align with the goals and zoning recommendations from the master plan.

## 2.2 Accessibility and User-friendliness

Adding user-friendly components to the zoning ordinance can make it easier to understand, thus removing an initial barrier that disproportionately impacts local, small-scale, and first-time applicants.

**CRITERIA:** The zoning ordinance is accessible and user-friendly.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The ordinance and zoning map are accessible online.	<input type="checkbox"/> The ordinance and zoning map are accessible online. <input type="checkbox"/> The ordinance portrays clear definitions and requirements. <input type="checkbox"/> The ordinance includes graphics, tables or charts.

## 2.3 Concentrated Development

Allowing for areas of context-sensitive concentrated development provides myriad benefits including enabling pedestrian mobility, providing a sense of place, generating fiscal stability for communities, and leveraging existing infrastructure.

**CRITERIA:** The zoning ordinance provides for areas of concentrated development in appropriate locations and encourages the type and form of development desired.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The ordinance allows mixed-use buildings by-right in designated areas of concentrated development.  The ordinance requires <b>ONE</b> or more of the following elements in areas of concentrated development: <ul style="list-style-type: none"> <li><input type="checkbox"/> Build-to lines</li> <li><input type="checkbox"/> Open store fronts</li> <li><input type="checkbox"/> Outdoor dining</li> <li><input type="checkbox"/> Minimum ground floor transparency</li> <li><input type="checkbox"/> Front-facing doorways</li> <li><input type="checkbox"/> Parking located in the rear of the building</li> <li><input type="checkbox"/> Walk-up windows</li> <li><input type="checkbox"/> Public art program</li> <li><input type="checkbox"/> Temporary or permanent parklets</li> </ul>	<input type="checkbox"/> The ordinance allows mixed-use buildings by-right in designated areas of concentrated development.  The ordinance requires <b>TWO</b> or more of the following elements in areas of concentrated development: <ul style="list-style-type: none"> <li><input type="checkbox"/> Build-to lines</li> <li><input type="checkbox"/> Open store fronts</li> <li><input type="checkbox"/> Outdoor dining</li> <li><input type="checkbox"/> Minimum ground floor transparency</li> <li><input type="checkbox"/> Front-facing doorways</li> <li><input type="checkbox"/> Parking located in the rear of the building</li> <li><input type="checkbox"/> Walk-up windows</li> <li><input type="checkbox"/> Public art program</li> <li><input type="checkbox"/> Temporary or permanent parklets</li> </ul>

## 2.4 Housing Diversity

Having an ordinance which clearly allows for diverse housing types creates unique neighborhoods, provides lifestyle options for residents of all ages and income levels, helps attract talent, and provides flexibility for meeting market demand.

**CRITERIA:** The zoning ordinance allows for a variety of housing options.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
The ordinance allows for <b>TWO</b> or more of the following housing types by-right: <ul style="list-style-type: none"> <li><input type="checkbox"/> Accessory dwelling units (ADU)</li> <li><input type="checkbox"/> Townhouses/rowhouses</li> <li><input type="checkbox"/> Triplexes</li> <li><input type="checkbox"/> Quadplexes</li> <li><input type="checkbox"/> 6-plexes</li> <li><input type="checkbox"/> Commercial</li> <li><input type="checkbox"/> Stacked flats</li> <li><input type="checkbox"/> First-floor residential with commercial</li> <li><input type="checkbox"/> Residential above commercial</li> <li><input type="checkbox"/> Micro units</li> <li><input type="checkbox"/> Cottage housing/bungalow courts</li> <li><input type="checkbox"/> Tiny houses</li> </ul>	The ordinance allows for <b>THREE</b> or more of the following housing types by-right: <ul style="list-style-type: none"> <li><input type="checkbox"/> Accessory dwelling units (ADU)</li> <li><input type="checkbox"/> Townhouses/rowhouses</li> <li><input type="checkbox"/> Triplexes</li> <li><input type="checkbox"/> Quadplexes</li> <li><input type="checkbox"/> 6-plexes</li> <li><input type="checkbox"/> Commercial</li> <li><input type="checkbox"/> Stacked flats</li> <li><input type="checkbox"/> First-floor residential with commercial</li> <li><input type="checkbox"/> Residential above commercial</li> <li><input type="checkbox"/> Micro units</li> <li><input type="checkbox"/> Cottage housing/bungalow courts</li> <li><input type="checkbox"/> Tiny houses</li> </ul>

## 2.5 Parking Flexibility

The cost and space consumed by parking can make or break a project financially. Providing flexible options for parking allows for creative and context-sensitive solutions in communities of all sizes and reduces the negative impacts excessive parking can have on a community’s sense of place.

**CRITERIA:** The zoning ordinance includes flexible parking requirements.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<p>The ordinance includes regulations for <b>TWO</b> or more of the following tools approved either administratively or by the planning commission:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Reduction or elimination of required parking when on-street or public parking is available</li> <li><input type="checkbox"/> Connections between parking lots</li> <li><input type="checkbox"/> Shared parking agreements</li> <li><input type="checkbox"/> Parking maximums</li> <li><input type="checkbox"/> Elimination of parking minimums</li> <li><input type="checkbox"/> Parking waivers</li> <li><input type="checkbox"/> Electric vehicle charging stations</li> <li><input type="checkbox"/> Bicycle parking</li> <li><input type="checkbox"/> Payment in lieu of parking</li> <li><input type="checkbox"/> Reduction of required parking for complementary mixed uses</li> <li><input type="checkbox"/> Banked/deferred parking</li> </ul>	<p>The ordinance includes regulations for <b>THREE</b> or more of the following tools approved either administratively or by the planning commission:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Reduction or elimination of required parking when on-street or public parking is available</li> <li><input type="checkbox"/> Connections between parking lots</li> <li><input type="checkbox"/> Shared parking agreements</li> <li><input type="checkbox"/> Parking maximums</li> <li><input type="checkbox"/> Elimination of parking minimums</li> <li><input type="checkbox"/> Parking waivers</li> <li><input type="checkbox"/> Electric vehicle charging stations</li> <li><input type="checkbox"/> Bicycle parking</li> <li><input type="checkbox"/> Payment in lieu of parking</li> <li><input type="checkbox"/> Reduction of required parking for complementary mixed uses</li> <li><input type="checkbox"/> Banked/deferred parking</li> </ul>

## 2.6 Green Infrastructure

Integrating green infrastructure can reduce infrastructure and maintenance costs, provide opportunities for recreation and physical activity, reduce exposure to harmful substances, advance placemaking goals, improve safety, promote community identity and a sense of well-being, and provide economic benefits.

CRITERIA: The zoning ordinance includes standards for green infrastructure.	
ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
N/A	<p>The ordinance includes regulations for <b>THREE</b> or more of the following:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Low impact development techniques (rain gardens, bioswales, etc.)</li> <li><input type="checkbox"/> Rain water collection (blue roofs, cisterns, water harvesting, stormwater vaults, etc.)</li> <li><input type="checkbox"/> Green roofs</li> <li><input type="checkbox"/> Permeable pavement</li> <li><input type="checkbox"/> Steep-slope protections</li> <li><input type="checkbox"/> Street-tree planting standards</li> <li><input type="checkbox"/> Tree preservation or replacement standards</li> <li><input type="checkbox"/> Parking lot internal landscaping standards</li> <li><input type="checkbox"/> Open space preservation development (i.e., cluster housing)</li> <li><input type="checkbox"/> Required native or low-maintenance plantings</li> <li><input type="checkbox"/> Renewable energy</li> <li><input type="checkbox"/> Buffering standards around water bodies or other natural resources</li> <li><input type="checkbox"/> Off-site stormwater regulations allowing site developers to participate in district-scale stormwater management plans</li> </ul>

# Best Practice 3: DEVELOPMENT REVIEW

## 3.1 Defined Processes

Clearly defined development review processes provide predictability for investments big and small.

**CRITERIA:** The zoning ordinance includes clear steps for major development review processes.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> Processes for site plan review, special land use, rezoning, variances, and text amendments are clearly laid out in the zoning ordinance.	<input type="checkbox"/> Processes for site plan review, special land use, rezoning, variances, and text amendments are clearly laid out in the zoning ordinance.
<input type="checkbox"/> Development review standards are clearly defined.	<input type="checkbox"/> Development review standards are clearly defined.

## 3.2 Point of Contact

Having a clearly identified point of contact helps communities offer positive and personalized service which builds a foundation for a predictable development review experience.

**CRITERIA:** The community has clearly identified a point of contact for development review activities.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The community has an identified development review point of contact, which is clearly indicated on the website.	<input type="checkbox"/> The community has an identified development review point of contact, which is clearly indicated on the website.

## 3.3 Conceptual Review

Conceptual review meetings offer a chance for early, informal review of proposed projects. This helps avoid costly mistakes or delays later in the process.

**CRITERIA:** The community defines and offers conceptual review meetings for applicants.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The community advertises online that conceptual site plan review meetings are available.	<input type="checkbox"/> The community advertises online that conceptual site plan review meetings are available.
	<input type="checkbox"/> The community has clearly defined expectations posted online and a checklist to be reviewed at conceptual meetings.

## Best Practice 3: DEVELOPMENT REVIEW *continued*

### 3.4 Internal Review Process

Clearly documenting the internal review process provides predictability and consistency in the development review process. It also ensures that processes can continue in the event of staff turnover.

**CRITERIA:** The community has a clearly documented internal staff review policy.

#### ESSENTIALS EXPECTATIONS

The internal review process addresses the following:

- Key steps of the application from submittal to issuing of the permit
- Timelines
- Identifies who reviews applications
- Identifies approval standards

#### CERTIFIED EXPECTATIONS

The internal review process addresses the following:

- Key steps of the application from submittal to issuing of the permit
- Timelines
- Identifies who reviews applications
- Identifies approval standards
- The community has established a joint review team.

### 3.5 Approval Authority

Approving permitted uses at the planning commission or staff level allows faster approval and respects the administrative nature of development review.

**CRITERIA:** The community streamlines the approval process by using administrative and planning commission approval authority.

#### ESSENTIALS EXPECTATIONS

- Site plans for permitted uses are approved administratively or by the planning commission.

#### CERTIFIED EXPECTATIONS

- Site plans for permitted uses are approved administratively or by the planning commission.
- Permitted uses do not require a formal public hearing (but allow for public comment and other engagement as deemed necessary).

### 3.6 Fee Schedule

Having a fee schedule allows an applicant to clearly understand their likely costs upfront, reducing surprises further in the process.

**CRITERIA:** The community maintains a fee schedule.

#### ESSENTIALS EXPECTATIONS

- The fee schedule is available online in an easy-to-find location.

#### CERTIFIED EXPECTATIONS

- The fee schedule is available online in an easy-to-find location.
- The fee schedule is reviewed annually and updated as needed.

# Best Practice 3: DEVELOPMENT REVIEW *continued*

## 3.7 Payment Methods

Clearly identifying methods of payment reduces uncertainty. Communities that accept credit cards offer a highly sought after, modern option that adds flexibility.

CRITERIA: The community offers clear methods of payment.	
ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The community clearly indicates on its website accepted method(s) of payment for development fees.	<input type="checkbox"/> The community clearly indicates on its website accepted method(s) of payment for development fees.  <input type="checkbox"/> The community accepts credit card payment for development fees.

## 3.8 Access to Information

Having key information and forms available online (or organized into a guide) reduces the number of questions the point of contact will need to address and increases the likelihood of a successful development review experience from the beginning.

CRITERIA: The community makes development review information and forms readily available online.	
ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
The community’s website includes the following essential items: <ul style="list-style-type: none"> <li><input type="checkbox"/> Zoning ordinance</li> <li><input type="checkbox"/> Meeting information</li> <li><input type="checkbox"/> Application(s) for site plan</li> <li><input type="checkbox"/> Special land use, rezoning, variance</li> <li><input type="checkbox"/> Zoning text amendment and zoning permits</li> <li><input type="checkbox"/> Fee schedule</li> <li><input type="checkbox"/> Conceptual meeting availability</li> </ul>	The community has compiled a “Guide to Development,” which includes the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Relevant contact information</li> <li><input type="checkbox"/> Relevant meeting schedules; flowcharts of development review processes</li> <li><input type="checkbox"/> Conceptual meeting procedures</li> <li><input type="checkbox"/> Relevant ordinances to review prior to application submission</li> <li><input type="checkbox"/> Applications for all major development review processes (at least site plans, special land-uses, variances, and rezoning)</li> <li><input type="checkbox"/> Explanation of approval authority for development review processes</li> <li><input type="checkbox"/> Fee schedule</li> <li><input type="checkbox"/> Special meeting procedures</li> <li><input type="checkbox"/> Financial assistance tools</li> <li><input type="checkbox"/> Design standards and other local guidelines</li> <li><input type="checkbox"/> Information on building processes and contacts</li> </ul> <input type="checkbox"/> The “Guide to Development” is available online.

# Best Practice 3: DEVELOPMENT REVIEW *continued*

## 3.9 Project Tracking

Having a consistent tracking system keeps staff and applicants informed of a project’s development review status. It also ensures continuity in the event of staff turnover or absences.

**CRITERIA:** The community has a method to track development projects.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
N/A	<input type="checkbox"/> The community uses a tracking mechanism for projects during the development process, from application to permit.

# Best Practice 4: BOARDS & COMMISSIONS

## 4.1 Recruitment Process

Having clear and accessible recruitment and appointment procedures reduces barriers to attracting candidates for boards and commissions.

CRITERIA: The community has a clear recruitment and appointment process.	
ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> Board and commission applications are available online.	<input type="checkbox"/> Board and commission applications are available online. <input type="checkbox"/> The community has clearly documented the process for board and commission appointments online.

## 4.2 Expectations and Interests

Providing clear expectations on what being a board member entails (and helpful background to have) helps candidates understand which board may best fit their experience and capacity.

CRITERIA: The community sets expectations for board and commission positions.	
ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The community outlines expectations for board and commission positions.	<input type="checkbox"/> The community outlines expectations for board and commission positions. <input type="checkbox"/> The community identifies associated interests and background for board and commission positions.

## 4.3 Orientation

Ensuring recently elected or appointed officials have the information they need to perform their new duties makes the development review process more predictable.

CRITERIA: The community provides orientation material to all appointed and elected members of development-related boards and commissions.	
ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The orientation materials include all relevant planning, zoning and development information.	<input type="checkbox"/> The orientation materials include all relevant planning, zoning and development information.

## 4.4 Bylaws

Bylaws provide predictability for board proceedings and, therefore, the development review experience.

CRITERIA: The community has bylaws for appointed development-related boards and commissions.	
ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The community has adopted bylaws for appointed development-related boards and commissions. <input type="checkbox"/> The bylaws are available online.	<input type="checkbox"/> The community has adopted bylaws for appointed development-related boards and commissions. <input type="checkbox"/> The bylaws are available online.

## Best Practice 4: BOARDS & COMMISSIONS *continued*

### 4.5 Planning Commission Annual Report

All planning commissions in Michigan must issue an annual report as outlined in the MPEA. This is also a great opportunity to assess past activity and communicate with other boards.

**CRITERIA:** The community issues a planning commission annual report.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The planning commission prepares an annual report for the governing body.	<input type="checkbox"/> The planning commission prepares an annual report for the governing body.

### 4.6 Training Plan

Developing a training plan identifies opportunities, expectations, and goals that are aligned with the community's plans, needs, and capacity. This working document addresses training needs and desires of current board and commission members.

**CRITERIA:** The community has a documented training plan.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
<input type="checkbox"/> The plan identifies training goals and expectations. <input type="checkbox"/> The plan identifies funding sources. <input type="checkbox"/> The plan identifies how training participants share outcomes with other officials and staff. <input type="checkbox"/> The plan identifies how the community consistently encourages training. <input type="checkbox"/> The plan is reviewed every two years.	<input type="checkbox"/> The plan identifies training goals and expectations. <input type="checkbox"/> The plan identifies funding sources. <input type="checkbox"/> The plan identifies how training participants share outcomes with other officials and staff. <input type="checkbox"/> The plan identifies how the community consistently encourages training. <input type="checkbox"/> The plan is updated annually.

### 4.7 Joint Meetings

Joint meetings offer opportunity for direct collaboration between officials to ensure the community's board are rowing in the same direction.

**CRITERIA:** The community holds joint meetings with boards and commissions.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
N/A	<input type="checkbox"/> The community holds collaborative work sessions, meetings, trainings or other joint events at least annually.

# Best Practice 5: ECONOMIC DEVELOPMENT & MARKETING

## 5.1 Economic Development Strategy

More than ever, communities and their partners must understand how to leverage their strengths and address their challenges in a competitive market for talent and investment. A local economic development strategy guides those efforts.

**CRITERIA:** The community has approved an economic development strategy.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
N/A	<ul style="list-style-type: none"> <li><input type="checkbox"/> The economic development strategy identifies the economic opportunities and challenges of the community.</li> <li><input type="checkbox"/> The strategy addresses activities related to key economic development initiatives including business and talent attraction/retention, education and infrastructure.</li> <li><input type="checkbox"/> The economic development strategy defines specific goals, actions, timelines and responsible parties for implementation.</li> <li><input type="checkbox"/> The economic development strategy coordinates with a regional economic development strategy.</li> <li><input type="checkbox"/> The economic development strategy is accessible online.</li> <li><input type="checkbox"/> Progress on the economic development strategy is reported annually to the governing body.</li> </ul>

## 5.2 Incentive Tools

Clearly identifying locally available economic development tools ensures the most efficient use of local resources to encourage development that the community desires. Having process documentation and application materials available assists potential applicants in understanding how to leverage local tools.

**CRITERIA:** The community has identified local economic development tools.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
N/A	<input type="checkbox"/> The community's identified local economic development tools are outlined online. <i>*Financial and non-financial examples below</i> <input type="checkbox"/> The process for accessing the local economic development tools, and application materials (if applicable) are available online.

### FINANCIAL AND NON-FINANCIAL EXAMPLES

Financial	Non-financial
Façade improvement programs	Density bonuses
Housing incentive programs	Design assistance (financial or non)
Infrastructure improvements	Expedited review process
Industrial facilities tax exemption	Height bonuses
Land disposition policies which allow for a reduced sale price	Infrastructure advantages
Local or county brownfield TIF	Off-street parking reductions (project specific)
Local small business support loans	Pre-approved building plans
Neighborhood enterprise zones	Reduced setbacks
PILOTs (payment in lieu of taxes)	Resource connections
Revolving loan fund	Workforce training
Site prep	
Tax abatements (Industrial, OPRA, Commercial rehab, etc.)	
Waived local fees (development review, utility connections, etc.)	

## 5.3 Marketing Plan

Marketing and branding are essential tools for promoting a community’s assets and unique attributes. A marketing plan establishes goals and strategies for how a community should partner locally to build a consistent brand, tell their unique story, and attract new residents, visitors, businesses, and development.

**CRITERIA:** The community has a documented marketing plan.

ESSENTIALS EXPECTATIONS	CERTIFIED EXPECTATIONS
N/A	<ul style="list-style-type: none"> <li><input type="checkbox"/> The marketing plan conducts an inventory of existing assets, including visual, online, and physical resources.</li> <li><input type="checkbox"/> The marketing plan defines specific goals, strategies and tactics to attract businesses and investment including audiences, messaging, and primary delivery methods.</li> <li><input type="checkbox"/> The marketing plan identifies approaches to market priority development sites.</li> <li><input type="checkbox"/> The marketing plan aligns marketing efforts with local, regional and state partners.</li> <li><input type="checkbox"/> The marketing plan identifies core branding elements that provide a consistent community image including: tagline; simple logo(s); primary color palette; primary typefaces; and a collection of community photos.</li> </ul>

# POST CERTIFICATION APPENDIX

## Best Practice 6: REDEVELOPMENT READY SITES®

Best Practice 6 is intended to be a post-certification best practice. As such, communities are strongly encouraged to complete Best Practices 1–5 before attempting to complete this best practice. Communities who complete the other best practices are far more prepared to realize positive outcomes from this best practice and will receive direct support from the Redevelopment Service Team to implement this best practice for the community’s priority sites. All RRC Certified communities are expected to

implement this best practice following certification.

The expectations are provided in this handbook in the interest of transparency, so communities know what to expect post-certification. This information also serves to support communities who may not be pursuing certification but would still like guidance on priority site redevelopment best practices. Communities on the path to Essentials level do not need to complete this best practice.

### 6.1 Prioritize Sites

**CRITERIA:** The community identifies and prioritizes redevelopment sites.

#### CERTIFIED EXPECTATIONS

- The community maintains an updated list of at least three priority sites.

### 6.2 Basic Information

**CRITERIA:** The community gathers basic information for at least three priority sites.

#### CERTIFIED EXPECTATIONS

Required information to include:

- |  |  |
|--|--|
| <input type="checkbox"/> Photo of the site and/or rendering                        | <input type="checkbox"/> Building size               |
| <input type="checkbox"/> Desired development outcomes for the site                 | <input type="checkbox"/> State equalized value       |
| <input type="checkbox"/> Owner contact information                                 | <input type="checkbox"/> Utility contact information |
| <input type="checkbox"/> Community contact information                             | <input type="checkbox"/> Zoning                      |
| <input type="checkbox"/> Utilities on site: water, sewer, electricity, natural gas | <input type="checkbox"/> Lot size                    |
| <input type="checkbox"/> Wired broadband infrastructure: DSL, cable, fiber         |  |

### 6.3 Vision

**CRITERIA:** The community has developed a vision for at least three priority sites.

#### CERTIFIED EXPECTATIONS

- The vision includes desired development outcomes.
- Community champions for redevelopment of the site are identified.
- High controversy redevelopment sites may require additional public engagement as identified in the public participation plan.
- The master plan and zoning ordinance have been reviewed for any updates needed to support the site vision.

# POST CERTIFICATION APPENDIX

## Best Practice 6: REDEVELOPMENT READY SITES® *continued*

### 6.4 Potential Resources

**CRITERIA:** The community identifies potential resources and incentives for at least three priority sites.

#### CERTIFIED EXPECTATIONS

The community identifies negotiable development tools, financial incentives, and/or in-kind support, based on the project meeting the community's vision and desired development outcomes. Examples include:

- |   |   |
|---|---|
| <input type="checkbox"/> Density bonuses        | <input type="checkbox"/> Expedited approval process |
| <input type="checkbox"/> Local grants and loans | <input type="checkbox"/> Waived fees                |
| <input type="checkbox"/> Abatements             | <input type="checkbox"/> State incentives           |

### 6.5 Property Information Package

**CRITERIA:** The community assembles a property information package for at least one priority site.

#### CERTIFIED EXPECTATIONS

The property information package includes all basic information, site vision, financial incentives and the following (as applicable):

- |   |  |
|---|--|
| <input type="checkbox"/> Deed restrictions  | <input type="checkbox"/> Property tax assessment information |
| <input type="checkbox"/> Property survey  | <input type="checkbox"/> Previous uses                       |
| <input type="checkbox"/> Known environmental and/or contamination conditions            | <input type="checkbox"/> Existing conditions report          |
| <input type="checkbox"/> Soil conditions  | <input type="checkbox"/> Demographic data                    |
| <input type="checkbox"/> Planned infrastructure improvements (as identified in the CIP) | <input type="checkbox"/> Surrounding amenities               |
| <input type="checkbox"/> GIS information including site location and street maps        | <input type="checkbox"/> Natural features map                |
| <input type="checkbox"/> Traffic studies  | <input type="checkbox"/> Target market analysis              |
| <input type="checkbox"/> Market feasibility studies                                     | <input type="checkbox"/> Special zone/district status        |

### 6.6 Marketing

**CRITERIA:** Prioritized redevelopment sites are actively marketed.

#### CERTIFIED EXPECTATIONS

- The sites and property information package(s) are marketing in accordance with the community's marketing strategy.

# RRC Best Practices references, glossary, and notes

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## BEST PRACTICE 1: PLANS & ENGAGEMENT

### Related Laws

[Michigan Planning Enabling Act \(PA 33 of 2008\)](#)

[Tax Increment Financing Act \(PA 57 of 2018\)](#)

[Michigan Open Meetings Act \(PA 267 of 1976\)](#)

[Open Meetings Act Handbook](#)

### RRC Guides

[Master Plan Update Guide](#)

[Capital Improvements Guide](#)

[Public Participation Plan Guide](#)

See other related resources in the [RRC Library](#)

### Definitions

**1.1–Annual Progress Reporting:** Annual progress reporting is the act of a community reviewing the plan’s goals and actions at least annually and determining where they stand on achieving those goals and actions. It can be done in many ways including a report, joint meeting, presentation, memo, etc.

**1.2–Downtown:** A community’s principal downtown is one with a grouping of 20 or more contiguous commercial parcels or property that include multi-story buildings of historical or architectural significance. The area must have been zoned, planned, built, or used for commercial purposes for more than 50 years. The area must primarily consist of zero-lot-line development, have pedestrian-friendly infrastructure and an appropriate mix of businesses and services.

**1.2–Corridor:** A high impact corridor or gateway offers unique connectivity and connections to downtowns, new economic opportunities, safe and sustainable transportation, and improvement in a community’s quality of life. A corridor includes one or more routes that connect to economic activity, and often forms boundaries between neighborhoods and communities. Communities without a traditional downtown and communities with a significant corridor in their boundaries will be evaluated with these criteria.

**1.4–Traditional Engagement Methods:** In general, these methods are one-way communication tools. Common, and often legally required methods include public meetings, public comment periods and hearings, newspaper postings, website postings, attachments to bills, announcements at meetings and fliers at the community office.

**1.4–Proactive Engagement Methods:** Proactive engagement methods are initiated by the community/consultant and typically foster two-way communication between the community and stakeholders. Examples include (but are not limited to): social media, community workshops, one-on-one interviews, focus groups, crowdsourcing, canvassing, and individual mailings (not counting those which are legally required).

## BEST PRACTICE 2: ZONING

### Related Laws

[Michigan Zoning Enabling Act \(PA 110 of 2006\)](#)

### RRC Guides

[Guide to Zoning Reform: Downtowns and Adjacent Neighborhoods](#)

[Guide to Zoning Reform: Commercial Corridors and Shopping Centers](#)

See other related resources in the [RRC Library](#)

### Definitions

**2.3– Concentrated Development:** An area with high density (i.e., downtown or corridor).

**2.3– Build-to Lines:** A zoning ordinance standard that regulates how far back a building must sit from the street or public right-of-way (ROW). Not only do build-to lines achieve planned street patterns, but they are a strong placemaking provision that supports the pedestrian experience. Build-to lines are most effective when they mimic the street wall of a community's historic buildings or are between 0–10 feet from the public right-of-way.

