



# VILLAGE AND TOWNSHIP OF BARODA

## Building a Great Community

A sustainable community and development strategy including:



Master Plan  
Parks and Recreation Plan  
Capital Improvements Plan



Master Plan  
Parks and Recreation Plan  
Downtown Development Plan  
Tax Increment Financing Plan  
Capital Improvements Plan



**The Baroda Area  
Business Association**  
Committed to Fostering a Vibrant & Prosperous Business Community

# Transmittal Letter



**Village of Baroda**  
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**Baroda Township**  
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To the Citizens of Baroda:

We, the elected and appointed leaders of government and business organizations welcome you to the first combined Master Plan and community development strategy for the future of the Baroda community.

We are a unique community grounded on our civic, cultural and business center. The surrounding agricultural landscape showcases the rural country charm desired by residents while serving as the center of Southwestern Michigan's wine (and craft brew) visitor attraction.

Our community history is one of reinvention. We began as an agricultural center collecting local products for transport to remote urban centers. We evolved to providing the appliance and auto industry tool & die services. Today we have returned to our agricultural roots as a supplier of grapes and hops and manufacturing equipment for wine and craft brew production.

This document celebrates this rich history, a story immortalized in the recent the Michigan Municipal League book "The Economics of Place: The Art of Building Great Communities". It updates major public policy documents which, when combined, set forth a community development strategy and a rural pattern of land use for the period ending in 2040.

We are excited about our future and welcome you to join with us in the journey before us as we together build a great community.

Please feel free to contact any of us with your questions and comments.

Sincerely,

Bob Getz  
*Village President*

Jim Brow  
*Township Supervisor*

Ed Rath  
*Chair Village Planning  
Commission*

David Schultz  
*Chair Township Planning*

Jim Demski  
*Chair Downtown  
Development Authority*

# Table of Contents

## 1 TRANSMITTAL LETTER

## 2 INTRODUCTION

## 3 COMMUNITY DESCRIPTION

## 5 PUBLIC CONSULTATION

## 11 MASTER PLAN STRATEGIES

## 12 APPENDICES

### A. Parks, Recreation, Open Space and Trailway Plan

### B. Capital Improvements Program

### C. Downtown Development Authority Development Plan & Activity Roster

### D. Baroda Area Business Association Work Program & Activities Roster

### E. Map Atlas

1. Master Plan Future Land Use Map
2. Baroda Village Park Map
3. Baroda Township Park Map
4. Township Water System Map
5. Wastewater & Storm Water Management Systems Map
6. Street/Road & Non-Motorized System Map

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# Introduction

## WHAT IS A COMMUNITY MASTER PLAN?

For many readers, a logical question is; what is a Community Master Plan and why are we updating it?

**T**he current Township Master Plan (June 2010) and the Village Plan (first adopted in 1978) illustrate the type and density of development desired for the Baroda community. The Planning Commissions of the Village and Township, after review of these plans, found them suitable as a guide for future growth and development. State law requires updating the plan on five-year intervals.

The land use plan which serves as the basis for zoning, highlights a traditional historic “small community” downtown surrounded by agricultural farmsteads. This is the pattern of land use desired by the community residents and their elected and appointed officials.

This Master Plan and future development strategy also brings together other Village and Township plans and studies plus plans from other agencies. This presents a coordinated approach to future growth, preservation of areas of specific environmental concern as well as describing land areas needed for future residential, commercial, industrial, and recreational use.

In general, the update to current Master Plans provide a future community development strategy that will guide future land use decisions considered by the Planning Commissions and the Village Council and Township Board.

This document also serves as the update to the Village and Township “official” Parks and Recreation Plans the Downtown Development Authority Development & TIF Plan plus Capital Improvement Programs for the Village and Township.