**2.3– Minimum Ground Floor Transparency:** Local zoning requirements setting a minimum percentage of the first floor which must have some type of transparent material. This allows for activity in the building to be seen from the outside, adding to the pedestrian experience.

**2.3– Mixed-use Buildings:** This is specifically referring to buildings that include residential space as well as non-residential space. Sometimes referred to as vertical mixed-use development.

**2.3– Open Store Fronts:** A design/development practice that assists ground-floor uses to expand commercial activity outdoors. This can often consist of a walk-up window for taking/delivering orders or garage doors that create a larger façade opening to invite pedestrians in. *Note: Open store fronts differ from open-air businesses as open-air businesses do not have a full enclosure or principal building.*

**2.4– Accessory Dwelling Units:** Separate living space within a house (attached accessory dwelling unit) or on the same property as an existing house (detached accessory dwelling unit).

**2.4– Cottage Housing:** Generally defined as a grouping of small, single family dwelling units clustered around a common area and developed with a coherent plan for the entire site.

**2.4– Micro Units:** Apartment-style units which are 400 square feet in size or less.

**2.4– Stacked Flats:** Multi-family building with one unit at ground level and one above. Occupants for the second-floor units climb stairs to get to their homes, but once there, no additional stairs.

**2.4– Tiny Houses:** A detached housing unit under 400 square feet. Local regulations may place additional standards such as connection to utilities or anchoring to the ground.

**2.4– Townhouses/Rowhouses:** A building containing three or more attached dwelling units. Typically, these dwelling units directly face the street, share common walls and occupants will own or rent all the space from the ground to roof. These units are not typically stacked.

**2.5– Banked/Deferred Parking:** A local zoning tool which allows communities to conditionally waive the required parking but still reserve space on the site for future parking if later determined to be needed.

**2.5– Payment in Lieu of Parking:** A local tool which allows new development to pay into a local fund designated to address parking needs.

**2.6– Blue Roofs:** A roof design explicitly intended to store water, typically rainfall.

**2.6– Pervious Pavement:** Pervious pavement creates a very porous medium that allows water to drain to the underlying soils.

**2.6– Open Space Preservation Development:** Allows for the developer to smaller residential lots on a portion of a development site and the remaining area is preserved as natural or recreational open space. This results in less disturbed space and a design that is more efficient for the provision of infrastructure. Sometimes referred to a cluster housing.

**2.6– Renewable Energy:** Examples include wind, solar, passive solar and solar gardens.

## BEST PRACTICE 3: DEVELOPMENT REVIEW

### Related Laws

[Michigan Zoning Enabling Act \(PA 110 of 2006\)](#)

### RRC Guides

[Guide to making a “Guide to Development”](#)

See other related resources in the [RRC Library](#)

### Definitions

**3.1–Development Review:** For the purposes of RRC Best Practices, development review means any defined development approval processes at the local level. This commonly includes site plan review, special land use, variances, rezoning, and text amendments. Depending on local laws, it may also include conditional land uses, conditional rezoning, cluster housing, planned unit developments (PUDs), etc.

**3.1–Site Plan Review:** Most common type of development request. Site plans are required for most uses (exceptions vary by community). Site plans allow local staff and officials to assess a proposed development to determine its alignment with the zoning ordinance.

**3.1–Rezoning Request:** Request to change the zoning district on the official zoning map for a parcel(s) of land. A legislative action which requires approval by the governing body.

**3.1–Variance Request:** A request to allow for uses that may not meet the full intent of the zoning designation. Approved by the Zoning Board of Appeals.

**3.1 –Special Land Use:** A use that requires more review criterion under a zoning designation. Some older zoning ordinances may refer to these as conditional uses.

**3.3–Conceptual Site Plan Review:** A meeting designed to provide an applicant with the opportunity to identify significant issues that could affect the basic design and feasibility of the project. Early discussions with the community will help the applicant make informed decisions about their application and avoid unnecessary processing delays. Conceptual meetings

can assist with understanding the application process, confirming what, if any, permits or licenses are needed, guiding an application to resources, determining application requirements, and identification of potential issues surrounding the project.

**3.4–Internal Review Process:** This refers to the “behind-the-scenes” process which happens between submitting the development review application and a final decision by the community.

**3.5–Administrative Approval:** A local process where the Zoning Administrator may directly approve development review applications. Commonly seen for single and two-family homes, expansions, and other small development requests.

**3.5–Public Hearing:** A formal public event specific to a particular project which requires formal notification and other components as required under state and local laws. A public hearing is different than the public comment period commonly found at the beginning all public meetings.

**3.8–Financial Assistance Tools:** Economic development programs, grants, loans, bonds, etc.

**3.8–Special Meetings:** Special meetings allow an applicant to request a meeting sooner than the regularly scheduled meeting for a public body. Communities often charge a fee to cover public noticing and other costs. Communities are not required to offer special meetings.

**3.9–Tracking System:** A record keeping process which records key steps of the development review process and allows the community to quickly determine the status of an application and next steps. Complexity varies by community based on needs and capacity.

### Other Notes

**3.9–Tracking Applicability:** This best practice criteria applies for all steps of the development review process where the community has direct control over the application.

## BEST PRACTICE 4: BOARDS & COMMISSIONS

### Related Laws

[Michigan Planning Enabling Act \(PA 33 of 2008\)](#)

### RRC Guides

[Training Strategies & Resources Guide](#)

See other related resources in the [RRC Library](#)

### Definitions

**4.2–Expectations:** A clear indication of how much time and effort a position will require. This is independent of background. Common topics include meeting times, time to prepare for meetings, new or ongoing training standards, and major responsibilities of the board.

**4.2–Skill-sets:** Background and experience with is desirable for board members to help them “hit the ground running.” This can also help communities build boards with diverse backgrounds and assist with selecting a candidate in the event there are more applicants than positions.

**4.3–Orientation:** Action taken by community staff or officials to help new officials on boards and commissions understand their role; ideally this occurs prior to their first meeting.

**4.4–Bylaws:** A set of rules adopted by an organization chiefly for the government of its members and the regulation of its affairs. Michigan law requires bylaws for certain local boards and commissions.

**4.6–Joint Meeting:** A meeting, event, workshop, training, or other gathering where two or more boards gather to discuss or participate in activities of mutual interest.

### Other Notes

**Applicability**—Unless otherwise specified, each Best Practice 4 criteria applies to all community boards and commissions directly responsible for planning, zoning, development review and economic development. This commonly includes the governing body, planning commission, downtown development authority (DDA), and Zoning Board of Appeals (ZBA) in most communities. It may also include the historic district commission (HDC), local brownfield development authority, local development commission (LDC) and more depending on local circumstances.

## BEST PRACTICE 5: ECONOMIC DEVELOPMENT & MARKETING

### RRC Guides

[Economic Development Strategy Guide](#)

[Marketing Guide](#)

See other related resources in the [RRC Library](#)

### Other Resources

[Mich. Department of Treasury Property Tax Exemptions](#)

[MEDC Community Development](#)

### Definitions

#### 5.1–Regional Economic Development Strategies:

Each of Michigan’s 10 prosperity regions has developed a regional economic development plan. Additionally, regional planning agencies are commonly responsible for the creation of regional comprehensive economic development strategies (CEDS) which are updated

regularly and often used to secure funding from federal sources. Communities may fall under multiple strategies depending on their location.

#### 5.2–Key Economic Development Incentives:

Designation of “key” incentives will vary by community but should include any that the community has already established such as commercial rehabilitation districts, abatements, local brownfield awards, PILOTs, local grants, etc.

### Other Notes

5.3–Marketing Core Branding Elements: The marketing plan does not need to include a formal brand, but instead simply elements that could lead to such a brand later if the community chooses to do so.

## BEST PRACTICE 6: REDEVELOPMENT READY SITES®

### RRC Guides

[Developer Request for Qualifications \(RFQ\) guide](#)

[Redevelopment Ready Sites Guide](#)

See examples of property packages in the [RRC Library](#)

### Other Resources

[MEDC Redevelopment Services Team](#)

### Definitions

**6.1–Priority Site:** A site which has been determined to be of special interest for development in the community. Often identified in local plans such as the master plan, downtown/corridor plan or economic development strategy.

**6.3–Champion:** A champion supports efforts to develop the site at public meetings and helps keep the process moving. Champions are especially important when the community is considering a potentially controversial site.

### 6.3–High Controversy (re)Development Site:

A site which is likely to foster significant public interest in its (re)development. This commonly applies to publicly owned sites but may also apply to private sites in high-impact or high-visibility areas, especially near residential zones.

**6.4–Density Bonuses:** Zoning tools which allow a development to exceed standard density limitations in exchange for meeting other community priorities such as open space, affordable housing, green infrastructure, etc.

**6.4–Waived Fees:** A community may waive or reduce local fees associated with development such as site plan review, inspections, utility connections, etc.

**6.5–Special Zone/District:** A formally established local district that could impact development requirements or incentive eligibility. Examples include opportunity zones, commercial rehabilitation districts, downtown development authority districts, brownfields, historic districts, etc.

# Conclusion

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Redevelopment Ready Communities® assists communities in maximizing their economic potential by embracing effective redevelopment tools and best practices. Through the creative reuse of space, embracing economic innovation, and proactively planning for the future, Redevelopment Ready Communities® are more attractive for investments that create places where talent wants to live, work and play. Communities not formally engaged in RRC, but wanting to learn more about these best practices and RRC in general are encouraged to complete the free online training.

To be vibrant and competitive in today's economy, Michigan communities must create the types of places

where talent and businesses want to locate, invest, and expand. Communities who have successfully achieved Essentials or Certified level in RRC send a signal to business owners, developers, and investors that the community has removed barriers to development by building fair, consistent and deliberate processes. Communities will always face challenges, but by identifying assets and opportunities, planning for new development, and focusing limited local resources, communities will have the tools to ensure they remain competitive for business and talent attraction for years to come.

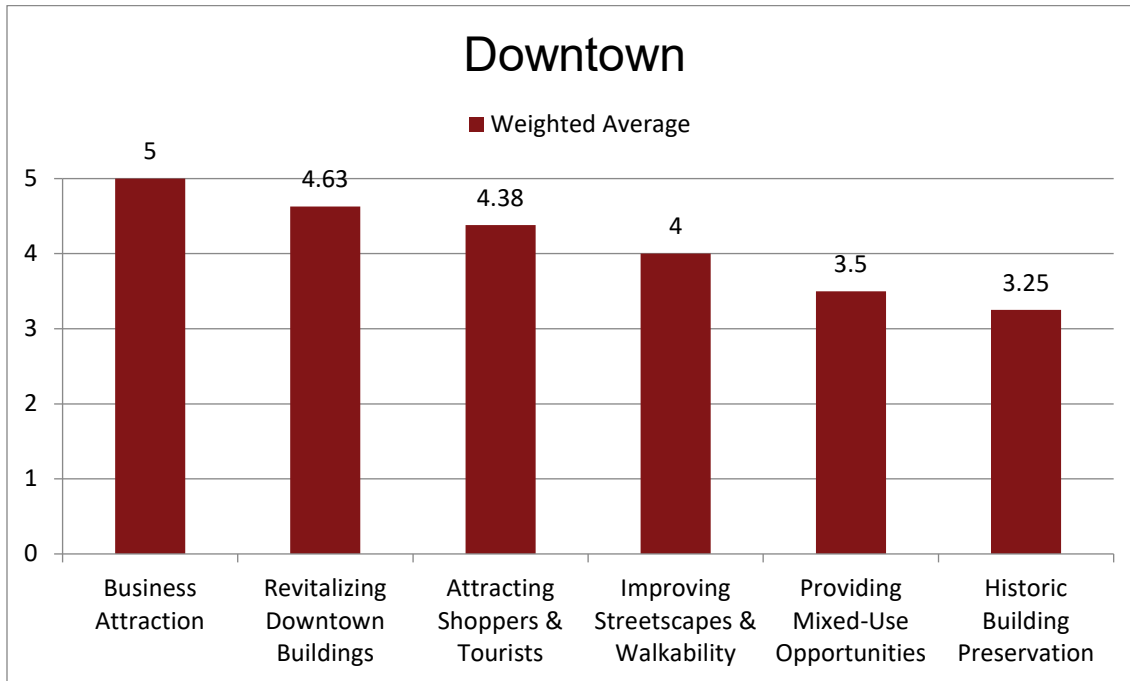


**MICHIGAN ECONOMIC**  
DEVELOPMENT CORPORATION

Dedicated to shared economic success, the Michigan Economic Development Corporation promotes the state's assets and opportunities that support business investment and community vitality. The MEDC's business assistance programs and services connect companies with people, resources, partners, and access to capital.

2022 Galesburg Steering Committee Survey: 2012 Master Plan

“The following **issues** were identified in the 2012 Master Plan. Please indicate if you think these issues are still relevant for the Master Plan update and assign a level of priority.”



1 = Low Priority

5 = High Priority

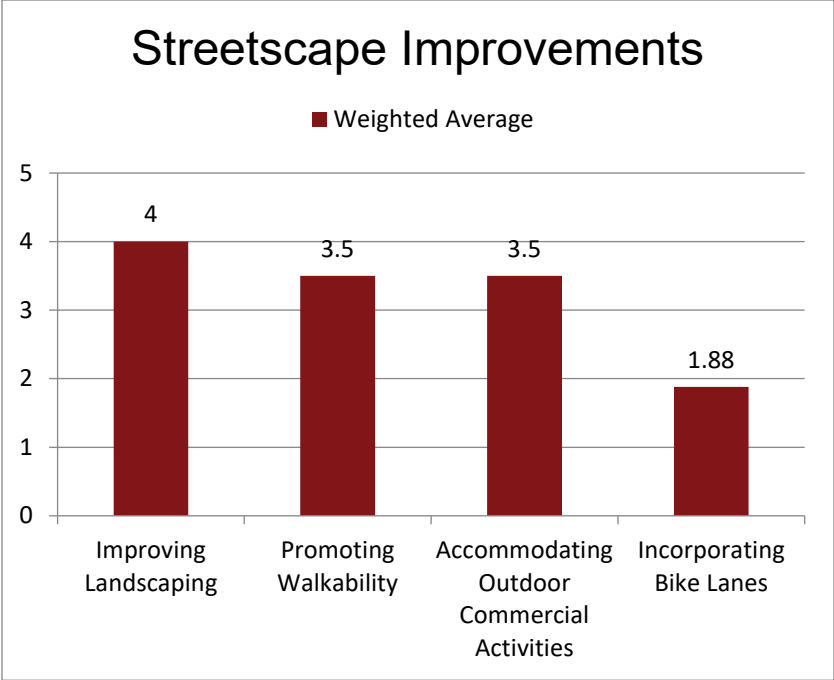
Comments:

I believe that the downtown needs a lot of revamping to attract people to the area.

Our community is in the middle of it all. We have all the tools we need to make it a destination!

I am not sure what mixed-use opportunities means.

I am an advocate for historic building preservation; however, our historic buildings in the City's downtown area have not been kept up and are falling under the Dangerous Building Ordinance, and City is not able to preserve some of these building.

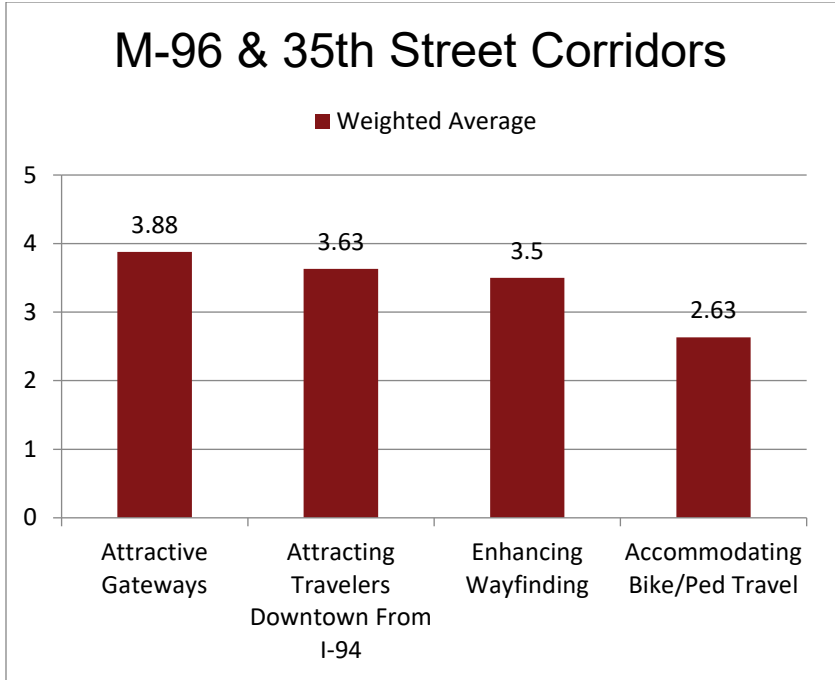


1 = Low Priority

5 = High Priority

Comments:

The City tried a farmers market pilot project a few years ago. I don't know how it went, but it would be interesting to learn what worked and didn't work. That could be a fun, interesting attraction for families.



1 = Low Priority

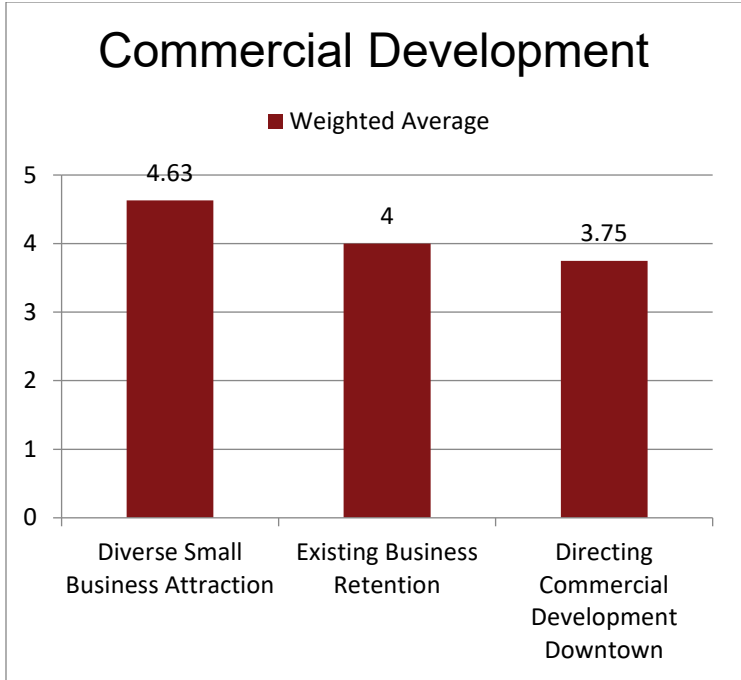
5 = High Priority

Comments:

The priorities of bringing people to our community cannot come before we have pride in what they are coming to see/do. We need to fix up downtown and have more offerings. Once we do, "how to find us" becomes much more important.

I am not familiar with Wayfinding.

The Kalamazoo Valley River Trail already comes through Galesburg. Promoting it (and the businesses along it) could be helpful, but we're already pretty bike/pedestrian friendly. The exception to that is Morhouse Drive--they're pretty isolated from the rest of the city.

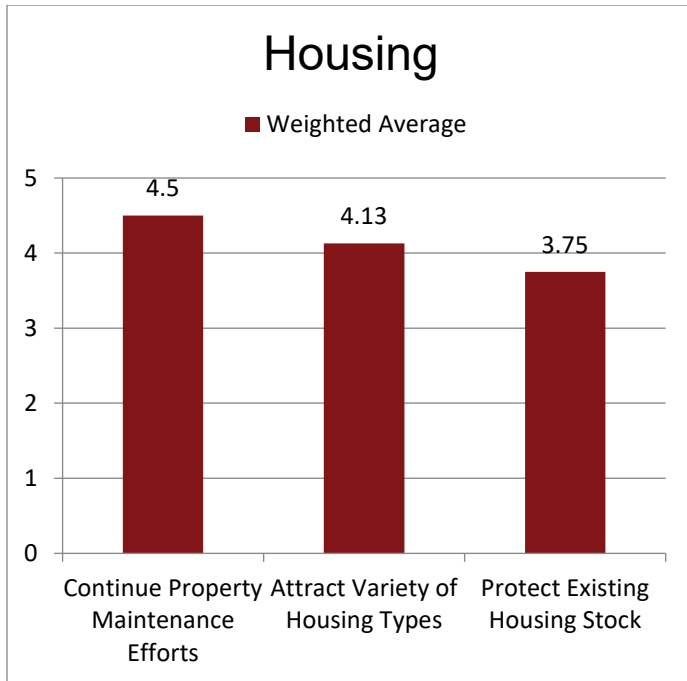


1 = Low Priority

5 = High Priority

Comments:

I would like to see more dining options in Galesburg, particularly a sports bar-type place.



1 = Low Priority

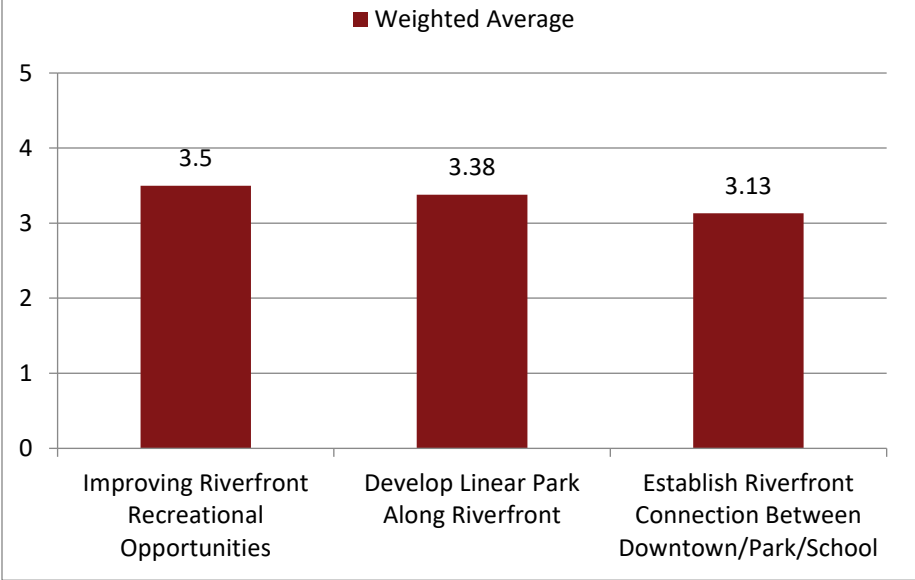
5 = High Priority

Comments:

I would like to see housing at the property between Battle Creek St. and Blake St., where the schools used to be. I would especially like to see another senior housing complex like River Manor.

Some homes are probably at the end of their useful life and need to come down. The new rental ordinance will help us understand the condition of some of the housing stock. There is lots of vacant land, and it would be nice to see a developer bring in a new neighborhood or two.

# Kalamazoo River



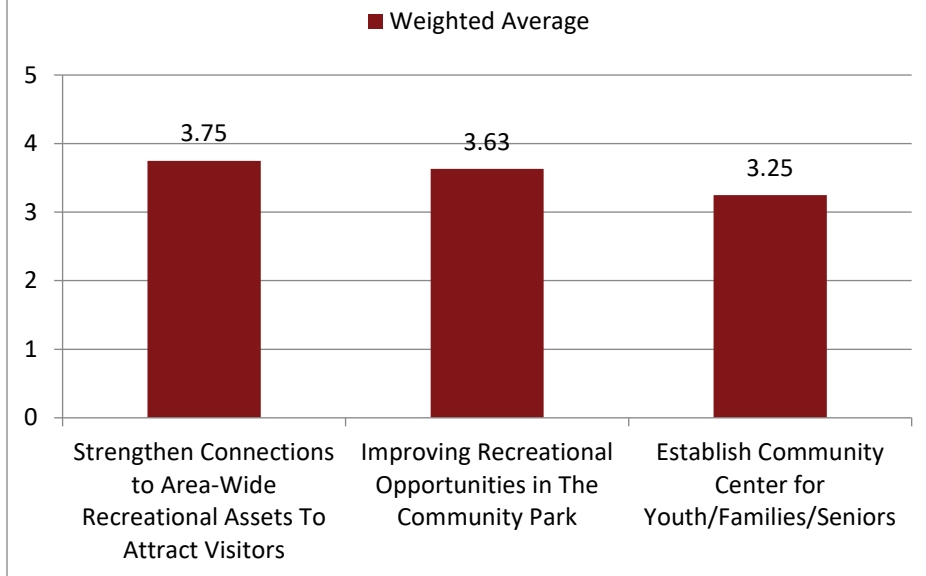
1 = Low Priority

5 = High Priority

Comments:

There is a boat launch with parking. It would be nice to make this more of an attraction with some added features such as handicap accessibility. The park has restroom facilities, but vandalism and drug use are a problem, so bathrooms pose as much of a risk as they do a benefit.

## Recreation/Community Activities



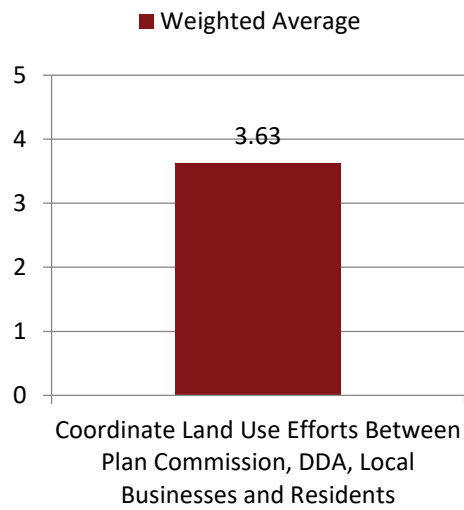
1 = Low Priority

5 = High Priority

Comments:

Community Park has good amenities. It would be nice to add a bike fixing station and disc golf course there. The major need is for improvements to Ike Payne Park. It could use paved parking lots, bleacher pads, access from the west, a walking trail, and better playground equipment.