## WHAT WAS THE PROCESS FOR DEVELOPING THIS PLAN?

This document was developed with the input and support of many citizens as well as members of the Village Council, Township Board, their appointed officials and advisors. The planning process included the following general steps:

1. **Data gathering:** *including census, economic, housing, transportation, and other geographic data plus review of existing plans.*
2. **Analysis:** *of existing conditions, trends, and issues from other plans and policies.*
3. **Input:** *from the 2014/15 on-line community survey completed by the Baroda Area Business Association plus two public workshops held on September, 14 2016 and December 14, 2016 and a Township planning survey completed in January, 2017.*
4. **Vision, Future Land Use Plan, and Implementation Strategies:** *which were subject to citizen review simultaneously with the Planning Commission review.*
5. **Public hearing:** *held on the draft plan, held June \_\_\_\_\_, 2017.*
6. **Plan Adoption:** *after revisions - Planning Commission adoption of the Master Plan and Parks and Recreation Plan plus Capital Improvements Program adoption by the Village Council and Township Board.*

## COMMON THEMES

Throughout the planning process several overriding themes emerged:

1. **Village serves as a traditional “walkable” small community center.** Being the social, cultural, religious, governmental and business center of the community the Village will continue to serve future business expansion needs in the future.
2. **Two parks, offer residents and visitors unique recreational opportunities.** The Village and Township parks and future railway connectivity will expand recreational usage.
3. **Township serves as the agricultural complement to the wine and craft brew economy.** With its agricultural character, the Township serves to underpin the current and future community economic sustainability while also promoting the preservation of agricultural land.
4. **Future population growth will be limited and incremental.** Limited growth will result in a community of approximately 3,000 – 3,500 in 2040 with new residential growth primarily adjacent to current residential areas.
5. **Additional tourism visitation growth is likely and will contribute to further economic sustainability.** The installation of required infrastructure and the preservation of agricultural land to support existing businesses and the attraction of new complementary businesses will serve to boost tourism and foster economic sustainability.
6. **Regional transportation access with geographic identity promotion and wayfinding guidance will contribute to future economic sustainability.** This will be accomplished via better identified access for visitors.

## PLAN ORGANIZATION

This plan is organized by subject area. Each chapter, or “plan element”, contains relevant data (gathered from the Census and other sources), public input results and discussion of future trends, before presentation of the community vision statement, objectives and specific implementation actions.

To complete a presentation of the community future growth strategy are strategic plans for the Downtown Development Authority and the Baroda Area Business Association. These organizations have been charged with advancing community economic development through actions necessary for future economic prosperity.

With this understanding, Village and Township officials seek the help and cooperation of its citizens and those interested in participating in the development of the Baroda community in implementing the vision set forth in the Plan.