# Coordinated Planning



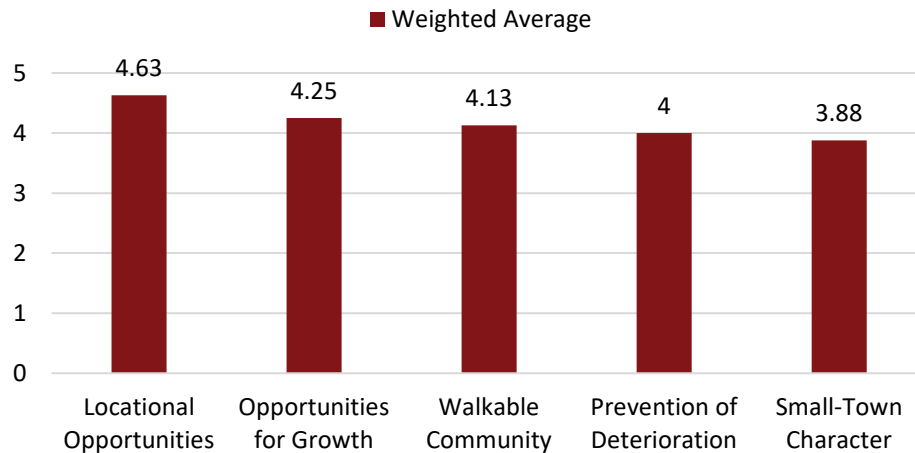
1 = Low Priority

5 = High Priority

Comments: [None]

“The following **values** were identified through public input as a part of the 2012 Master Plan. Please indicate your level of agreement that these values still represent the values of the City’s residents.”

## Values



1 = Strongly Disagree  
5 = Strongly Agree

**Locational Opportunities** - The City of Galesburg enjoys an advantageous location in the region – one that is provided convenient access to I-94 and service by several major corridors, as well as valuable frontage along the beautiful Kalamazoo River. These locational advantages should be promoted through sound planning and marketing.

Comments:

Location, location, location! :-)

**Opportunities for Growth** - The City is fortunate to have a solid foundation for economic growth, including such assets as proximity to I-94, extensive river frontage along the Kalamazoo River, downtown streetscape investments, local services/infrastructure and easy access to local parkland. This foundation is complimented by available land area and/or building stock for expansion.

Comments: [None]

**Walkable Community** - Its compact arrangement, the presence of desirable streetscape features (sidewalks, street trees, etc.) and accessibility to local parks aid in the growth of the City as a “walkable” community. This feature should be enhanced as “walkability” and “sense of place” continue to be related to economic growth and stability.

Comments:

Walkability is important. Sidewalks are old and crumbled, though, and a major sidewalk project is expensive. How can we replace miles of sidewalk affordably?

***Prevention of Deterioration*** - The City recognizes the importance of a vibrant downtown area and well-maintained residential neighborhoods in promoting new businesses and high quality development and attracting families and new economy workers to the community.

Comments:

I am not sure that the city government is geared towards this at this time.

***Small-Town Character*** - The citizens of the City of Galesburg are proud of their hometown and community history. They embrace the familiarity and friendliness of living and doing business with neighbors and friends.

Comments:

I agree, and I think that current residents are concerned about losing our community character if we build more neighborhoods.

“Above is the **Vision Statement** included in the 2012 Master Plan. Please describe your feelings related to the Vision Statement as written. (What do you like, what do you not like, what would you change).”

Responses:

I'd like to see something about being a diverse area and neighborhoods that promote a family atmosphere.

1. First, paragraph - 100% agree - "extensive undisturbed frontage along the beautiful Kalamazoo River." - not a good thing. 2nd paragraph - local businesses do NOT meet the needs of the community nor anyone visiting the community. Our community is not defined as a "destination" for anything. 3rd paragraph - We do need to develop our community and maintain that small down fell, but not the small (rundown) town feel we currently have. 4th - Our community does not "stand out", especially for our trail system. Up until the trail came through our community, we have no trails. Connecting to the River Valley Trail and running to other parts of our community would be heading in the right direction. All in all, I don't feel the overall Vision is accurate at all. Not then and not now.

I like the sense of pride in our community, but I don't feel that our city currently meets the needs of residents and travelers. We don't have a bank, many restaurant or shopping options, or even a hotel.

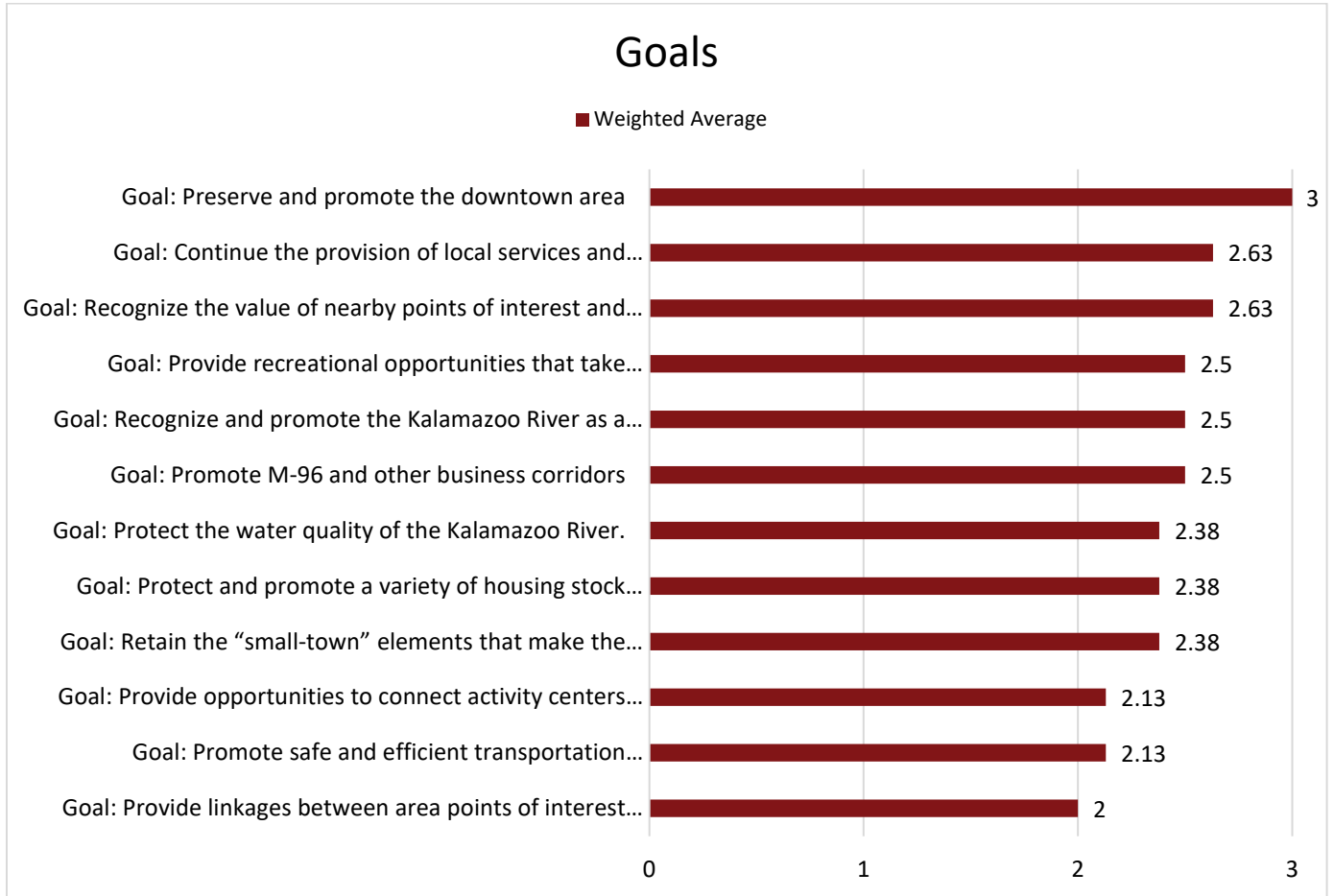
You mean 2022-2023 Master Plan

I do feel we need to take better advantage of the traffic that flows by our city. I also feel we need to find ways for people to want to come to this area to help revitalize this town. However, I do fear the focus on outside activities is a waste of resources as it is beneficial to have a beautiful recreation area it will not equate to bringing dollars and sense into this city. It will increase the want to live in such area however it will not revitalize the area as the Kalamazoo river is not a beach or a sought-after place to enjoy a nice day for out-of-towners.

I would not call this a Vision Statement. It is too long. A Vision Statement should only be one or two sentences. Also a Vision Statement should not state anything that the City can't deliver. We need something more like "Small town-Big Heart" type vision.

It seems that something is missing about variety of housing and how the city provides such a nice location for families who want an easy commute to Kalamazoo or Battle Creek.

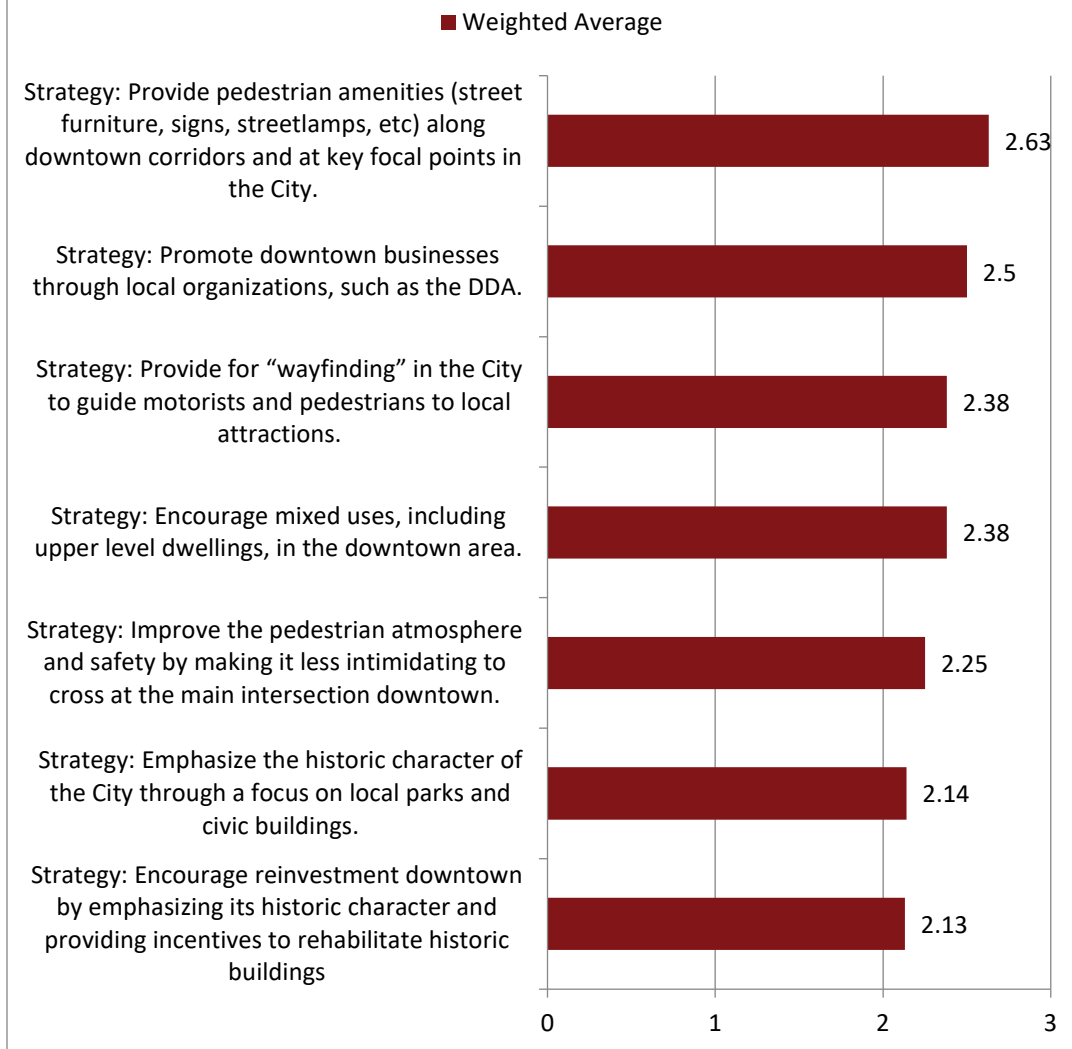
“The 2012 Master Plan established a set of **goals** related to 4 plan elements: Small Town Character, Opportunities for Growth, Connectivity With & Within the Community, and a Beautiful Natural Environment. Within each goal, the 2012 Master Plan included a number of strategies. Please indicate your opinion on the relevancy of these goal and strategies to the City’s growth and development over the next 20 years.”



1 = Not Relevant  
 3 = Very Relevant

# Small Town Character

## Goal: Preserve and promote the downtown area



1 = Not Relevant

3 = Very Relevant

### Comments:

Many of these are applicable once we have made improvements. Things like "wayfinding" aren't applicable because we don't have attractions.

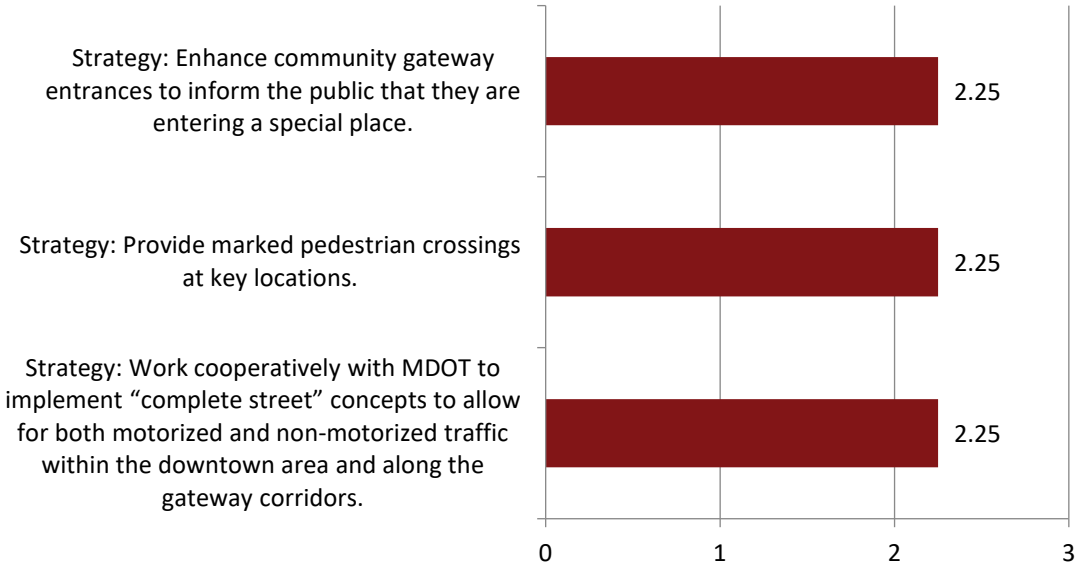
I am not sure that way finding will go over well in Galesburg. Just a guess?

I especially like adding signs, streetlamps to make downtown look more attractive. I also am a fan of "Wayfinding" adding colorful directional signs to our downtown.

# Small Town Character

Goal: Promote safe and efficient transportation throughout the City.

■ Weighted Average



1 = Not Relevant

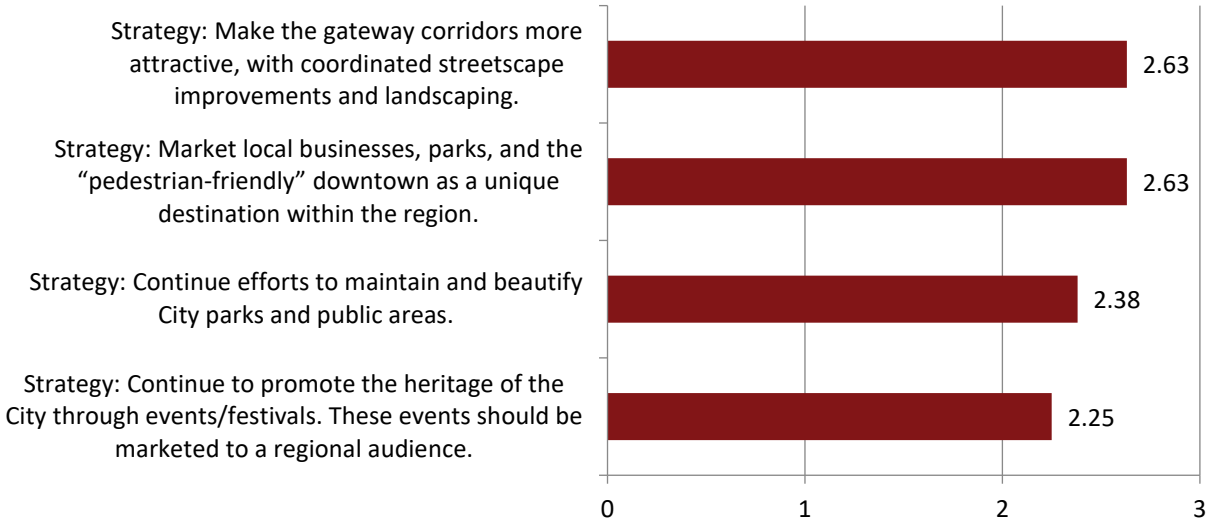
3 = Very Relevant

Comments: [None]

# Small Town Character

Goal: Retain the “small-town” elements that make the City of Galesburg special.

■ Weighted Average



1 = Not Relevant

3 = Very Relevant

## Comments:

When people think of the City of Galesburg, they don't think about the house on Grove Street, or Ike Payne Park, or even the library. Most people will immediately imagine the downtown; the buildings, the stores, the feel, the art, the attractiveness, things to do and see. When I say Frankenmuth, what do you immediately think about? Marshall? Chances are when you think about these communities you picture well maintained buildings, nice landscaping, a theme perhaps; they are inviting and it looks like the community cares and is proud!

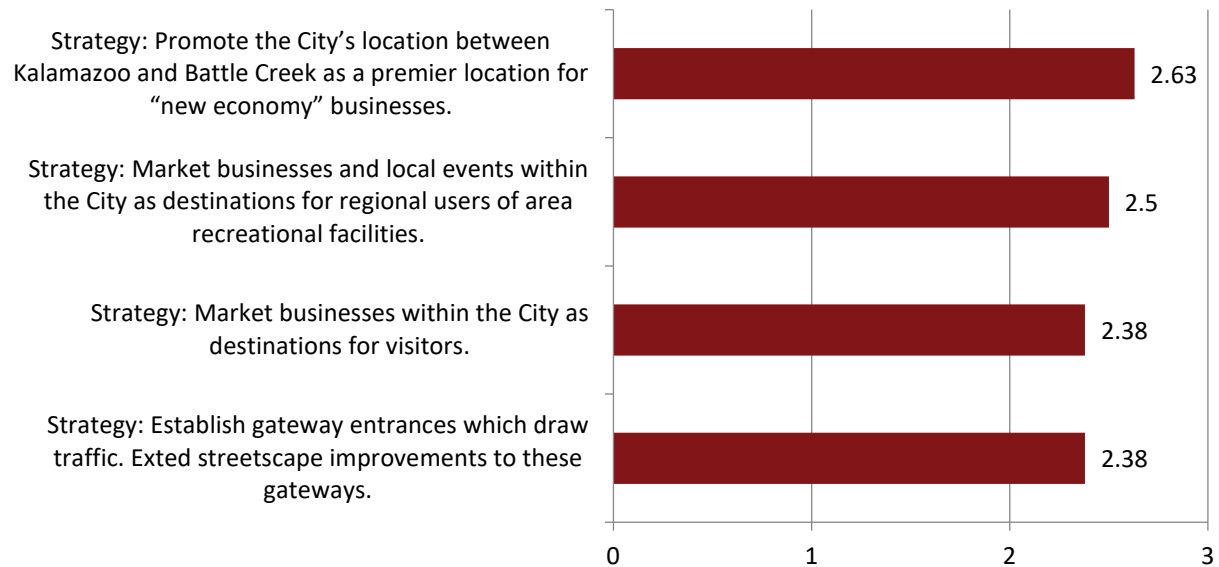
I would love to see more festivals/events like Greater Galesburg Day. Even though it returned this year, it was much smaller than it has been and could still be.

Also add the River Valley bike trail to Marketing

# Opportunities for Growth

## Goal: Promote M-96 and other business corridors

■ Weighted Average



1 = Not Relevant

3 = Very Relevant

### Comments:

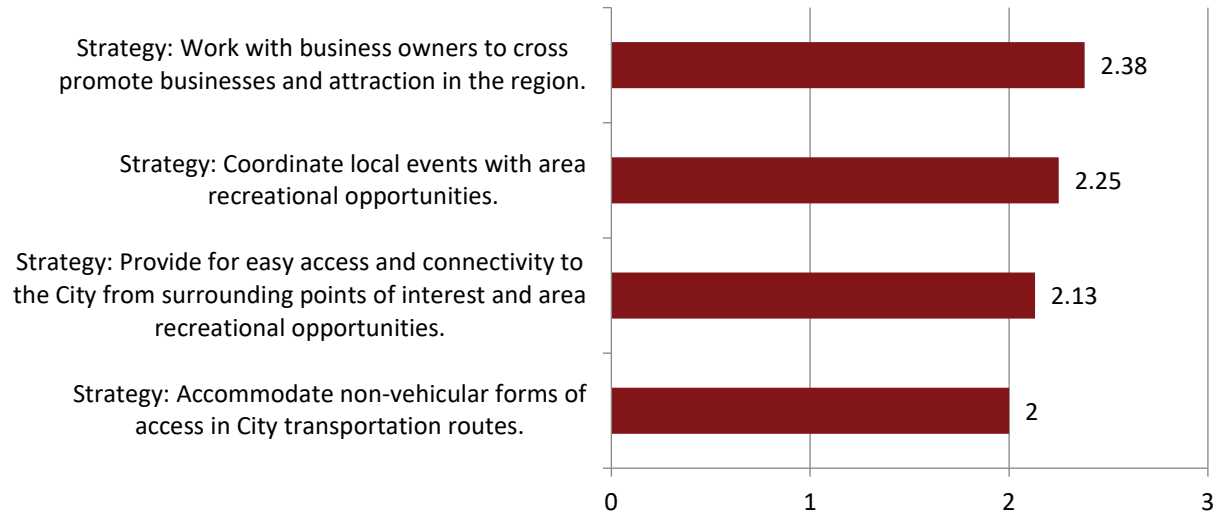
Again, nothing to market right now. We have to build infrastructure, business diversity, encourage maintenance of buildings, curb appeal - all before we want to try and get people to come or stop.

Attract remote workers by building housing that will appeal to their lifestyle as well as amenities to support needed social opportunities (co-working space, workout facilities).

## Opportunities for Growth

Goal: Recognize the value of nearby points of interest and area recreational assets.

■ Weighted Average



1 = Not Relevant

3 = Very Relevant

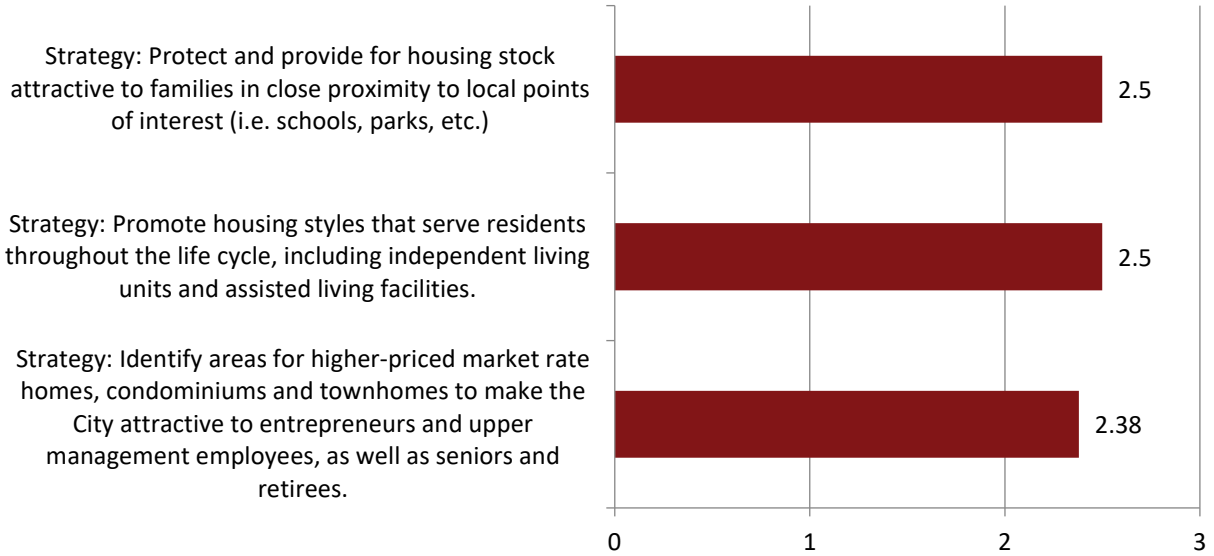
Comments:

Same as 18. ("Again, nothing to market right now. We have to build infrastructure, business diversity, encourage maintenance of buildings, curb appeal - all before we want to try and get people to come or stop.")

# Opportunities for Growth

Goal: Protect and promote a variety of housing stock within the City.

■ Weighted Average



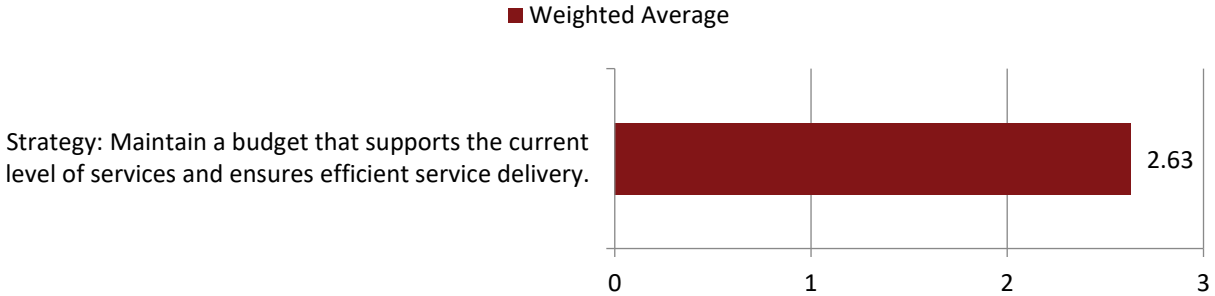
1 = Not Relevant

3 = Very Relevant

Comments: [None]

## Opportunities for Growth

Goal: Continue the provision of local services and maintenance of local infrastructure.

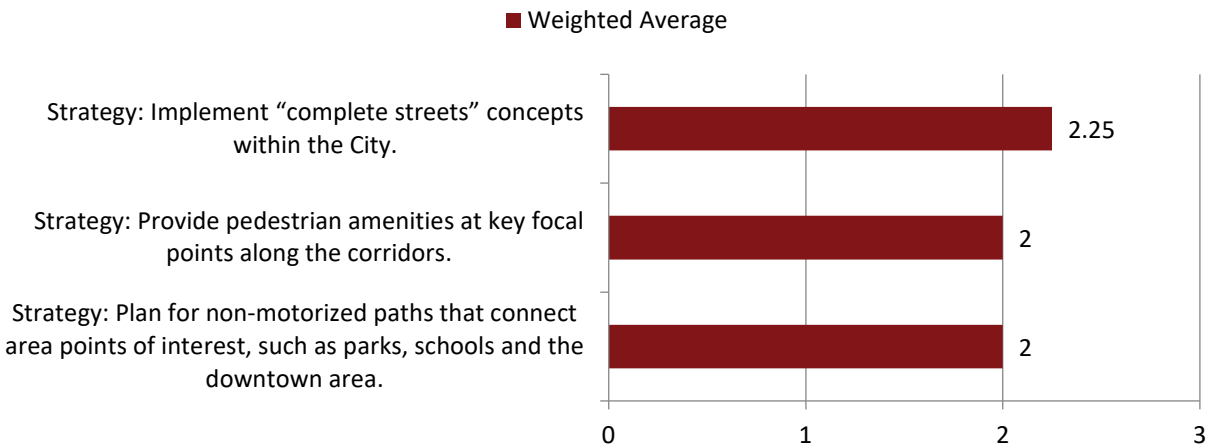


1 = Not Relevant  
3 = Very Relevant

Comments: [None]

## Connectivity With & Within the Community

Goal: Provide opportunities to connect activity centers within the City.



1 = Not Relevant  
3 = Very Relevant

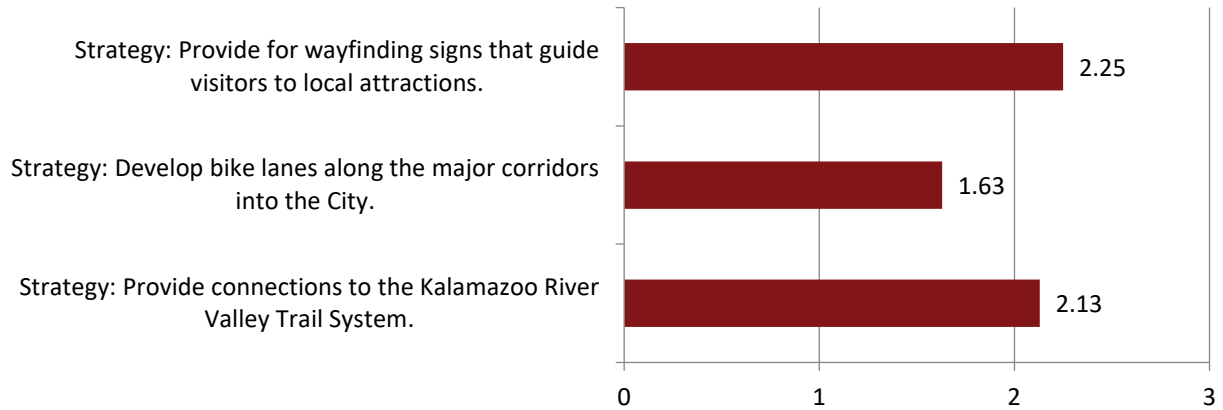
Comments:

The City already has the bike trail that connects park, downtown and primary school

# Connectivity With & Within the Community

Goal: Provide linkages between area points of interest and the City.

■ Weighted Average



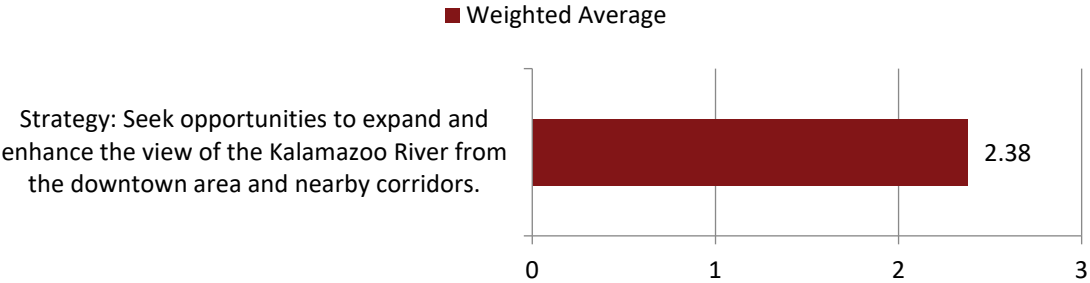
1 = Not Relevant

3 = Very Relevant

Comments: [None]

# A Beautiful Natural Environment

Goal: Recognize and promote the Kalamazoo River as a community asset.



1 = Not Relevant  
3 = Very Relevant

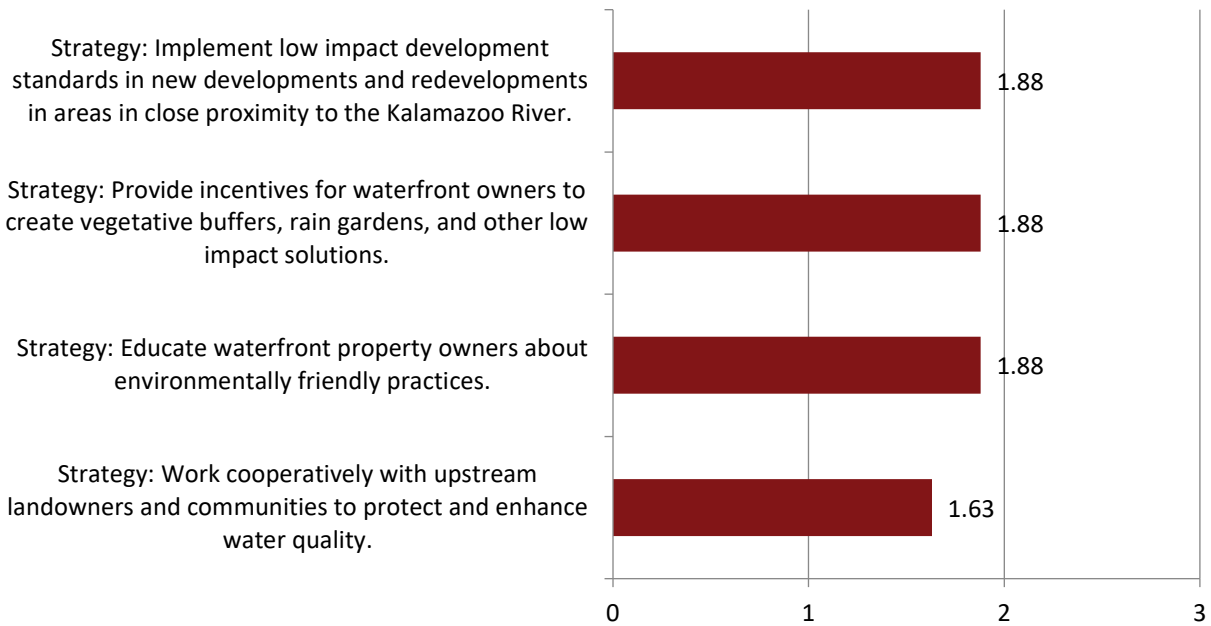
Comments:

The river is a natural asset the most other communities don't have. The ones that do have a river running along it have used it to their advantage!!

# A Beautiful Natural Environment

## Goal: Protect the water quality of the Kalamazoo River.

■ Weighted Average



1 = Not Relevant

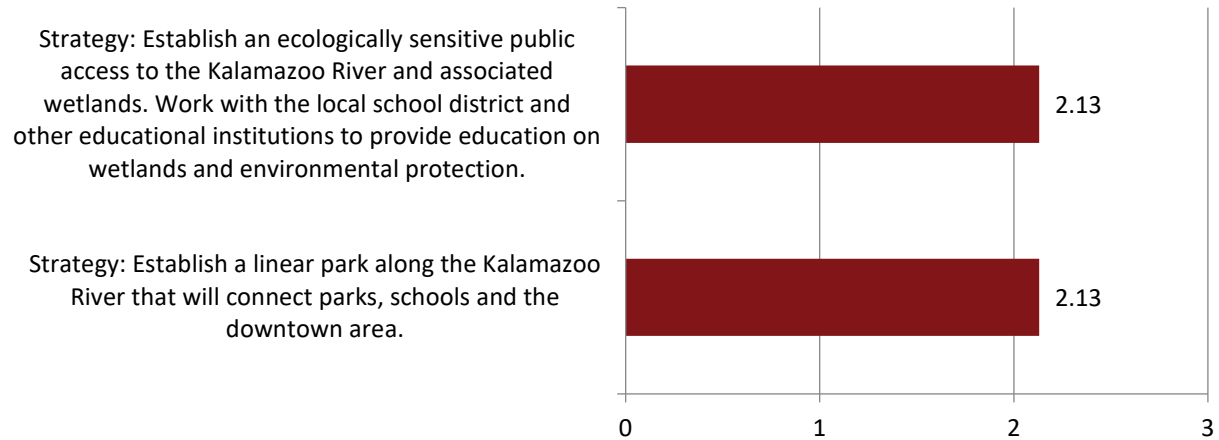
3 = Very Relevant

Comments: [None]

# A Beautiful Natural Environment

Goal: Provide recreational opportunities that take advantage of the natural environment.

■ Weighted Average



1 = Not Relevant

3 = Very Relevant

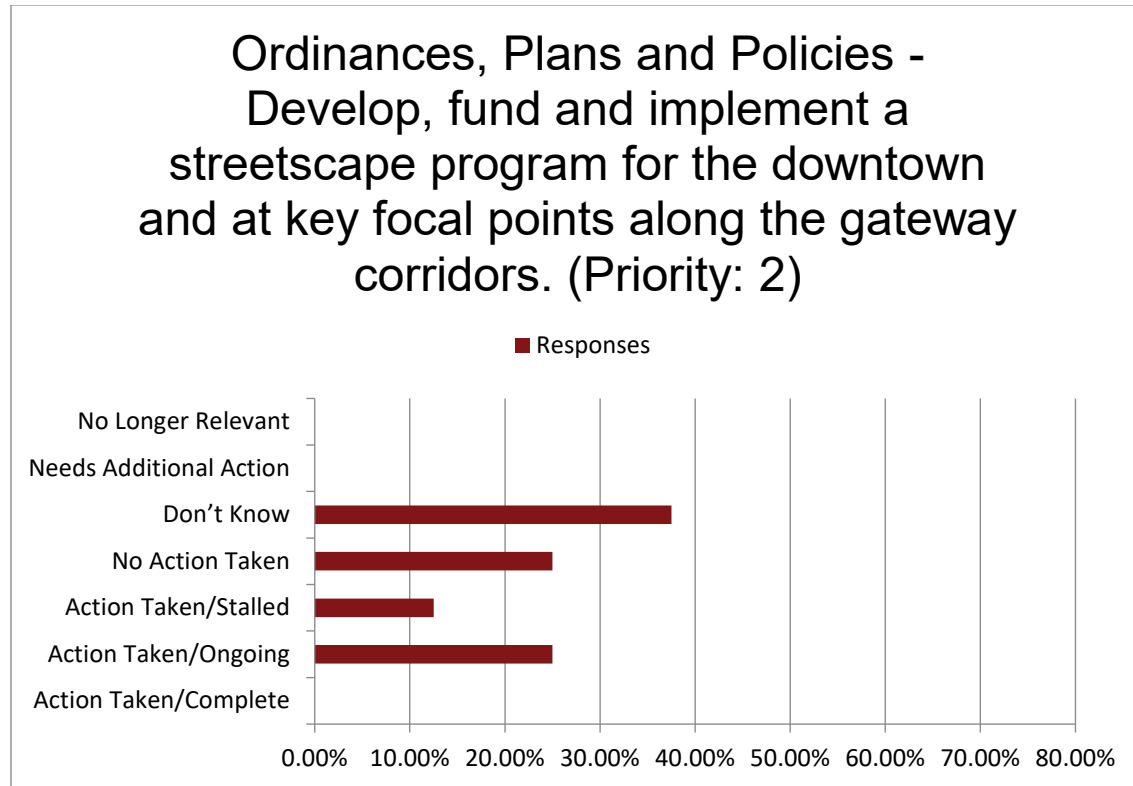
## Comments:

The last one is important though not real related to community development.

The bike trail takes great advantage of the natural environment as bikers, walkers or runners travel from the City to River Oaks Park.

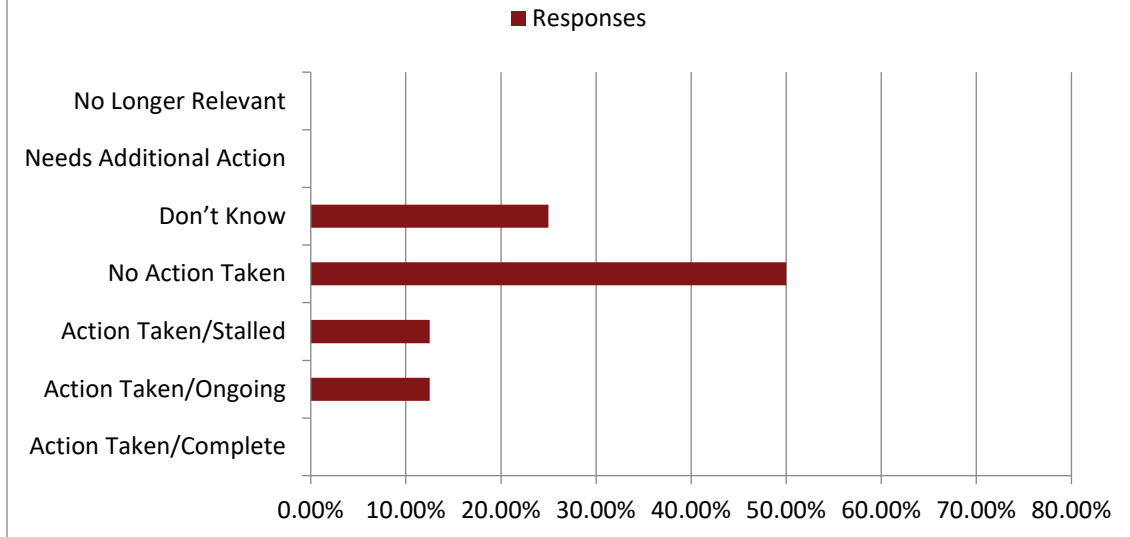
The idea of a linear park is interesting.

“The 2012 Master Plan included a series of implementation **action steps** to be undertaken to move the City toward accomplishing the goals and vision. The implementation steps were also assigned a priority rank based on how quickly they should be implemented. Based on your knowledge, please indicate the level of completion for each of the proposed Action Steps. If you don’t know, please respond as such.”



Comments: [None]

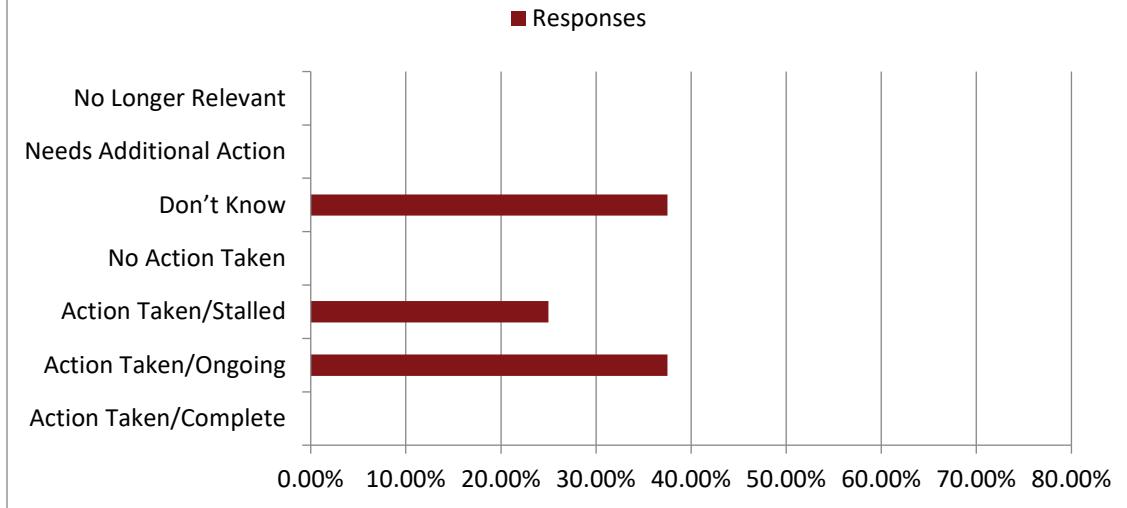
## Ordinances, Plans and Policies - Develop, fund and implement a wayfinding sign plan. (Priority: 2)



### Comments:

This has been discussed both by Planning Commission and Council a number of times, but no action taken.

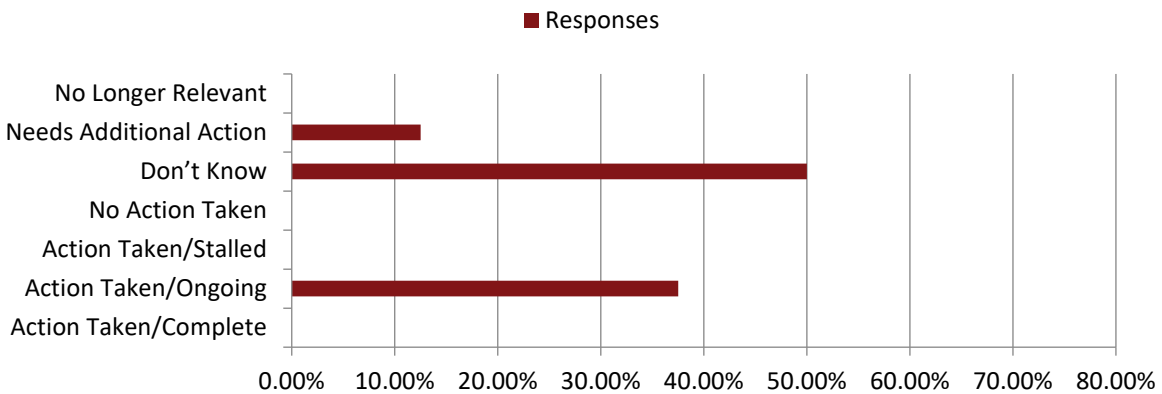
Ordinances, Plans and Policies -  
Develop, fund and implement a program  
for the beautification and maintenance of  
City parks, public areas and  
streetscapes. (Priority: 2)



Comments:

The City has a Park fund and the DDA has also added entertainment to the City Park

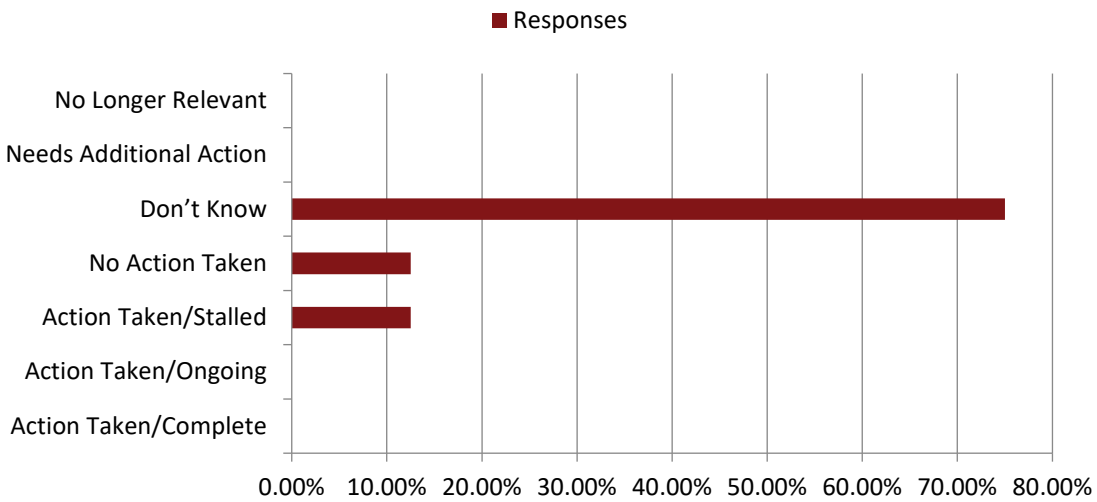
Ordinances, Plans and Policies - Fund and implement the recreation plan, in coordination with the area-wide trail system, which establishes and-or completes connectivity between surrounding points of interest, area recreational assets, and the downtown ar



Comments:

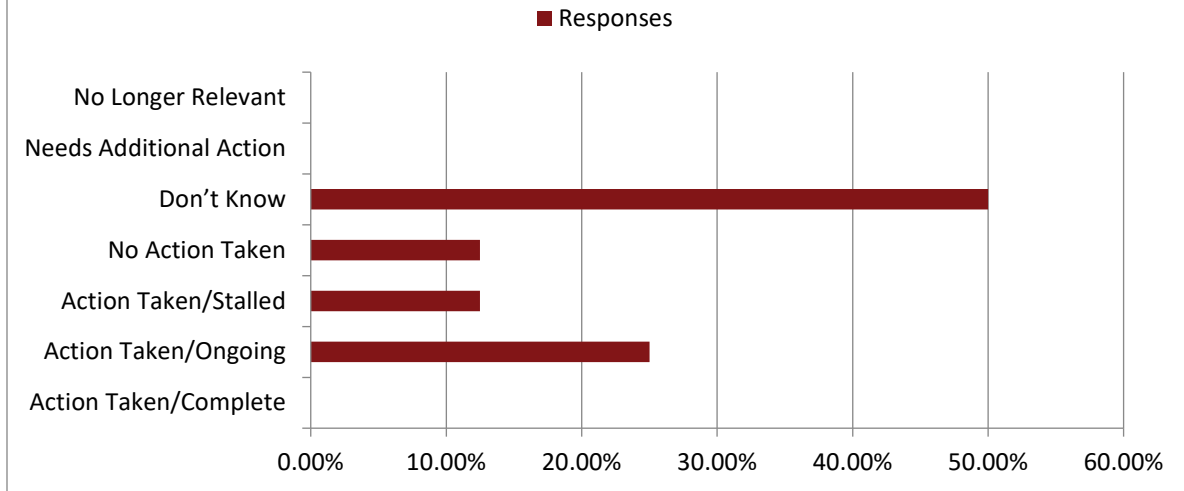
I believe the Bike trail has done this

Transportation - Work with MDOT to incorporate “complete streets” elements into the downtown area and along street corridors that connect area points of interest. (Priority: 1)



Comments: [None]

## Transportation - Implement the trail connections and pathways recommendations of this Plan. (Priority: 3)

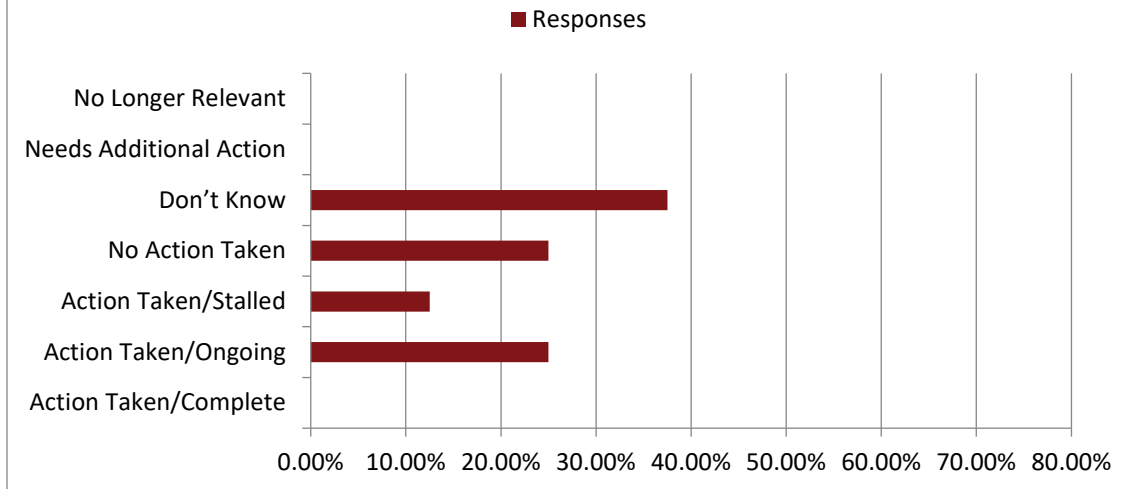


### Comments:

I don't quite understand this statement.

The plan was for the trail to extend to the high school, but there are issues with the MDoT/Amtrak crossing that stand in the way.

## Transportation - Improve pedestrian safety downtown through the establishment of crosswalks and lighting (Priority: 1)

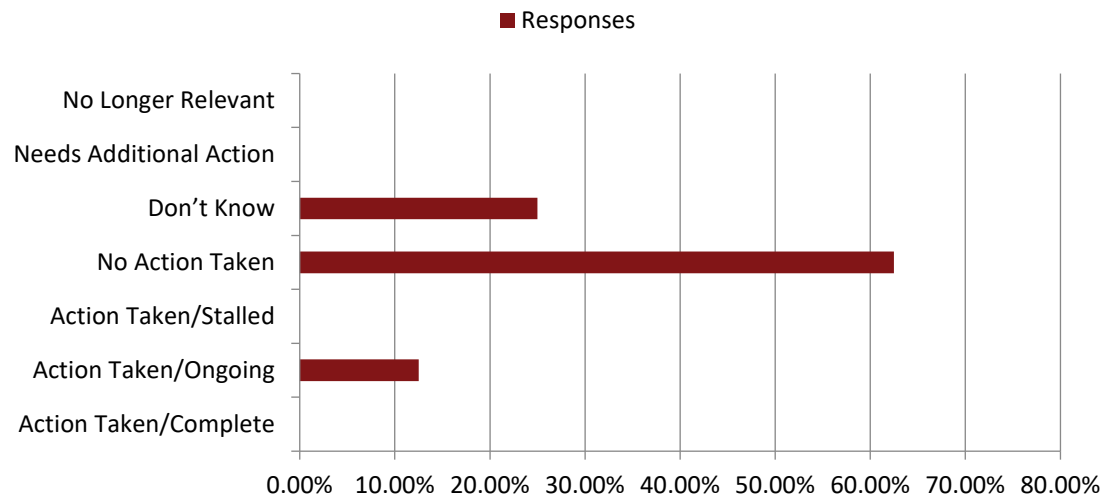


### Comments:

I heard that someone tried to change the lights/wires at the big intersection, but that they were stopped by a historical society? This was not the Galesburg Historical Museum.