# Community Description

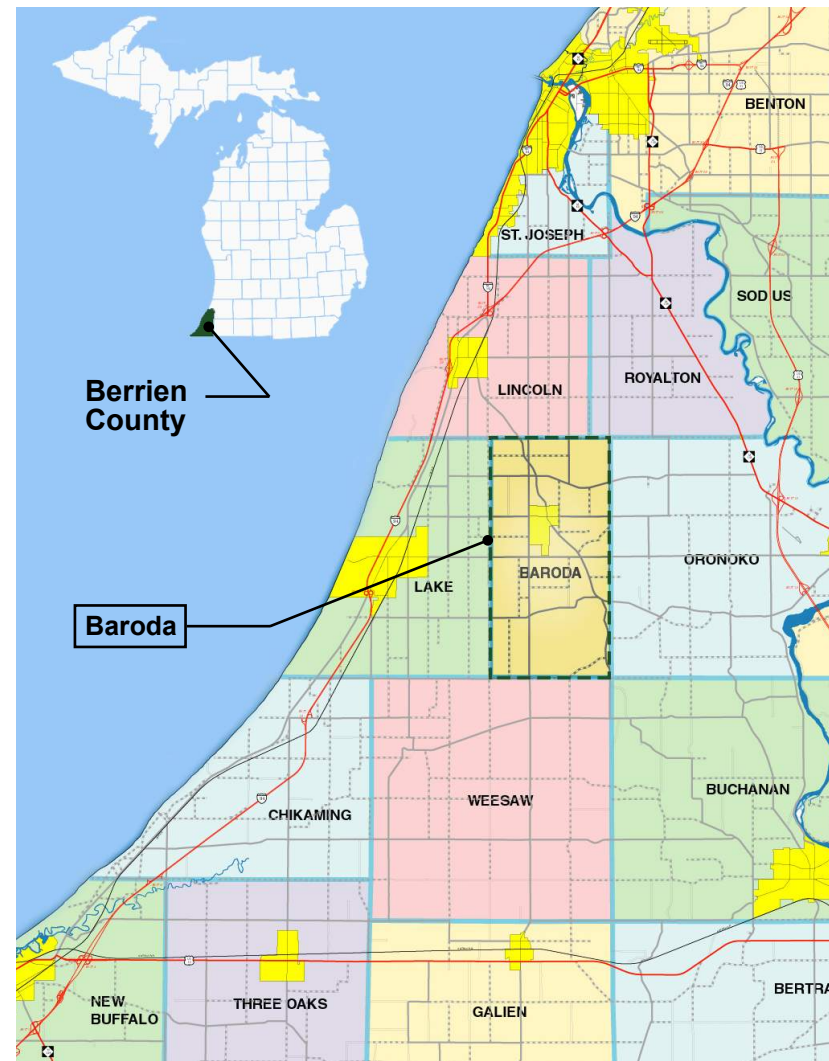
## LOCATION

**B**aroda is located in the west central portion of Berrien County. It is at the east/west midpoint between the communities of Bridgman and Berrien Springs and halfway north/south between the communities of St. Joseph/Benton Harbor and New Buffalo.

## COMMUNITY HISTORY

The history of the community goes back to the 1830's when the first settlers arrived and began clearing the land, draining the swamps and building homes and farms. The founder of Baroda was Michael Houser, a man of exceptional generosity and civic-mindedness. Houser had always dreamed of building a town so he bargained with the railroad to put a station on his land. Houser then platted a town and sold lots on very generous terms. He offered a free lot to every person who would build a store or other building worth \$500. Houser sold lots for homes for \$35. He was not looking for personal glory and did not want the town named after him. Houser chose the name Baroda after a city in western India, 400 kilometers north of Bombay. In 1891 the Baroda post office opened. The Village of Baroda was incorporated in 1907 and the Township organized in 1923.

**Baroda Location Map**



## ADMINISTRATIVE STRUCTURE

### Planning Commission

Both the Village (Ordinance 165 January 5, 2009) and Township (Ordinance 34 July 18, 2011) established their Planning Commissions pursuant to the requirements of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3801). They were charged with the responsibility for the preparation of the Master Plan and the Capital Improvement Program.

The Master Plan is adopted by the Planning Commission. The Capital Improvements Program is prepared by the Planning Commission and adopted by the Village Council or Township Board respectively.

### Parks Committees

The Village Council and Township Board each respectively serve as a Park Committee addressing annual maintenance and capital improvement decisions relative to their parks. Each prepares the Five-Year Parks and Recreation Plan for adoption.



### Downtown Development Authority

The Village Council established the Downtown Development Authority (DDA) in November 1984 to prepare and carry-out a Development Plan for economic improvement in the central business district which is funded through a Tax Increment Financing District (TIFA) encompassing approximately ½ of the DDA District area. The DDA Development Plan and a separate TIF Plan is prepared by the DDA and adopted by the Village Council.

The DAA also administers the Village Revolving Loan and Commercial Renovation Tax Abatement programs.

### Baroda Area Business Alliance

In 2012 the business community reactivated the Baroda Area Business Association (BABA) to serve the business community economic development interests. The goal of the BABA is to partner with the Village and Township in furtherance of community development and business expansion activities advancing future economic sustainability of the Village and Township and the business community.



**Left: Party on the Pavers**

**Right: Wine Marathon**

## EXISTING CONDITIONS

### Physical Landscape

The physical landscape of the Baroda community is rather unique being a glacier formed lake bottom (630 feet) on the west rising to a glacier formed ridge (700 feet) at the eastern edge. This unique geography forms the Lake Michigan Archipelago supporting a climate advantageous for growing grapes and other produce.

Storm water drainage is provided by Hickory Creek running south to north centrally in the community. It is accessed by agricultural, road and limited Village storm drains moving storm water via Hickory Creek to the St. Joseph River and into Lake Michigan.

### Municipal Infrastructure

The Village is proud of its infrastructure system which provides services to almost every building in the Village plus several buildings in the Township. The infrastructure system includes municipal water, wastewater and storm water management services. Annual investment in maintenance and improvement upgrades assures system compliance meeting, or exceeding, the future growth and development needs envisioned in this plan. A cooperative policy statement assures expansion of Village owned services into the Township when needed and desired by property owners.