There are two crosswalks in downtown required by M-Dot, however, the vehicles do not honor those blinking crosswalks

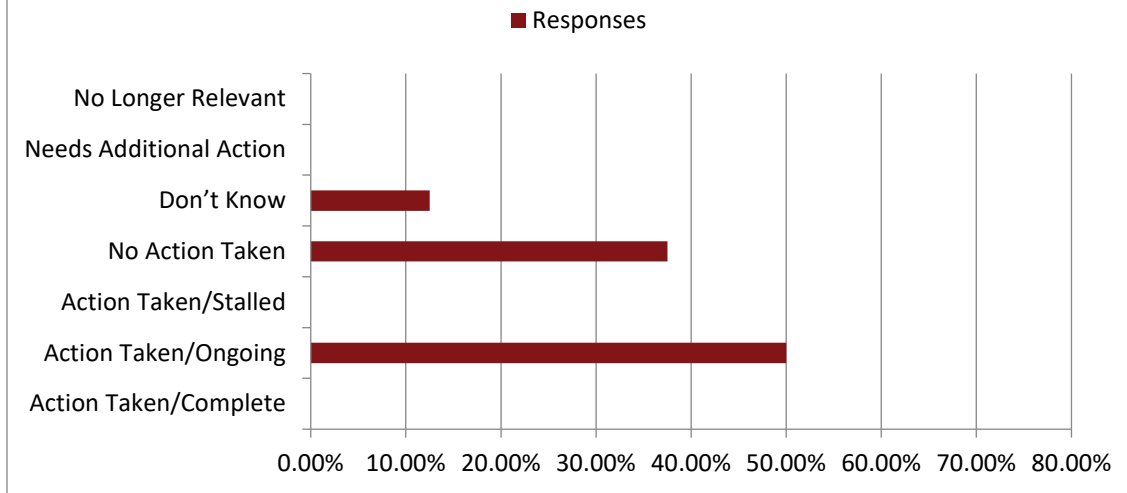
## Economic Development - Work with local business owners to develop a marketing scheme that emphasizes the City of Galesburg as a “destination” within the region. (Priority: 1)



Comments:

This should be a high priority!

## Economic Development - Work with the local business owners and area communities to coordinate local events/festivals with area recreational opportunities. (Priority: 1)

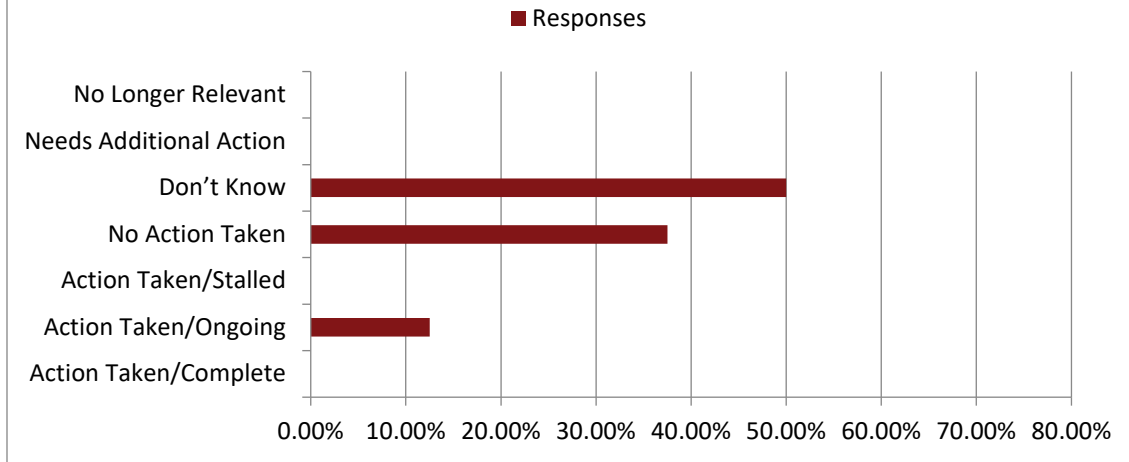


Comments:

I assume that the weekly car shows are part of this. They seem successful.

GABCA handles all events in Galesburg

## Economic Development - Work with the local business owners and area communities to develop a plan for the cross-promotion of businesses and attractions. (Priority: 1)

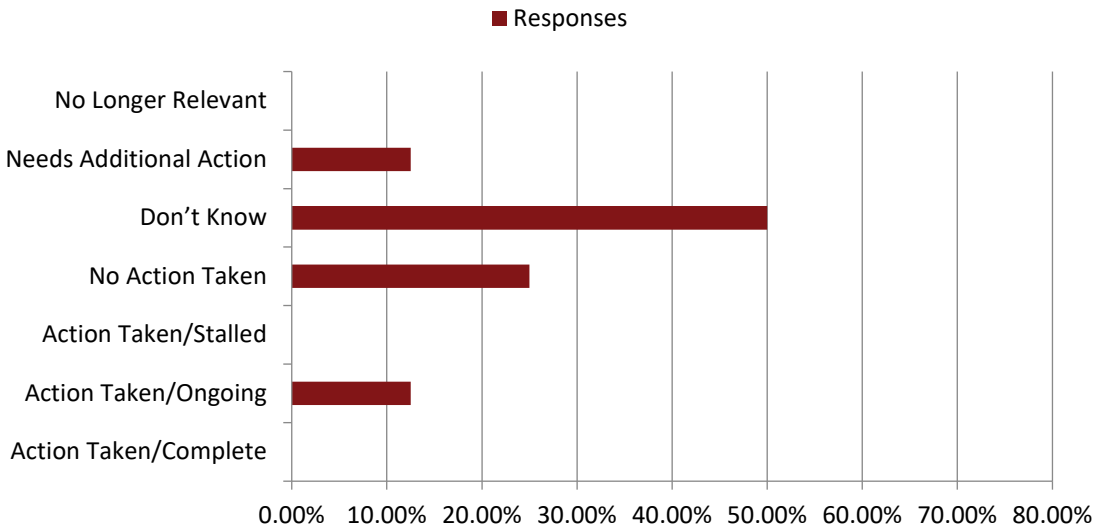


### Comments:

I have not heard positive comments about the city government and the downtown business district agreeing on basically anything! Someone removed the businesses' signs from the Welcome to Galesburg board on 35th St., and it was very upsetting to many people.

The Galesburg Area Business & Community Association hosts Greater Galesburg Day (parade and events at the park), trick-or-treating throughout the business district, and a winter wonderland parade with business open houses and fireworks. Their events are pretty well attended.

Economic Development - Work with the Galesburg Business Association and local businesses to create a strategic leasing plan in the downtown area.  
(Priority: 2)

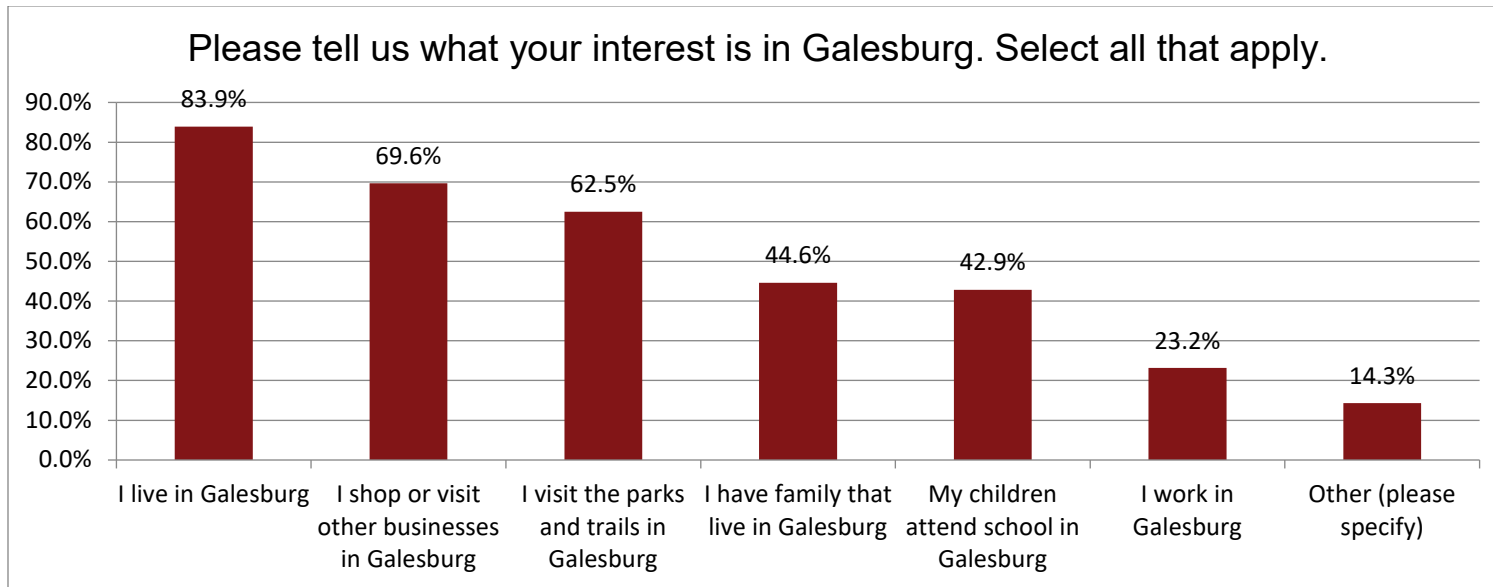


Comments: [None]

## 2023 Galesburg Community Preference Survey Responses

**Question 1. Please tell us what your interest is in Galesburg. Select all that apply.**

N = 56



"Other (please specify)":

- Appreciate the library and museum
- I live a block outside of Galesburg
- I own property downtown.
- Former graduate
- School Board Member
- Grew up in Galesburg
- My husband and I both grew up here and our 3 kids all went to GA
- I am the Mayor elect for the City of Galesburg

**Question 2. If you are a Galesburg resident, how long have you lived here?**

N = 50

Average: 26

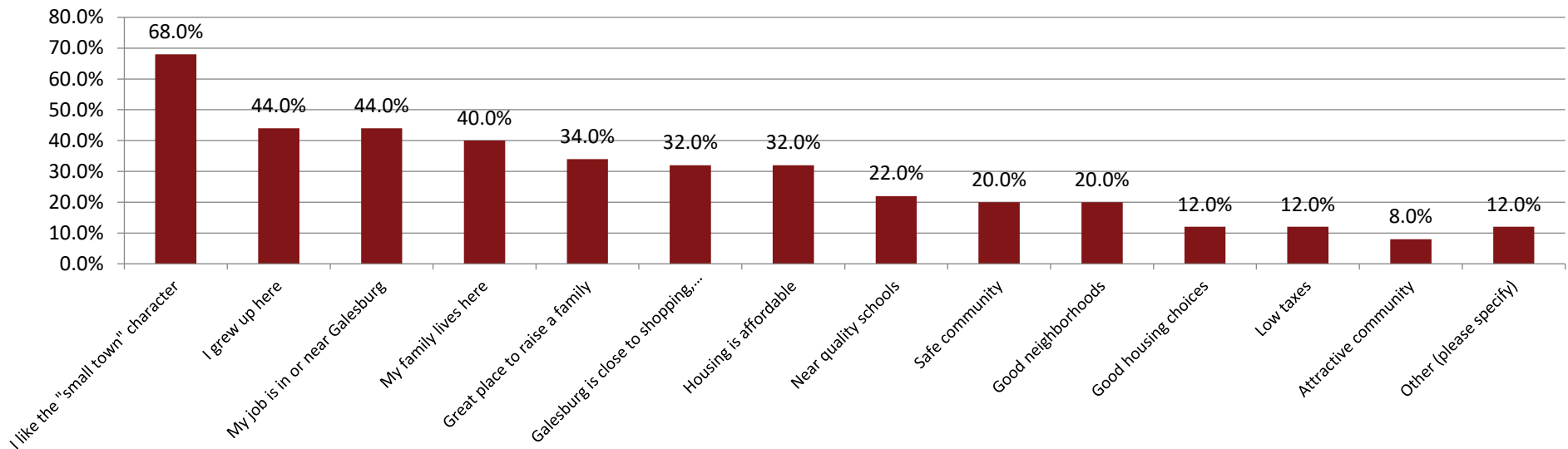
High: 60

Low: 1

**Question 3. If you live in Galesburg - why did you choose to live here? Select all that apply.**

N = 50

If you live in Galesburg - why did you choose to live here? Select all that apply.



“Other (please specify)”:

- Bought a home
- Affordable, small businesses
- Was gifted into buying a house by a family member. We are no contact now. The house is in terrible shape and we have been told it's not sellable.
- Home affordable at the time

- I grew up in Augusta. Galesburg was a 1/2 way point for my husbands job.
- Just happened to find a house we liked in this community.

**Question 4. If you have moved to Galesburg from another location, what attracted you?**

N = 38

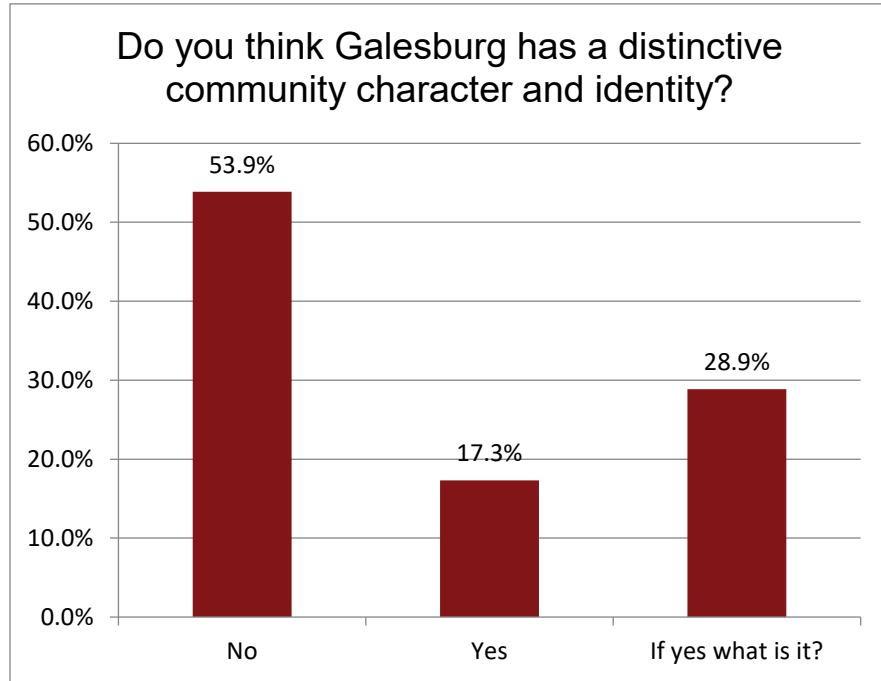
Responses:

- Parents health needs
- Affordable, Parks/Trails, Dollar Store, Auto Businesses, Hardings, Mexican Restaurant
- small community feel
- The opportunity to buy a house in a city with a "small town" feel within 20 minutes of my work location
- I married a girl that lives in Galesburg
- Found a house I could afford.
- I got a job near Galesburg. Then I looked for a nice small near work.
- Closer to services
- The community of caring people
- my husband
- Our grandkids
- Comstock
- The Band program at G-A schools.
- I was familiar with the town. The house seemed like a good idea at the time.
- Small town feel but close to Battle Creek and Kalamazoo.
- Great schools and central location with quick access to the highway.
- Not first choice. Hone WAS affordable at the time.
- close to Kalamazoo, good access to highway.
- House pricing and location to our jobs.
- My children go to school here, and this is half way between Battle Creek and Kalamazoo (good location)
- Small town feel.
- Small town atmosphere. Close to Kalamazoo.
- Family and smaller school system
- G-A School District
- Perfect neighborhood/house
- Our house, and that we are closer to portage/Kalamazoo which is where find most of our entertainment. I hear the public school is a good school, which was a big plus in our move. It's our first house!

- Housing prices and small town
- Location
- I'm from here

**Question 5. Do you think Galesburg has a distinctive community character and identity?**

N = 52



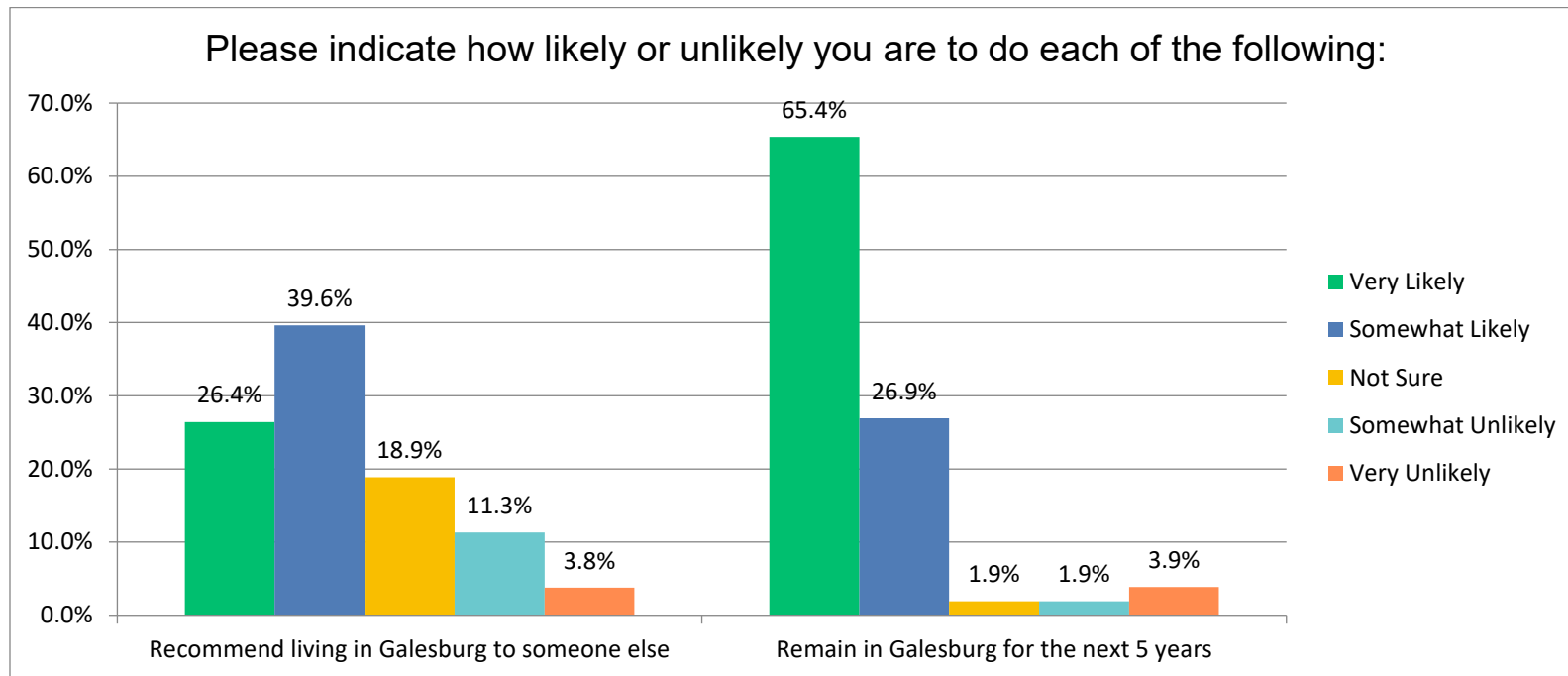
"If yes, what is it?":

- Small town vs. large
- Charging for water payment on credit card 5%, Absurd. Walking/bike trail is great
- Small town feel
- Lower income average
- Galesburg is the true definition of "small town, big hearts"
- Parks and trails/Schools
- Most of the people here have rotten attitudes. Trashy, exclusionary, and out of touch with people around them are the best ways to describe my 20 year experience here.

- I love the parks and access to the river.
- Small town with community members who have lived here for generations. Family.
- Small towns / big hearts is the motto around the school, and I feel that as a resident here. I would say that to outsiders, though, our community identity is often seen as exclusive and unwelcoming. We care deeply for those of us here that we push outsiders away.
- Great place to raise kids
- It's small downtown gives it an identity with centrally-located shops, sidewalks, and an overall urban setting.
- Old town feel
- Small town with a number of family things to enjoy
- Low key. More here than meets the eye.

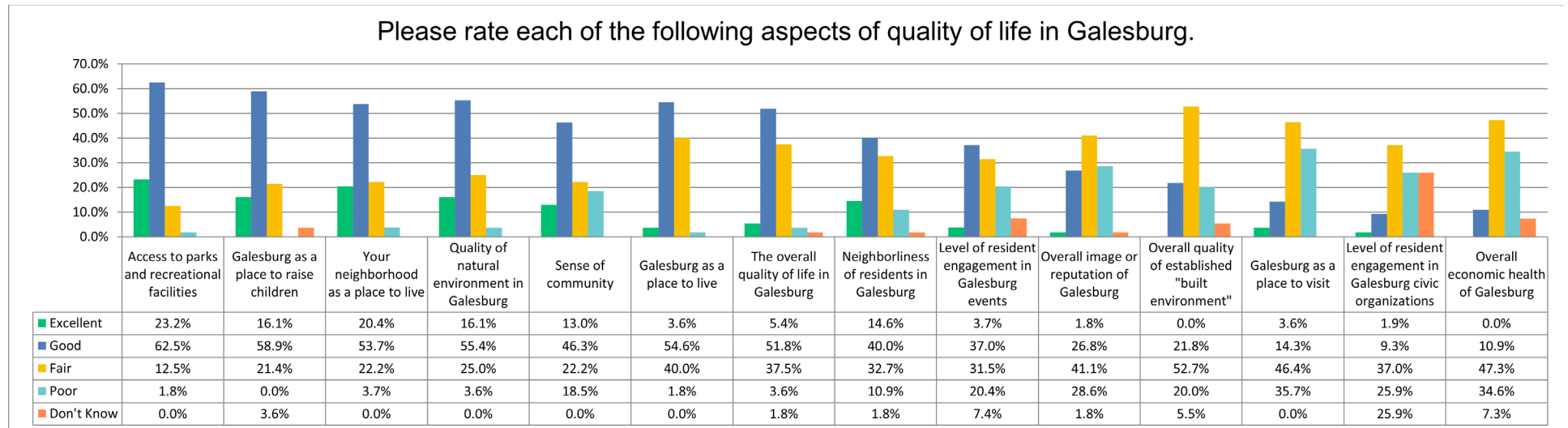
**Question 6. Please indicate how likely or unlikely you are to do each of the following:**

N = 54



**Question 7. Please rate each of the following aspects of quality of life in Galesburg.**

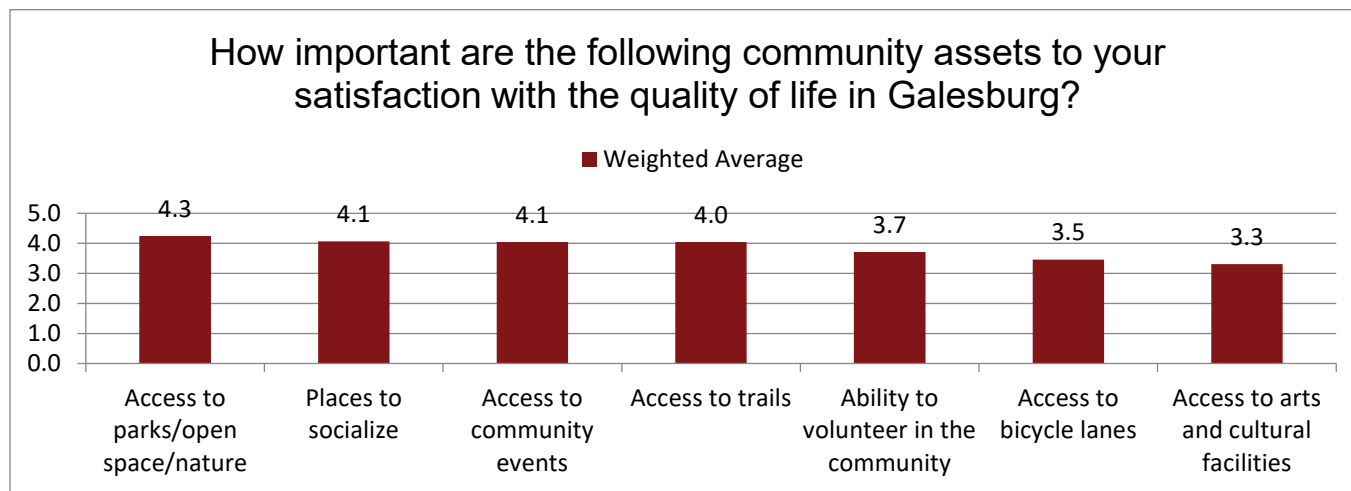
N = 56



**Question 8. How important are the following community assets to your satisfaction with the quality of life in Galesburg?**

N = 55

1 = Not important at all  
5 = Very important



**Question 9. What do you think could harm or change Galesburg's community character?**

N = 51

Responses:

- Cleaning up and fixing up what we already have. The front of the post office is a disgrace. Clean windows make a huge difference on any building encouraging home owners to take care of their property. Making access to the compost site more available (days and hours)
- Homeless / drug activity
- Old buildings an eye sore. No business sign to center of city, old cars, junk in yards, unkept lawns
- The lack of a police department is unsettling. Too much vandalism and homelessness going on.
- drugs, homelessness, traffic speeding
- Methamphetamine
- Lack of business in town
- Not dealing with crime and drug users and homeless issue.
- I don't like to see the old in downtown getting tore down, due to neglect. Unfortunately, I don't have an answer for it.
- Not updating the exterior of the downtown businesses-the older ones
- Another mobile home park, losing more of our older buildings and homes, continued absence of our own police dept, continued absence of a bank or credit union, additional rental apartments, lack of ordinance enforcement
- Sex trafficking, student violence (directed at self & others) On the positive side, better street lighting
- The buildings and businesses deteriorating.
- Crime. It is important to feel safe. Feeling of going downhill.
- Na
- Not keeping up with surrounding areas development
- Lack of development could harm or development that was not indicative of keeping a family friendly environment. Essentially, Galesburg is built around its school district and sporting events and parades (homecoming, GGD, etc.) showcasing childrens accomplishments (homecoming prince/ess, baseball, marching bands, scout clubs, equine, etc.) is the single most celebratory factor in Galesburg.
- Lack of community events and small business
- Negative issues, crime and not updating spaces like where the old school was tore down.
- The continuation of no constant presence of local police.
- Not invest enough in the schools.
- Harm? Harm comes from making ordinances that penalize people who do not have the means to make grand improvements. Having an extra vehicle in your driveway that needs repairs can be the difference between keeping a job and home when your daily driver is broken. Blight ordinances can cause massive burdens to people for a myriad of reasons. I've seen people target certain issues like grass height while the people in the homes were going through medical disasters. The complainers don't ever offer to help their neighbors. The only way to change the community's character is outreach. Instead of making more financial burdens, talk to the people you are targeting. A town this small should be able to help its residents more. A gardening club would improve appearances more than an ordinance officer.

- The unhoused and hoodlums
- Big box stores or government over reach.
- There seems to be few new homes so there is not much potential for growth.
- Not taking care of residents in the fleetwood platt area. Tired of being no man's land. For the taxes paid there is little return to residents in this area.
- Crime
- The trail has increased homeless camps and not safe to use. Continue to keep buildings downtown look rundown. We need to upgrade our downtown
- Crime and school system are probably the two biggest factors.
- The parents of our students... particularly in regard to how they conduct themselves at sporting events. I've attended many sporting events, both G-A and non-GA groups, and at times it's downright embarrassing to sit in the G-A section of the stands. All of these folks screaming at officials, screaming at coaches, players, other teams, etc while wearing Galesburg gear and being associated with our town sheds negative light on the rest of us.
- Drugs
- Marijuana store
- Galesburg's charm downtown is lacking. When you drive or walk down town there are many buildings in shambles. Make Galesburg equal to Richland and Vicksburg downtown area.
- Not keeping our city clean, enforcing laws. Make residents clean their front lawn. We've become a junk yard. Do not get rid of the fire department. Police are no longer here on a regular basis!
- Expansion of trailer parks
- Hindering advancement and also growing too fast. I would like to see growth but would not want lose our community.
- Having a marijuana dispensary
- Charleston Township Members. They suck
- Big business development
- 1)Lack of community events; 2)lack of law enforcement
- School/education quality
- Trying to act as one community instead of one community with two towns. Galesburg needs to remember the schools are Galesburg-Augusta and the towns need to work together!
- Lack of updates renovations to buildings, landscaping, street lights, and sidewalks. Lack of opportunities to open up new small businesses and restaurants and entertainment. Lack of communication about social events happening in Galesburg.
- Decrease in community/ neighborhood pride leading to lack of building and property maintenance. Losing critical downtown businesses such Hardings grocery store or the Koffee Klutch.
- Shutting down small businesses
- Community members not being involved in keeping the hometown feel alive
- Shabby downtown area. Unattractive.
- Cleaning up downtown could greatly impact the character. Meaning demolishing old condemned building and building new ones. It looks old and run down.
- NOT MAKING CHANGES AND KEEPING UP WITH THE TIMES.
- We need to continually work towards improving out housing and business buildings and not let the City deteriorate.

- Continued disinvestment

**Question 10. How is Galesburg changing and do you approve of these changes?**

N = 48

Responses:

- Tearing down old buildings and houses is a big improvement. Having a rental limit is good.
- Work on blight is welcome
- New/more businesses in town. Durance Ford - Good. Mikes Tire - Good. Insurance company - Good.
- I do NOT approve. I feel the board is not cohesive and our town is suffering because of it.
- seems like change for the better, but the number of homeless or drug users walking around at all hours is out of control.
- The government is running more smoothly and efficiently under strong female leadership. I strongly approve of this.
- Haven't seen changes yet really can't answer
- Have not seen much change. Other than a few buildings being taken down that needed to be.
- I like to see the new business's opening up.
- It's not changing much. The school bldgs are changing
- I am pleased to see the improvements at City Hall, newer city staff that seem enthused about their work and have a more professional behavior, I like the addition of the trail going through town, the plan for improvements to our parks
- Unsure. We really like the Voss Media Board Game Cafe & Pizza King, the Front Porch, Historic Museum & park. Would like to see more library development & public events without alcohol being sold.
- Making it easier for new businesses for clean up downtown, yes I think there needs to be some incentive for new businesses to renovate our old buildings.
- It feels like the town does not have a clear identity. Some days it is hard to find a sense of pride.
- Na
- Not really seeing change. Moving too slow on any improvements
- So far it is appearing to remain stagnant.
- I approve, need to ensure events attract people to town (Greater Galesburg Day better advertising-get the banners up early, Buck Pole, Holiday Parade, local garden and meat locker).
- I think it needs changes. Need a nice restaurant, more than just antique stores and do something nice with the land the old school was on. Also it needs to make the resistance clean up.
- Enjoying the new business and I hope to see more buildings being fixed up downtown.
- Less pride in the schools. Less connection between school and community. No, I don't approve.
- The garbage collection and Josh Raines going out of his way to assist residents is a huge positive change. Updating ordinances is necessary, but burdening people who can't afford to fix things is cruel. The rental inspections have created a burden that will be passed on to residents who can't afford

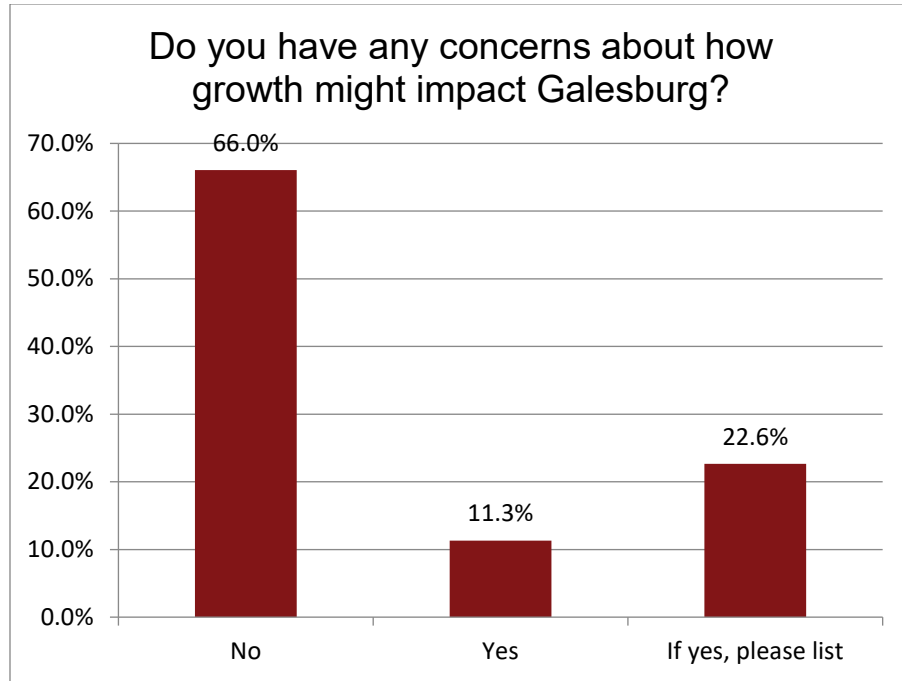
to buy a home here in the first place. Spending hundreds of dollars to register rentals literally takes money that could have been used for improvements. Having to spend \$100 to reinspect between tenants is egregious. Many times when a tenant leaves, it is because they are delinquent. The eviction process can take months. Delinquent tenants almost always require extensive repairs. Adding another \$100 in expense could be the difference between having occupied rentals and having bankrupted landlords and abandoned dwellings. Calling all landlords together to talk about the issues would have kept thousands of dollars in this town. It would have also given us a chance to network and share resources and knowledge. I do not approve of how this was handled. The city already had an ordinance that required unsafe buildings to be inspected upon a tenant's request. Now, every landlord will have to increase rents to make up for inspection fees on top of increased water rates making Galesburg a less affordable option. Garbage disposal rates are also increasing. I approved of a city wide garbage service years ago and 2 people ruined it for everyone. They worked for the garbage company who lost the bid and got a handful of people to bully the board into backing down. I've had multiple neighbors who refuse to pay for garbage service and on any nice day, you can smell garbage fires.

- Community leaders seem to be more caring.
- More investment in schools, I think it's great to see! Kids are the future!
- I would love to see more community events.
- A lot of talk, little action.
- Our property taxes, water bills and utility bills have grown astronomically in the last two years. I know it's caused many people to leave.
- We are not changing or providing new families with attractive city to encourage more middle class families who have income and want to engage in the community. We need to change the culture and we need to shift mindsets of the older members who are stuck in there ways
- Galesburg community has supported numerous school bonds recently which shows a commitment to the area.
- There has been positive improvements to some of our businesses with the addition of the new Dorrance dealership, Alien Carcare, and the Front Porch and the GL Distillery, GoGos, etc which make us look more current and professional. We could use a face lift for the rest of the buildings in town to attract more outsiders in.
- Not sure. It's been pretty much the same for the last 42 years.
- Introduce ordinance and cleaning up businesses and housing:
- Too much fighting in the city hall. Why are we spending money on a city manager and a mayor???? We need more houses or businesses for tax income.
- I miss having a bank
- I'm not really sure. I haven't seen much change.
- I feel like we have a lot of business turnover and closures.
- It's not same junk ass buildings ran down to nothing
- In thw last 7 years we have noticed fewer community events. thw Christmas parade was great but there could have been more community involvement. it seems like the city is not involved enough with the schools.
- Somewhat
- Unfortunately, I am not aware of the changes that are taking place. But I would love to be in the loop!
- In the past five years, the downtown has benefitted from new businesses such as the Front Porch and GLDC, and the extension of the KRVT into downtown. The vacant and dangerous building next to the Front Porch was demolished which was unfortunate but likely necessary due to careless property owner but did seem to allow the Front Porch to expand. Further, I am glad to see additional downtown event offered which increases tourism, shopping, and community pride: Galesburg Days, downtown Trick or Treating, and the Holiday Parade.

- Don't see any real changes since moving here.
- Yes keep making it a family friendly outdoors close knit city
- No comment
- It doesn't look like it is changing.
- IT IS GETTING CLEANER AND YES
- A bike trail has been added through the City. The City is slowly but surely applying for grants to fix streets, sidewalks and infrastructure and yes, I approve of these changes.
- Things are starting to look a little bit better. There is a slightly better look and feel to the community over the past few years.

**Question 11. Do you have any concerns about how growth might impact Galesburg?**

N = 53

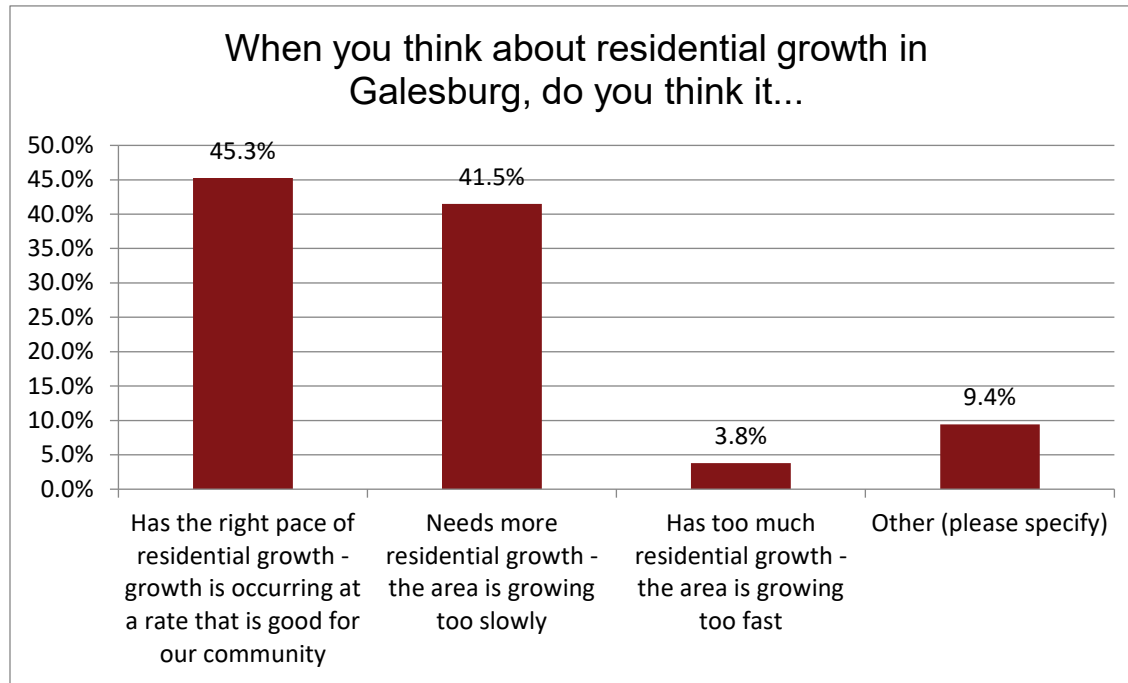


"If yes, please list":

- No more rentals
- No where to grow - sm city limits
- Don't need bike lanes! We have bike trails/paths. Laundromat building looks bad
- We need more businesses
- I hope we are able to maintain a small town feeling
- Would encourage economic breaks for existing Galesburg businesses to grow rather than trying to entice new business. I think we have a good mix of goods & services. Maybe seek out a tax preparer?
- More concerned about large developers who see surrounding farm land and our crumbling/ aging city as a "quick" development bringing additional low income housing (& "slum lords") and unsavory businesses into the downtown and surrounding areas. A lot of the downtown and surrounding properties are owned by elderly or those who dont pay taxes on time. What happens when they pass/ stop paying taxes and are then foreclosed upon? Property values are low and are up for easy grabs to those who may not have the best interest of the family friendly economic development.
- More people, more crime and we don't have enough police presence now.
- My concerns would be that in an effort for growth, you will encourage the destruction of the few businesses that are established here. Grocery store is in the list below and it would be a detriment to everyone in this community if Harding's no longer wanted to be here.

**Question 12. When you think about residential growth in Galesburg, do you think it...**

N = 53

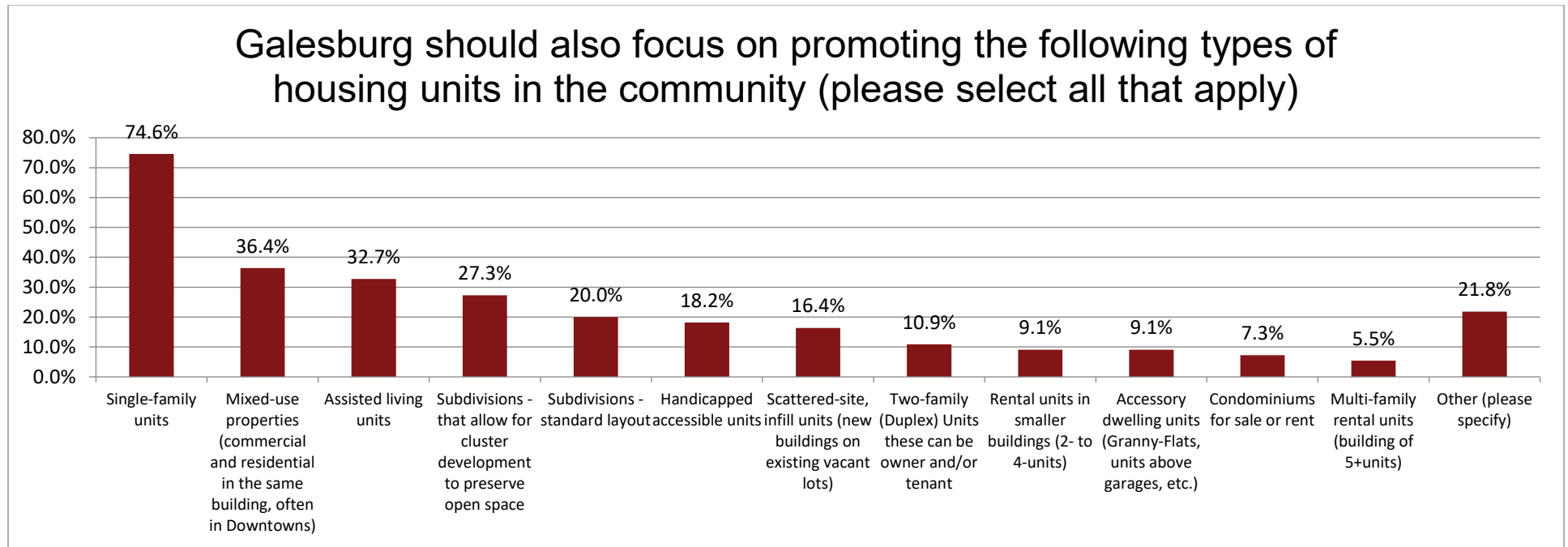


“Other (please specify)”:

- No more rentals!
- Growth happening in Comstock but GA School district
- I think growth is the wrong focus. It should be about retention and improving what is already here. I overheard a lady say she's lived here 15 yrs and has no community here. I've got over 20 yrs here. I have volunteered and even worked here and I feel the same. Most of the people who love it here don't know anywhere else, or are drunks and addicts. I'm sure a lot of other small towns are the same, but it makes me sad. There is nothing worth communing over here. Maybe the parks and the trail? The path around the park that someone donated funds for is nice, but I think it sums up that people literally died before improvements are made.
- Unsure
- I am unsure.

**Question 13. Galesburg should also focus on promoting the following types of housing units in the community (please select all that apply)**

N = 55



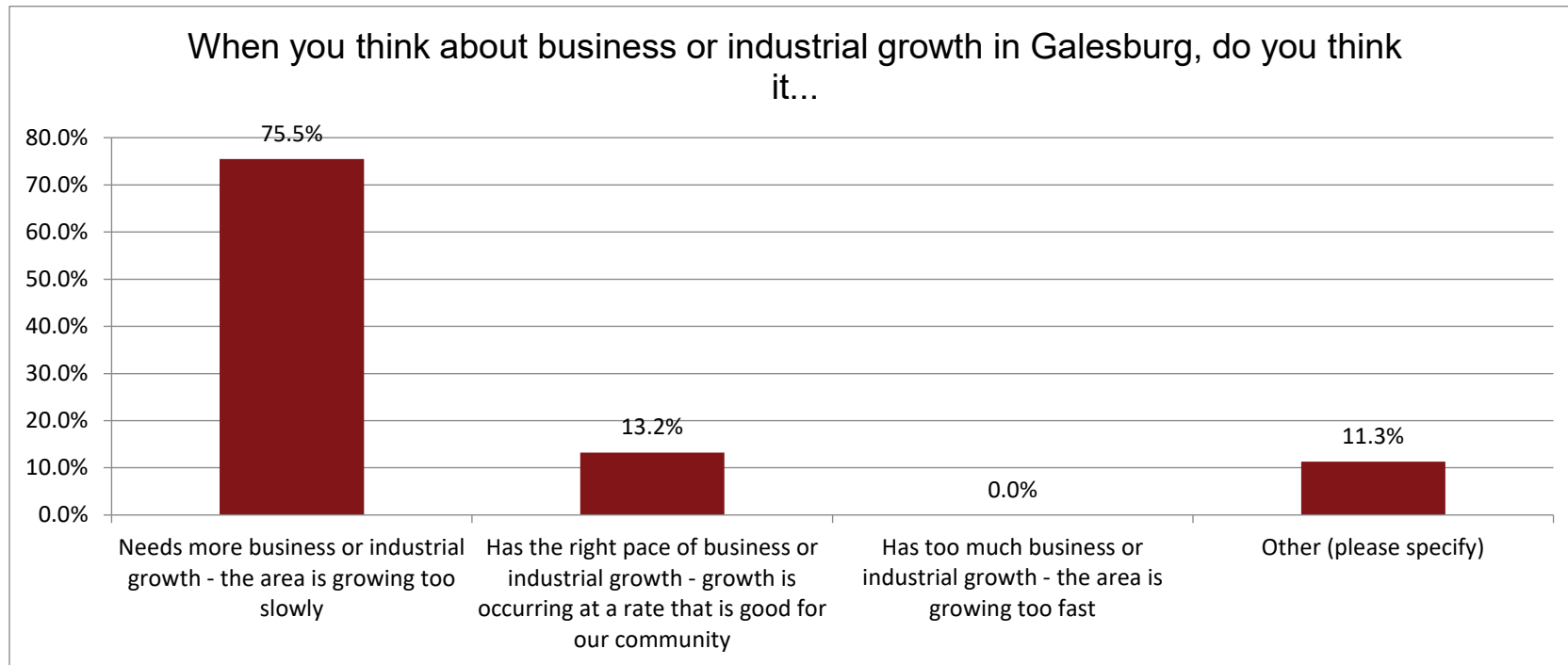
“Other (please specify)”:

- None of the above others
- Too many open lots. Too many old buildings falling apart
- No opinion
- Senior living
- Residential treatment and recovery housing for ppl with substance or alcohol use disorder would allow people to be around family support while getting the help they need
- Needs to be tax residents living in the housing. NOT rentals. Senior living is ok, but those on a fixed income tend to vote no on any type of milage increase.
- Fixing up of the ones we have. Clean up and stricter policies on rentals in the area.
- Homes to purchase, not to rent.
- Tiny homes, affordable housing, small homes equipped for aging in place, mixed use, but most importantly making people aware of the drawbacks when you will charge them separately for each side of the duplex for water, even when there is only one water line. Or that they will never claim 100% homestead on a property if they build a "granny flat" and that will also be subject to rental inspections yearly.
- Affordable housing but also housing for higher income levels.

- Need to grow businesses at the same time. Hardings needs upgraded and people need places to eat.
- Townhouses

**Question 14. When you think about business or industrial growth in Galesburg, do you think it...**

N = 53

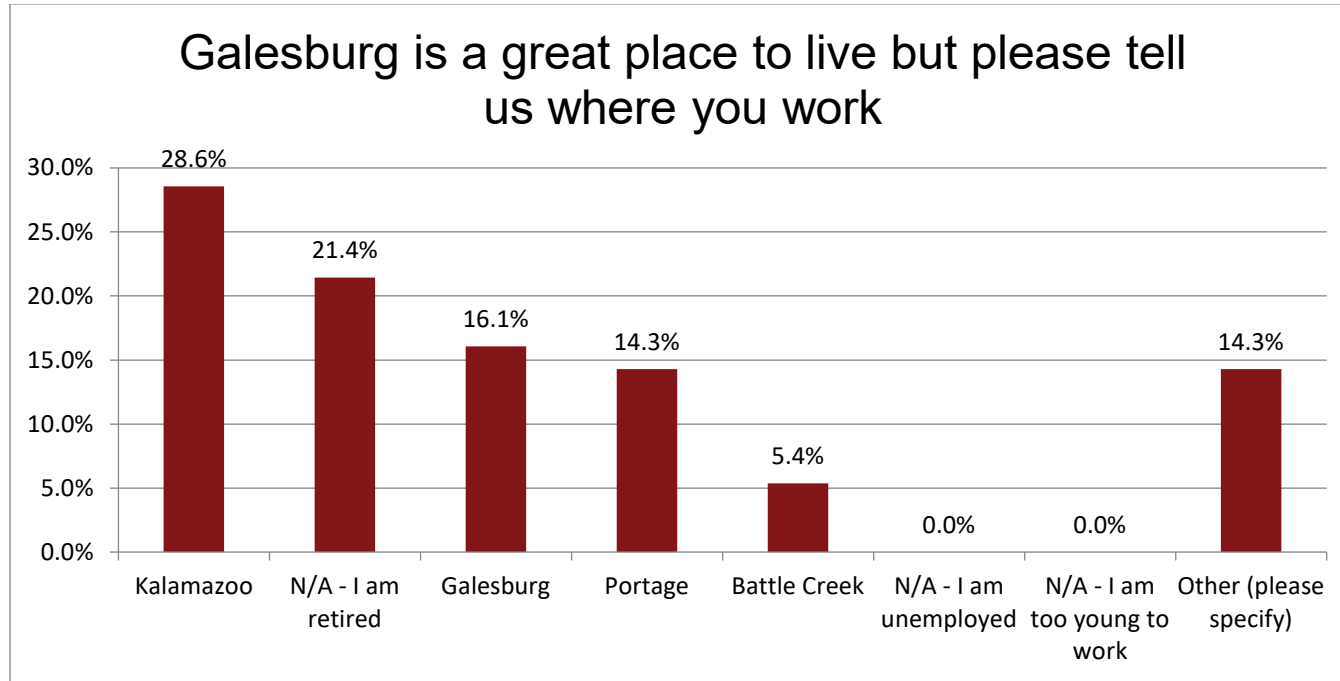


“Other (please specify)”:

- "in Galesburg" where? Downtown great - vacant buildings
- Needs more business growth - the area is growing too slowly. No Industrial Growth
- We need more businesses, specifically a bank or credit union
- Has too much industrial growth and not enough small family business
- I don't think anyone really wants to build here. If you are going to build, you will go to a big town that knows how to facilitate growth.
- We need more business growth and promotion for the current businesses here.