### Transportation

Interstate I-94 and US -31 are the main regional north-south/east-west access ways to the Baroda community. These highways connect with east-west Shawnee Road to access downtown Baroda via Cleveland Avenue /Lemon Creek Road, Baroda/ Stevensville Road or Hills Road.

Of note is emphasis on non-motorized transportation with designated bikeways on numerous roads connecting downtown Baroda with other regional activity centers. Planning is underway for off road trails connecting community parks.

### Parks, Recreation and Open Spaces

Baroda has two parks comprising 52.96 acres (Village 5.5 Acres – Township 47.45v acres) of land easily accessible from surrounding neighborhoods mostly containing playground equipment for young children, baseball and other sports fields as well as an event stage for hosting family and community gatherings. The Township Park which borders Hess Lake, along with a road end on Singer Lake provide for small boat access. It also features a fishing pier.

Both the Village and the Township Parks Committees independently have prepared a Five-Year Plan, (Appendix A) containing maintenance and improvements projects designed to increase access, provide public gathering places, and expand the existing walking trail system between the two parks among other desired future improvements.

### Pattern & Existing Land Uses

Baroda can be classified as a true **“traditional neighborhood development (TND)”** town, characterized by a central business district surrounded by compact residential development sited within predominate rural agricultural landscape. This pattern dates back to the Village’s founding in the early 1800’s. The compact historic pattern of development provides much desired community **“walkability.”** This easy walk from home to the downtown and compact commercial business district remains today due to the development of close-by residential areas.

This pattern of land use forms the **“small-town country charm”** character and appeal desired by residents and visitors alike.



## SOCIOECONOMIC CHARACTERISTICS

### Population

The US Census Bureau estimates there are 2,730 residents living in the Baroda community (2015), a loss of 71 persons since 2010 and a loss of 150 since 2000. With the rebirth of the Michigan economy the Village and Township Planning Commissions expect population to grow to about 3,000 to 3,500 by the year 2040.

Predicting future population is difficult. In order to generate a population projection certain assumptions are made, including that the economic recovery reignites Michigan job creation allowing southwestern Michigan to grow at a faster rate than Michigan and that community and close-by regional employment opportunities will increase.

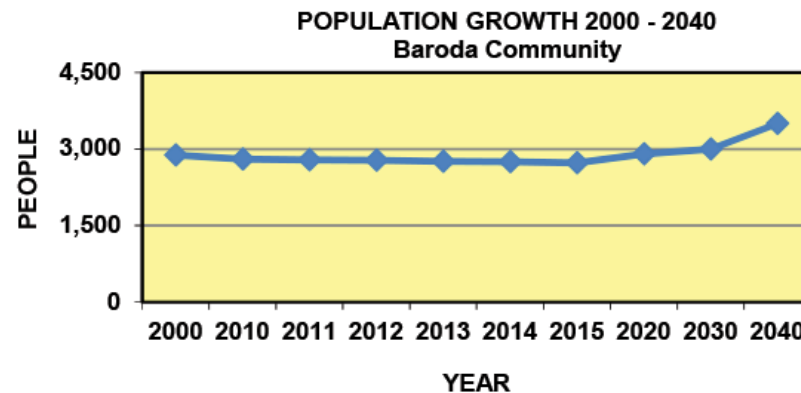
While population is expected to increase by almost 800 people this will occur gradually over the next 20-some years. This will allow time to assimilate new residents with minimum change to the “small-town country charm” character and appeal desired by residents.

Of the current population 20% are school aged children with another 15% being of retirement age.

### Households

Households, an indicator of the number of dwelling units needed to house the projected population, will also increase. Historically, in the decade between 2000 and 2010, Baroda’s dwelling unit count increased by 56 units. Census data in 2010, shows 91% of dwelling units being owner occupied, 22 being of seasonal or recreational use (2%) and 3% vacant.