**Question 15. Galesburg is a great place to live but please tell us where you work**

N = 56

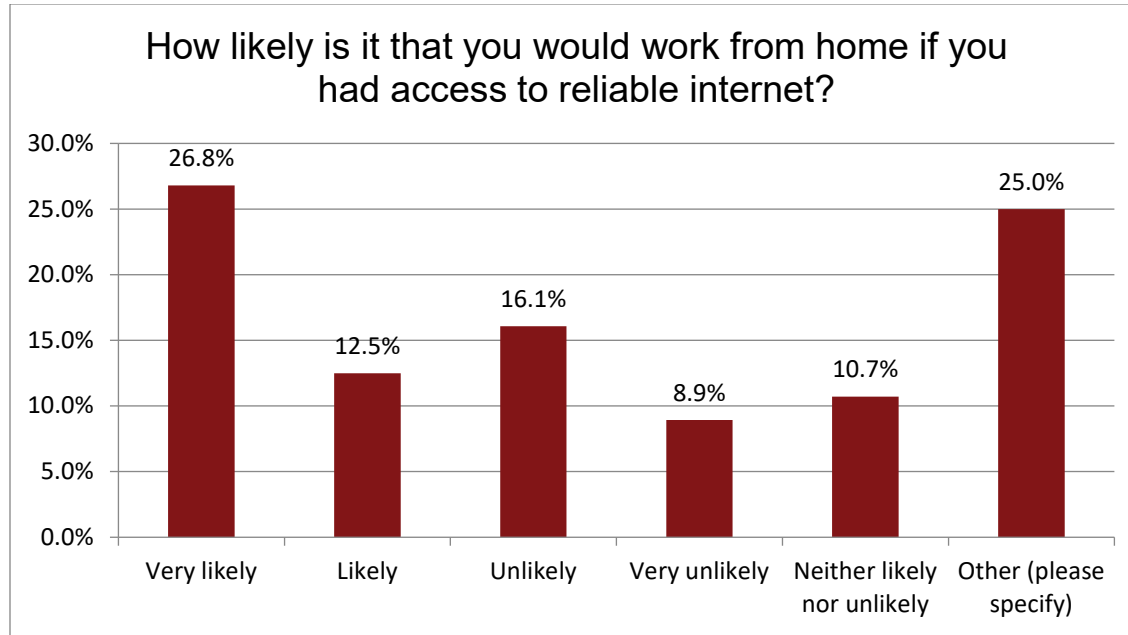


“Other (please specify)”:

- Richland
- Lansing, but I work remotely 4/5 days a week
- Remote work from home - Comstock Township
- Allegan
- Augusta
- Previously in Paw Paw, but as of 2 months ago my job is remote.
- Independent contractor.
- SEVERAL DIFFERENT COMMUNITYS

**Question 16. How likely is it that you would work from home if you had access to reliable internet?**

N = 56

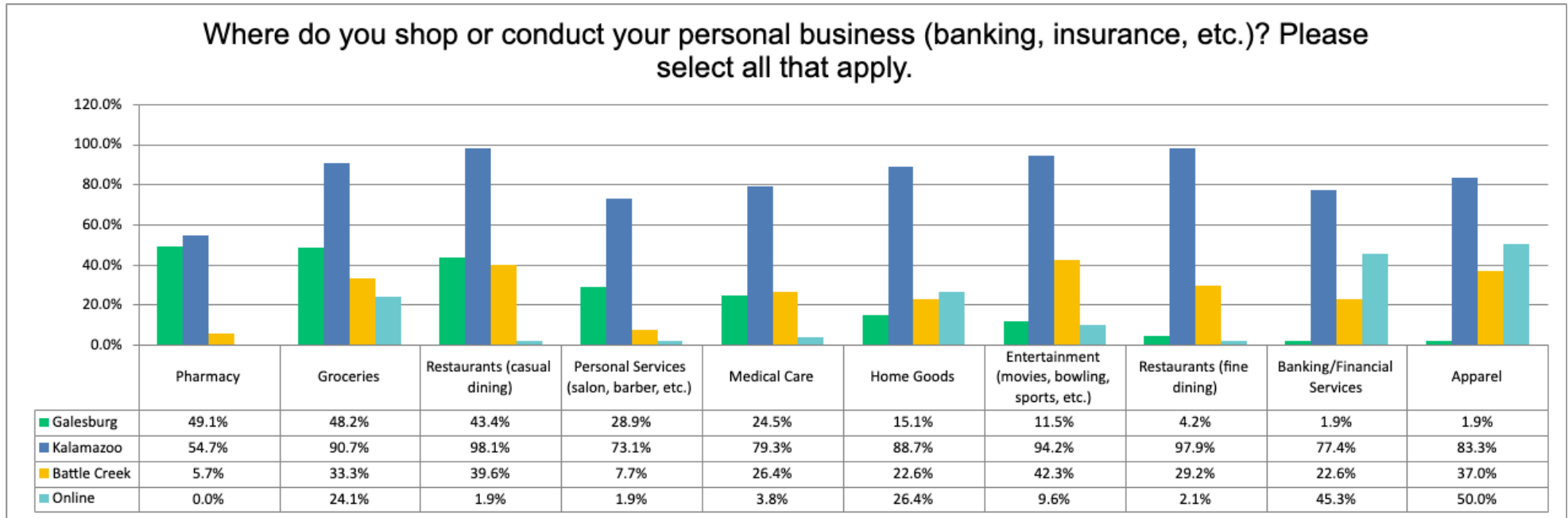


“Other (please specify)”:

- Doesn't apply to my type of work
- retired
- eBay, etc.
- Meaning what? There's access if you pay for it.
- Unlikely- but that's due to my position.
- I can work from home and have reliable internet
- I currently work from home.
- I have worked from home for the last 3 years
- I can and do also work from home
- I do have access to good internet and work from home
- Not really an option for full time work at home.
- I have a home office now
- I currently work from home for 10 years.
- Retired

**Question 17. Where do you shop or conduct your personal business (banking, insurance, etc.)? Please select all that apply.**

N = 55



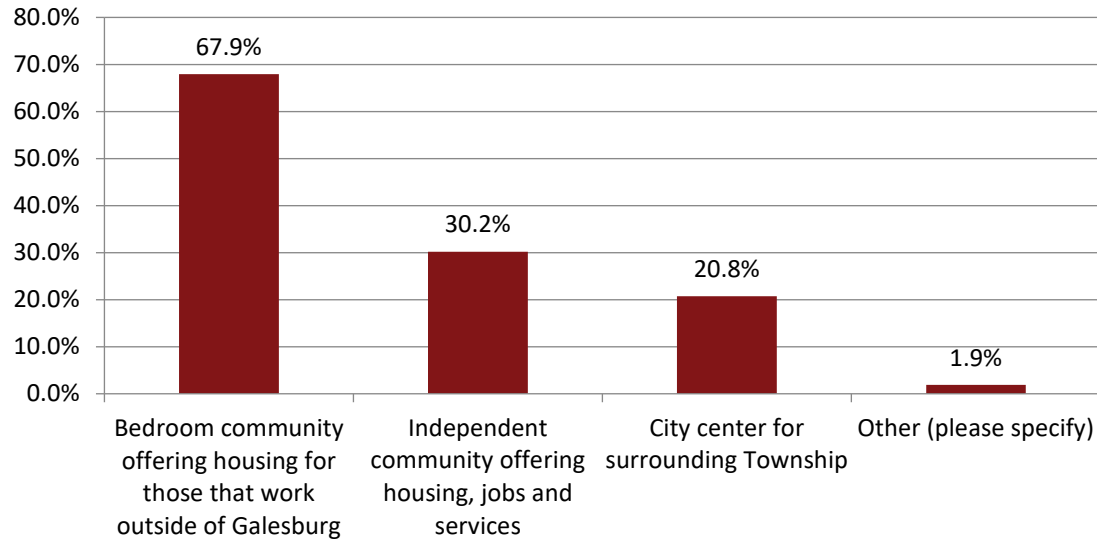
“Other (please specify)”:

- Richland - Restaurants (casual dining), biking/financial services, medical care, personal services (salon, barber, etc.)
- Restaurants (casual dining) - Augusta. Distance banking
- Auto - Galesburg. Mikes Tire, Durance Ford, Insurance, Dental
- Richland
- Car service. Galesburg Ford

**Question 18. What do you see as Galesburg's role in the region? Select all that apply.**

N = 53

What do you see as Galesburg's role in the region?  
Select all that apply.

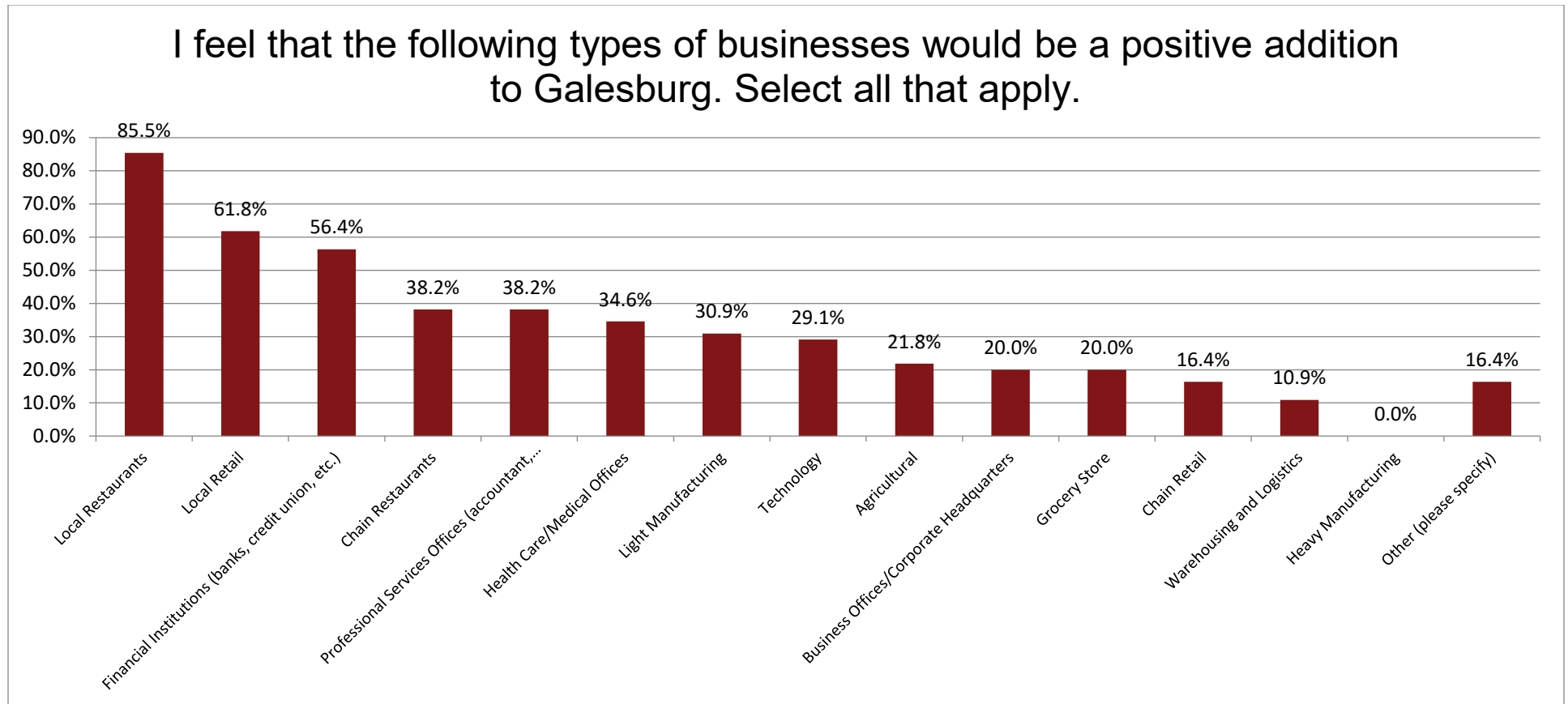


“Other (please specify)”:

- I feel like Galesburg has so much space to bring family oriented growth and small town charm that will attract more community involvement and visitor attractions. It would be amazing to invest into how Galesburg is now (strengthening/“face lifts”/ resources to local organizations and businesses) before we develop the new. Otherwise, it will be like adding new wine to old wineskins.

Question 19. I feel that the following types of businesses would be a positive addition to Galesburg. Select all that apply.

N = 55

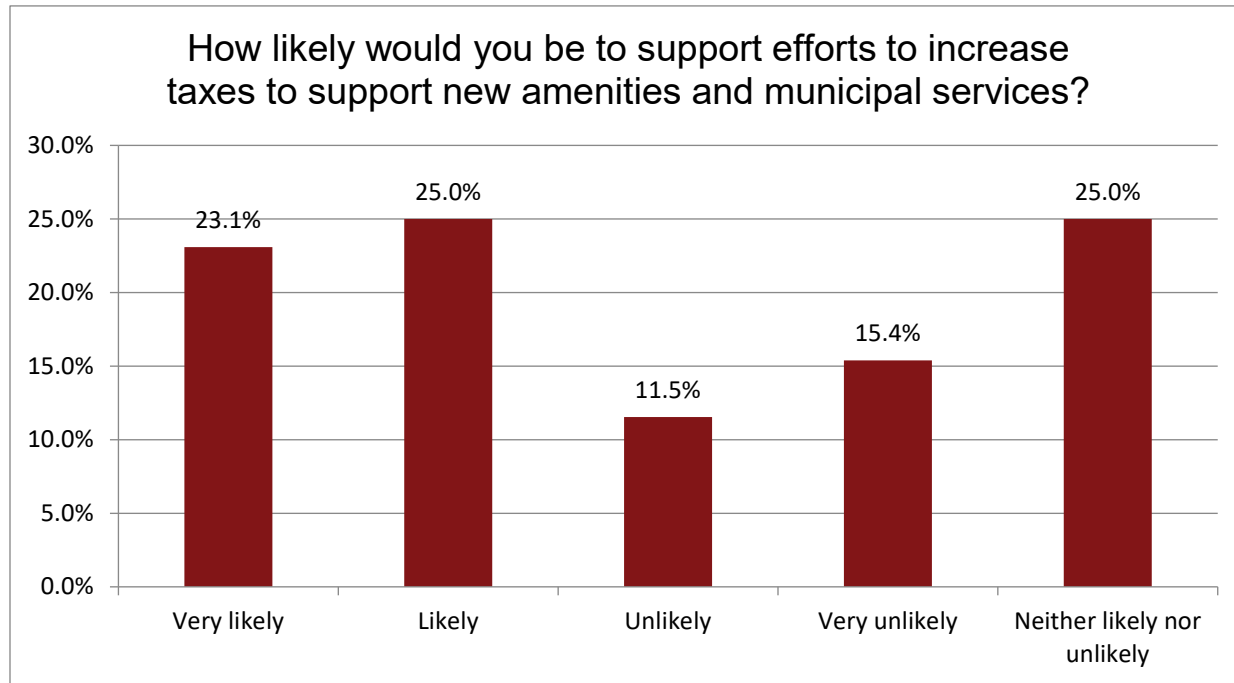


“Other (please specify)”:

- improving and cleaning up what we already have here
- NO opinion
- Addictions recovery house
- We need a bank. Business 101: any community that has businesses must have a supporting financial institution.
- Something where people can exercise
- We really need a bank in Galesburg.
- Bakery, more vintage type businesses to go with our old town theme of antique shops/classic cars and drive up food
- Build upon what we have and clean up closed and run down buildings
- Kids fun!

**Question 20. How likely would you be to support efforts to increase taxes to support new amenities and municipal services?**

N = 52

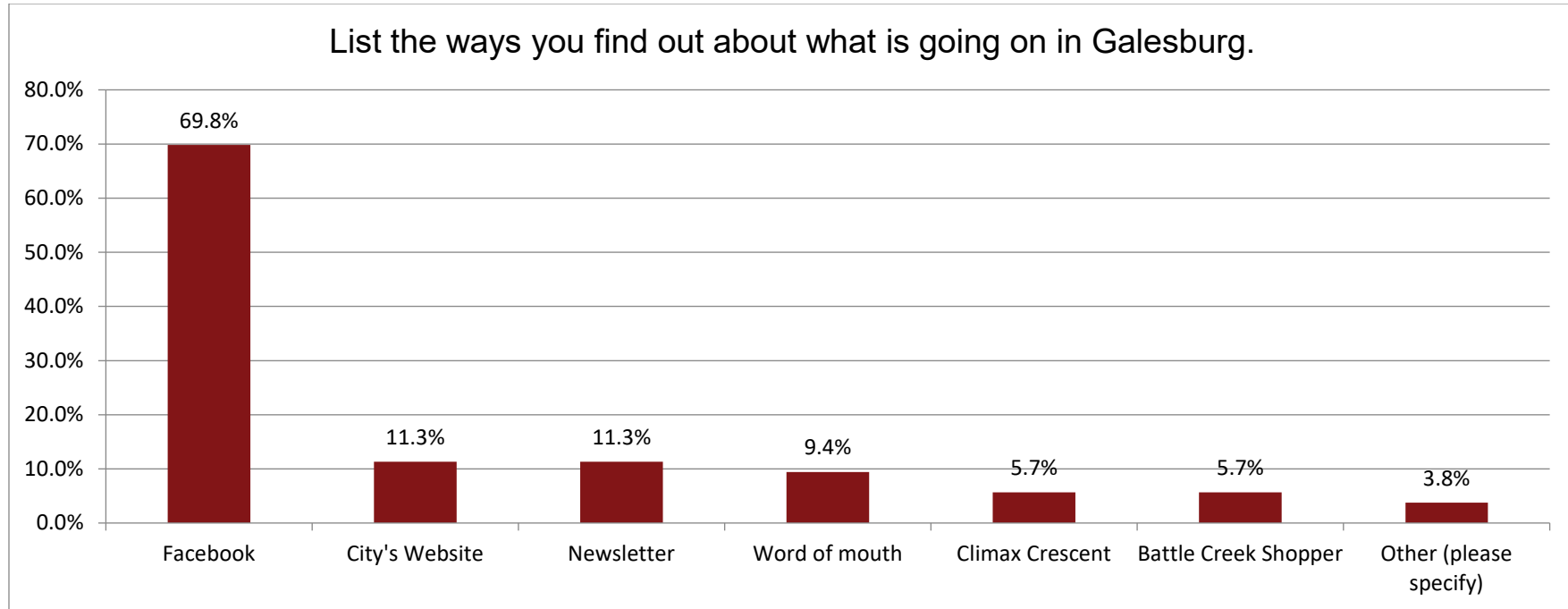


**Comments:**

- Very unlikely. What are you doing with the tax money now! Roads are horrible water bill outrageous
- Unlikely- instead of an increase in taxes, let's look at what our taxes are currently being used for.
- No blanket approval of new taxes, but would vote for some if it made sense for our town
- It would depend on the amount and the amenities and services

**Question 21. List the ways you find out about what is going on in Galesburg.**

N = 53

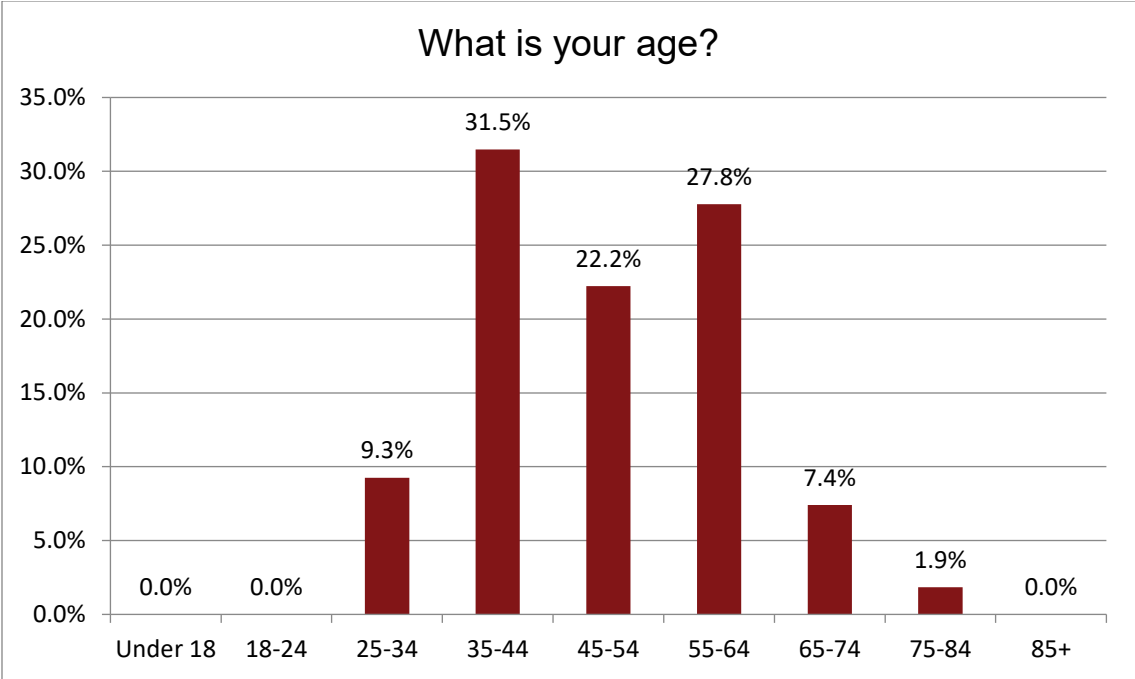


**Comments:**

- City Hall, restaurant conversation, informal connections while walking
- Website has Vicksburg and Parchment info! No info on meetings. Why??
- Gossip. Not healthy.
- Do not know
- One of my neighbors is highly involved in what's going on! She usually keeps me in the loop.

**Question 22. What is your age?**

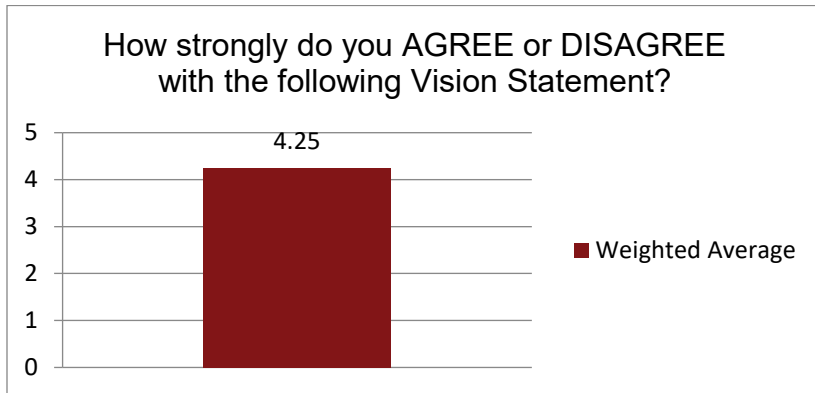
N = 54



2023 Galesburg Community Vision, Values, & Goals Survey Responses

**Question 1. How strongly do you AGREE or DISAGREE with the following Vision Statement? “The City of Galesburg is a small town with a big heart. The community recognizes its economic growth potential through a vibrant downtown, diversity of housing, accessibility to the Kalamazoo River, walkability throughout the community, and connectivity to employment opportunities. As it grows, Galesburg strives to preserve its unique identity and family-friendly atmosphere.”**

N = 16

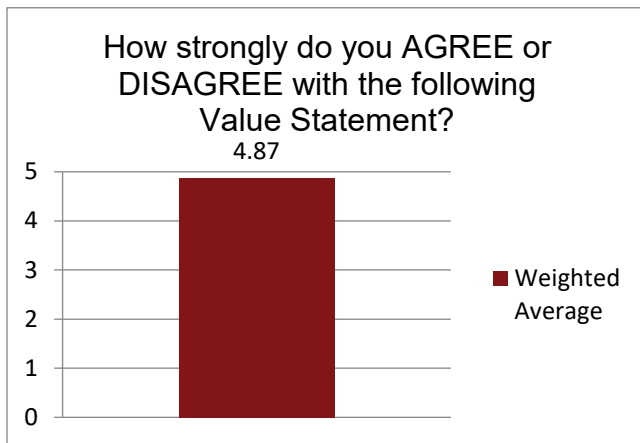


1 = Strongly Disagree

5 = Strongly Agree

**Question 2. How strongly do you AGREE or DISAGREE with the following Value Statement? “Locational Opportunities: The City of Galesburg is advantageously located within the region with convenient access to I-94 and 35th Street. This connection allows for residents to access services and jobs in nearby communities as well as providing the opportunity for non-residents to enjoy Galesburg. The locational advantages should be promoted through sound planning and marketing of the community.”**

N = 15

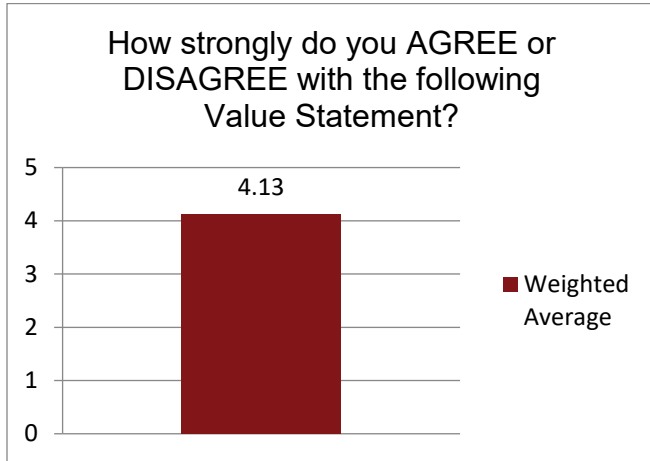


1 = Strongly Disagree

5 = Strongly Agree

**Question 3. How strongly do you AGREE or DISAGREE with the following Value Statement? “Opportunities for Growth: The City is fortunate to have assets that can be utilized to promote growth and development. The excellent regional connectivity, extensive Kalamazoo River waterfront, commitment to a vibrant downtown, public infrastructure, and available land and buildings are all attractive features that can incentivize property owners and developers to invest in Galesburg.”**

N = 15

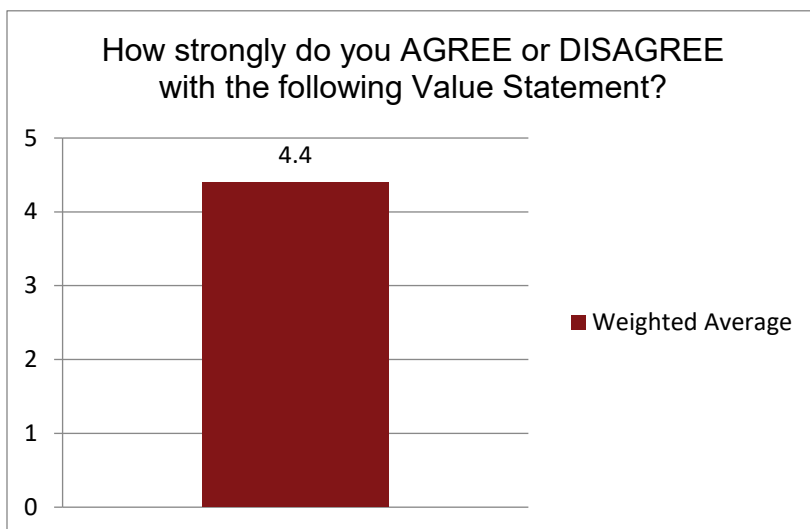


1 = Strongly Disagree

5 = Strongly Agree

**Question 4. How strongly do you AGREE or DISAGREE with the following Value Statement? “Pedestrian-Oriented Community: Existing businesses and services in downtown, access to local parks, proximity to the Kalamazoo River, and Kalamazoo River Trail provide the opportunity for Galesburg to create a more pedestrian-oriented community. Improvements in pedestrian and bicycle facilities will create a more connected and attractive community that will support economic growth by retaining and attracting residents and businesses.”**