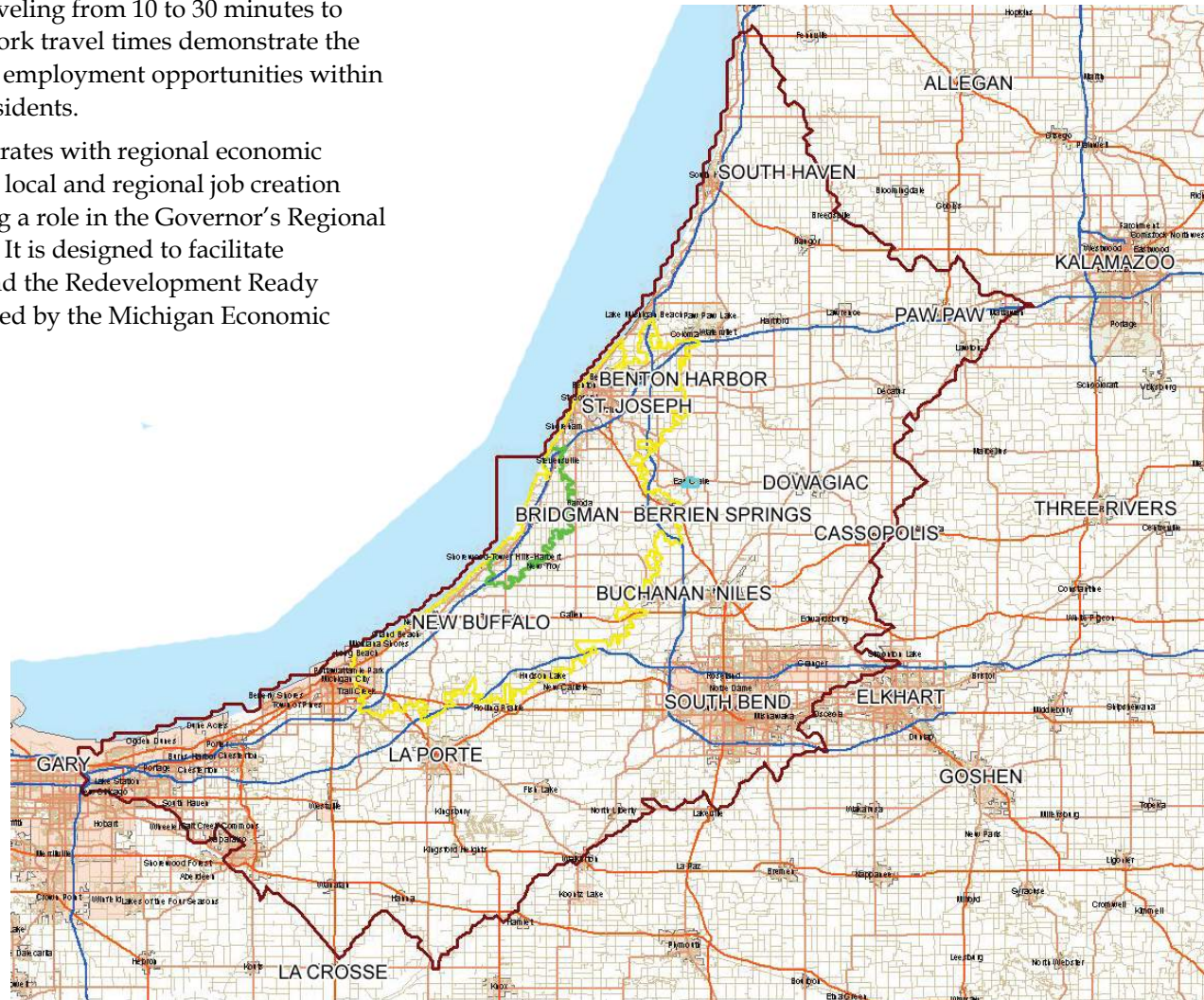
**This plan recognizes that future new household for the most part will occur both in and out-side the Village proper.**



## Jobs and Employment

In 2014, the Baroda Community had a workforce of about 1,524 people, a growth of 47 people since 2000 representing a current 68% labor force participation rate. A majority of the workforce travels to other communities throughout the regional area with 70% of the workforce traveling from 10 to 30 minutes to their jobs. These journey-to-work travel times demonstrate the importance of job growth and employment opportunities within the regional area to Baroda residents.

The Baroda community cooperates with regional economic development organizations in local and regional job creation efforts and is actively pursuing a role in the Governor's Regional Prosperity Initiative Program. It is designed to facilitate new local job opportunities and the Redevelopment Ready Community Program sponsored by the Michigan Economic Development Corporation.