N = 15

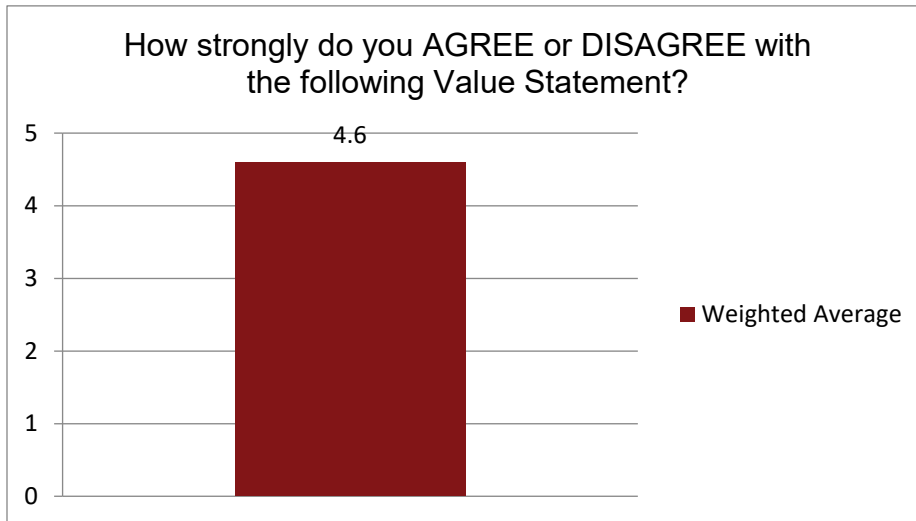


1 = Strongly Disagree

5 = Strongly Agree

**Question 5. How strongly do you AGREE or DISAGREE with the following Value Statement? “Safe and Attractive Community: Galesburg recognizes that a vibrant downtown and well-maintained neighborhoods are needed to encourage investment in business and housing developments that are attractive to residents and local businesses and their employees.”**

N = 15

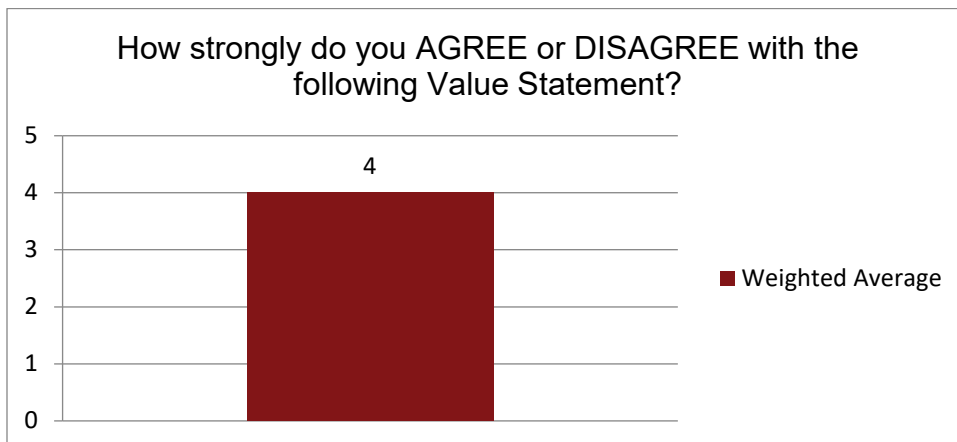


1 = Strongly Disagree

5 = Strongly Agree

**Question 6. How strongly do you AGREE or DISAGREE with the following Value Statement? “Small-Town Charm: The residents of Galesburg are proud of their community and its history. They embrace the sense of community that living and doing business with neighbors and friends provides and want to ensure that same spirit remains as the city grows and develops.”**

N = 15

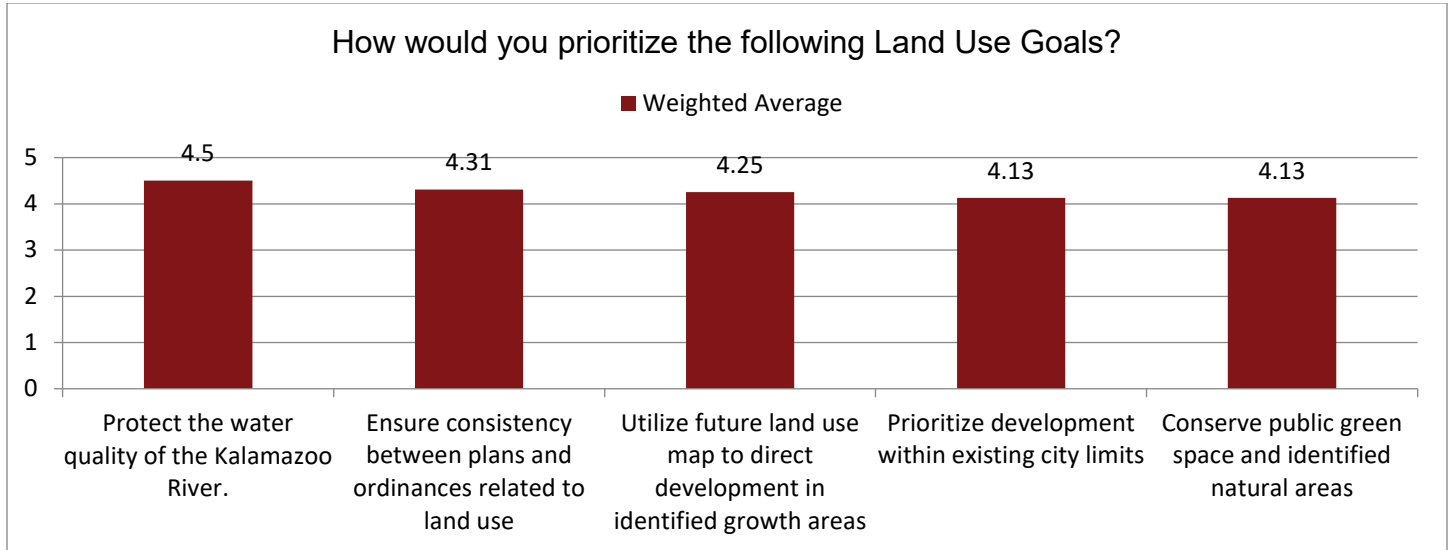


1 = Strongly Disagree

5 = Strongly Agree

**Question 7. How would you prioritize the following Land Use Goals?**

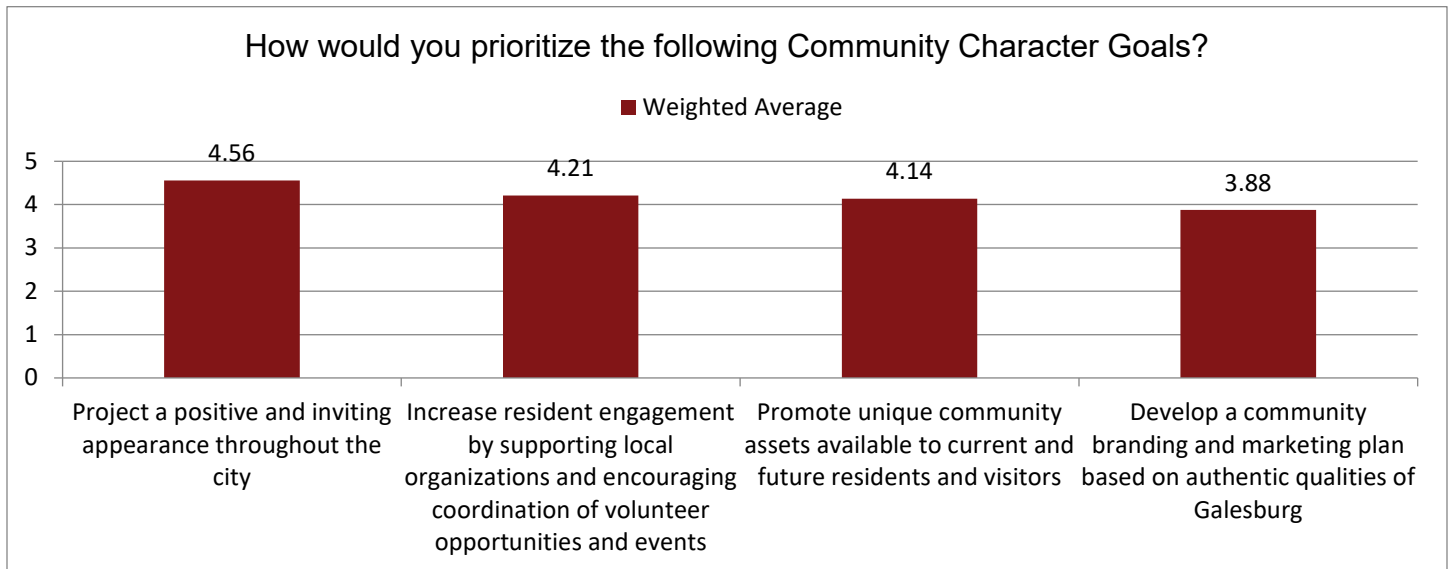
N = 16



1 = Very Low Priority  
5 = Very High Priority

**Question 8. How would you prioritize the following Community Character Goals?**

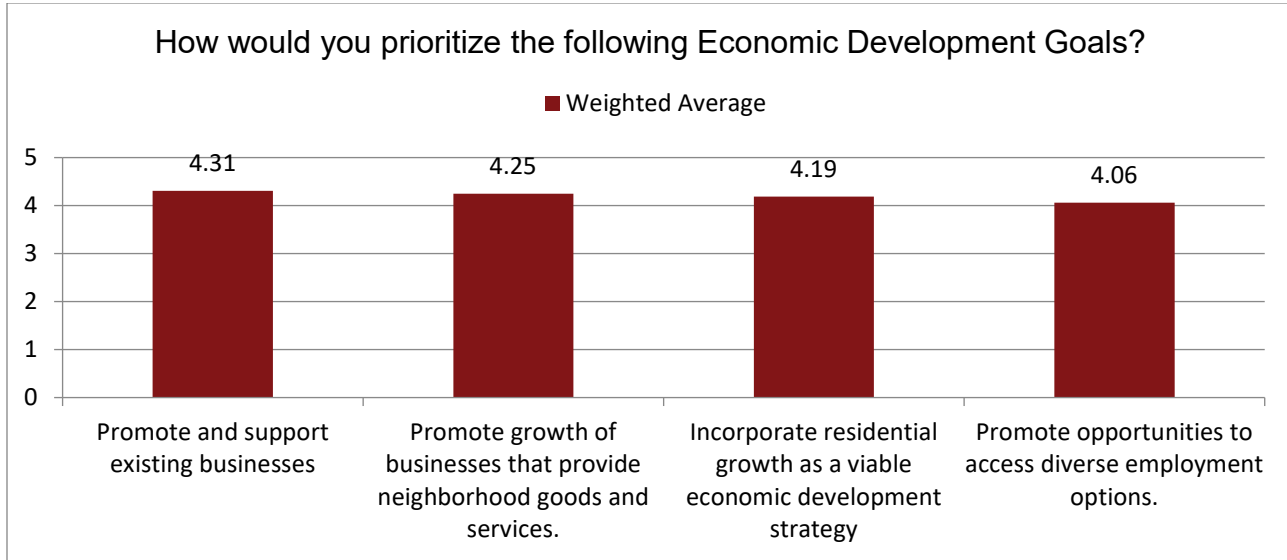
N = 16



1 = Very Low Priority  
5 = Very High Priority

**Question 9. How would you prioritize the following Economic Development Goals?**

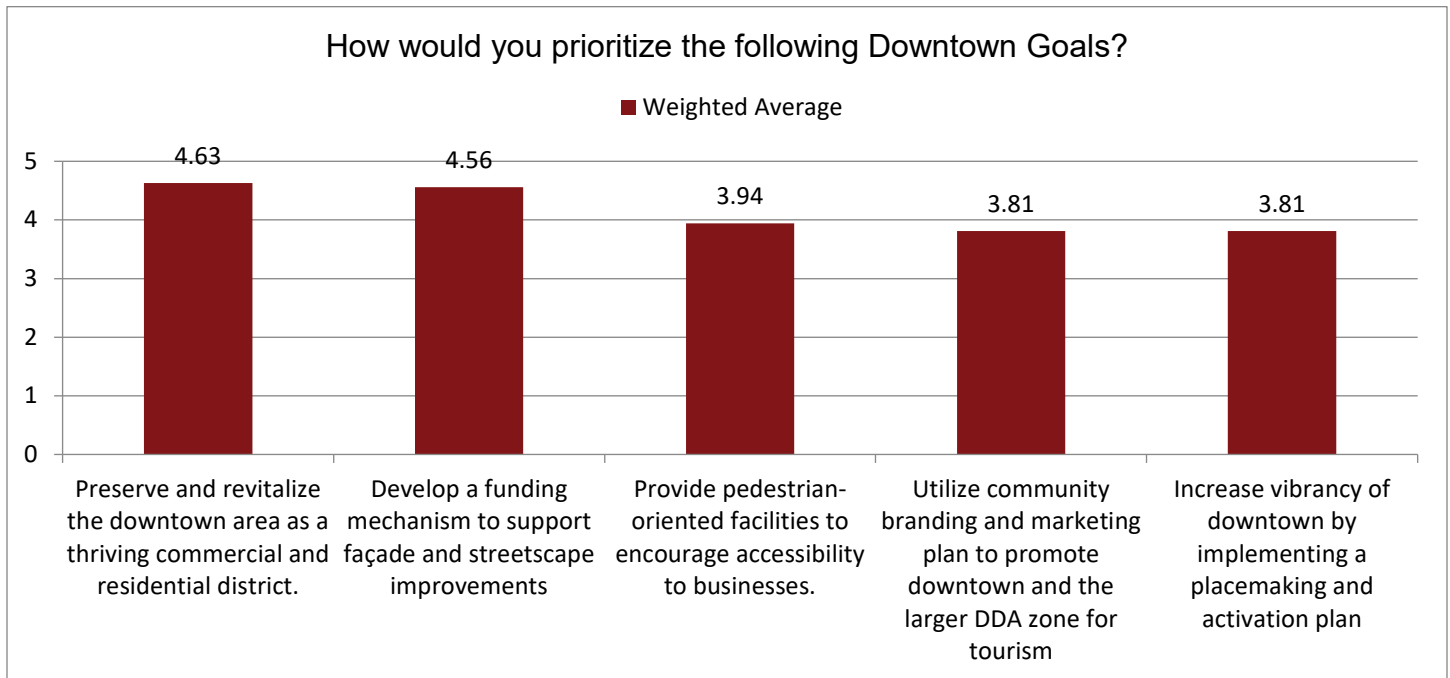
N = 16



1 = Very Low Priority  
5 = Very High Priority

**Question 10. How would you prioritize the following Downtown Goals?**

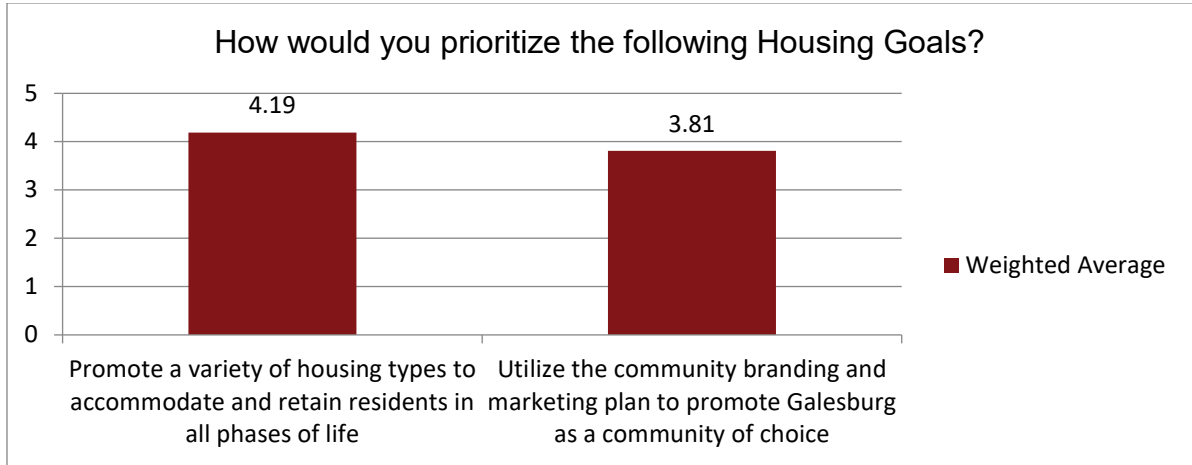
N = 16



1 = Very Low Priority  
5 = Very High Priority

**Question 11. How would you prioritize the following Housing Goals?**

N = 16

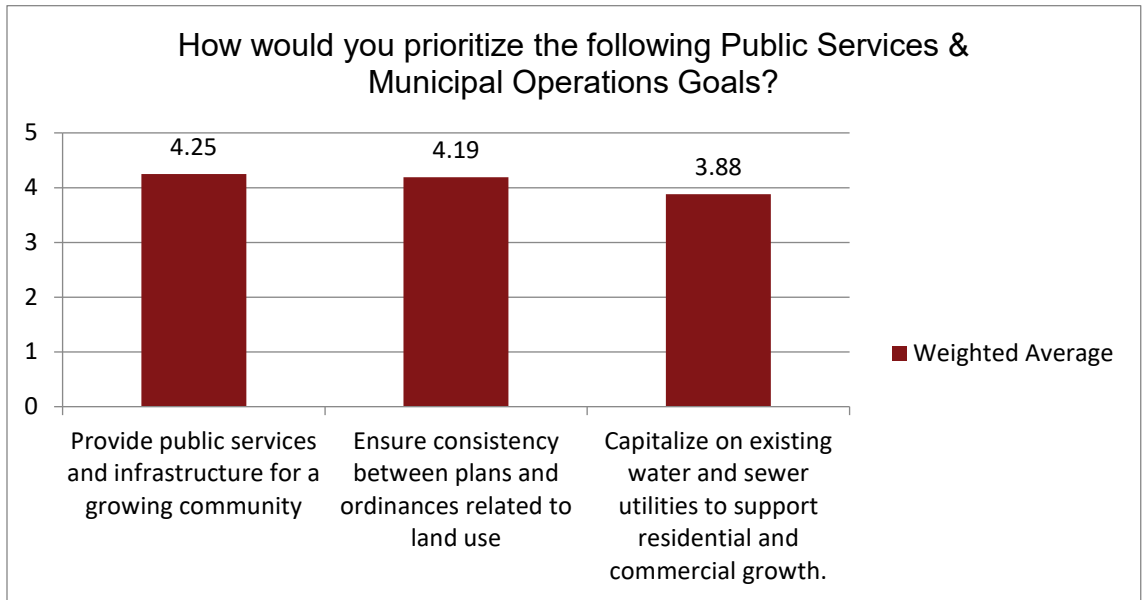


1 = Very Low Priority

5 = Very High Priority

**Question 12. How would you prioritize the following Public Services & Municipal Operations Goals?**

N = 16

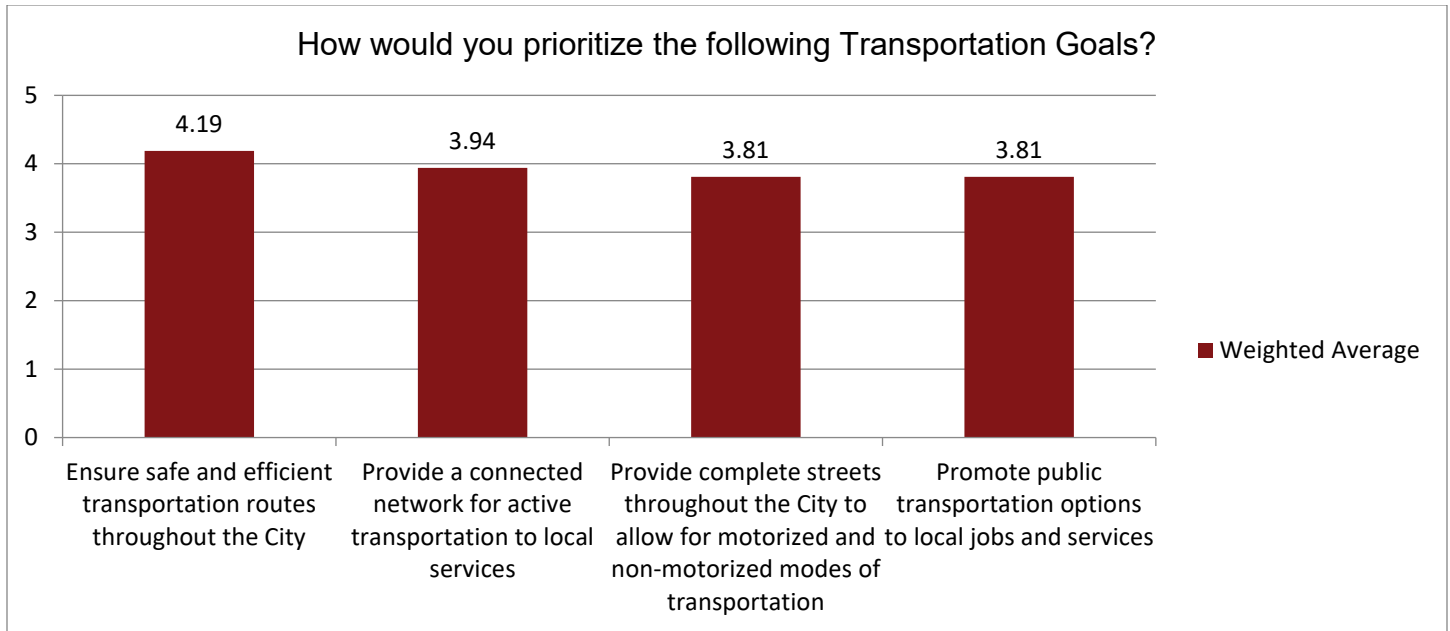


1 = Very Low Priority

5 = Very High Priority

**Question 13. How would you prioritize the following Transportation Goals?**

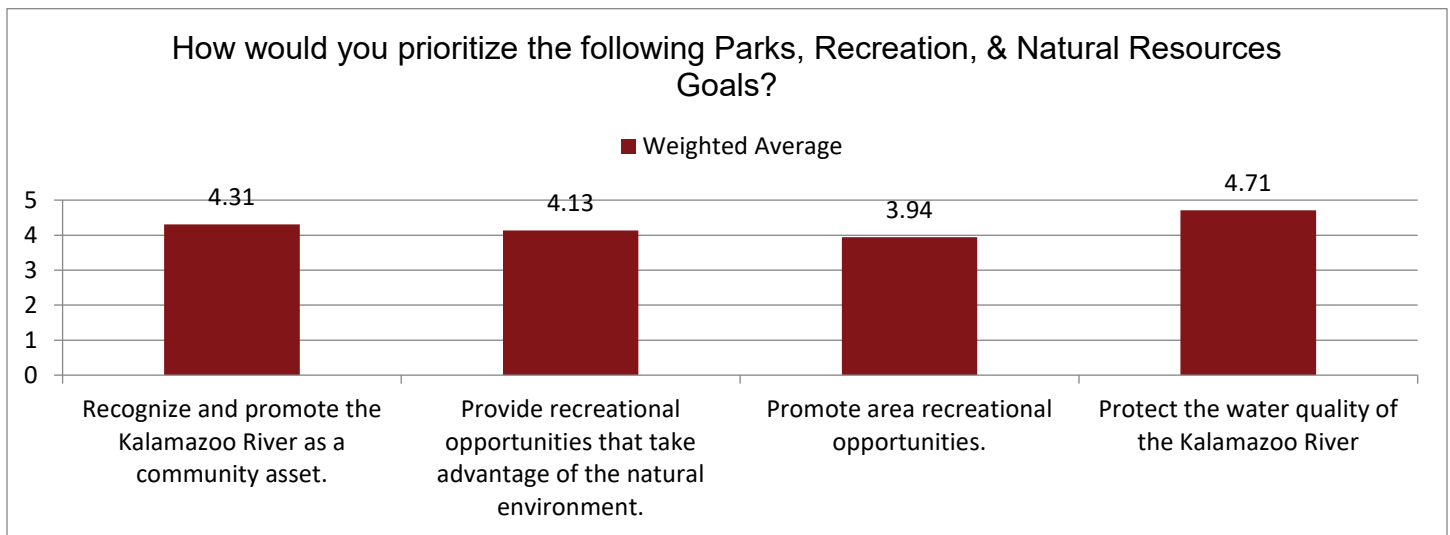
N = 16



1 = Very Low Priority  
5 = Very High Priority

**Question 14. How would you prioritize the following Parks, Recreation, & Natural Resources Goals?**

N = 16



1 = Very Low Priority  
5 = Very High Priority

**Question 15. What is your favorite thing about living in or near Galesburg?**

The people

Small community

the history of this small town and the access to the river and the trails

Close community

small town feel.

Small quiet town

Everything is close by

Small town charm

Small town

Small town setting; well connected to Battle Creek, Kzoo, and Portage

County living

Low taxes

**Question 16. What is one thing you would like to see change about Galesburg in the next 20 years?**

Infrastructure

Downtown district

Make it more attractive, maintain the historic buildings, enforce ordinances and codes fairly

the growth of this town comes to what it can be. multiple business coming to this town and staying in the town

More inclusive

City that continues to grow and involve people in the community.

Develop business opportunities and banking

No opinion

The downtown area needs cleaning up. Homes are horrible in certain areas.

Improvement of the look of downtown

More housing, more downtown businesses

Not sure

Better communication through signage and online methods

**Question 17. Please provide your email address if you would like to stay informed of this master plan process.**

N = 5

**Question 18. Are you a Galesburg resident?**