**Baroda One-Hour Drive Time Map**

# Public Consultation

## CONSULTATION METHODOLOGY

The purpose of the public consultation phase was to engage residents, community organizers, key stakeholders, Village and Township staff and regulators about the current land use and development trends. It was also planned to solicit input on the community needs and desires for the future.

Public input began in 2014/15 with an on-line community survey sponsored by the Baroda Area Business Association. It continued with conversations held by the Village and Township Planning Commission as part of their regular meetings.

The survey results and conversations cumulated in a “key leaders” and general public workshop held September 14, 2016, where over 35 key community leaders gathered together to

review with the Planning Commission the future of the Baroda community. Participants discussed input data, proposed future growth policies, and specific projects to achieve “community-wide consensus” on the type and location of future growth.

This input was further discussed before the public in a joint meeting of the Planning Commission on December 14, 2016. There was a follow-up at a Township Planning Commission Public Input Session in January, 2017.

**The Planning Commission has consolidated this information and after review of current plan produced the Baroda community Future Land Use Map. (See Appendix E)**

**Images taken from the Public Meeting**





# Master Plan Strategies

## A SENSIBLE AND SUSTAINABLE FUTURE GROWTH PLAN

### Creating the Plan

The concept of “sensible and sustainable growth” began in the 1980’s as a means to bring together two compatible but different ideas. First, is the need for sound planning for decisions about future growth. Second, is the application of common sense to many development issues facing communities today.

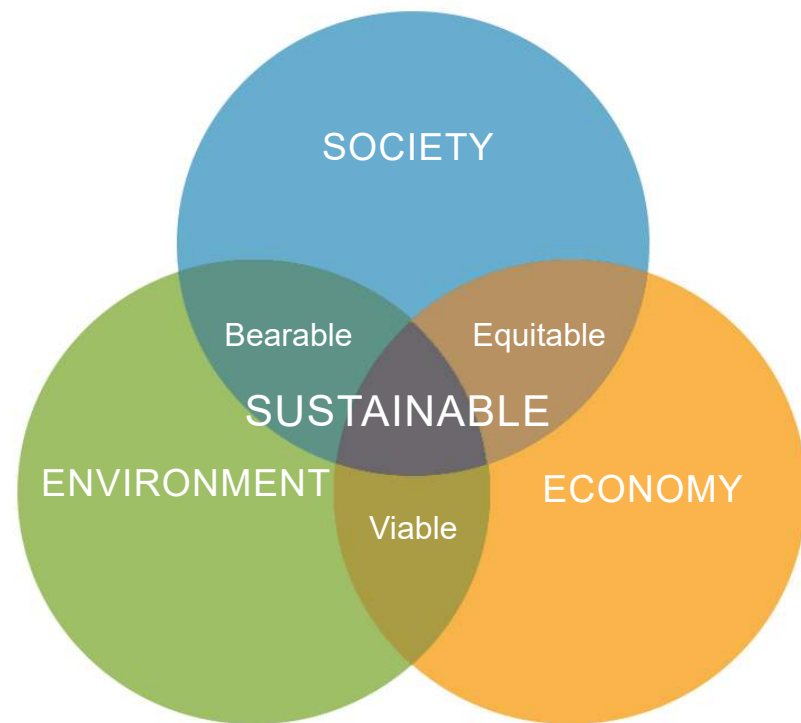
**A sustainable Future Growth Plan is one that “meets the needs of the present without compromising the ability of future generations to meet their own needs.”**

### Applying Smart Growth Principles

There are commonly held principles to be employed to achieve a sensible and sustainable Future Growth Plan, all of which have been considered by the Planning Commission in preparing the Master Plan:

1. *Compact, contiguous growth.*
2. *Redevelopment of built-up areas and infill locations.*
3. *Encouragement of mixed-uses.*
4. *Providing travel choices.*
5. *Protecting natural resources.*
6. *Creating a range of housing choices.*
7. *Creating livable neighborhoods.*
8. *Promoting economic development.*
9. *Creating affordable growth.*
10. *Creating “walkability”*

The diagram below illustrates sustainability as an organizing principle for balancing the demands for environmental, social, and economic success.





### Creating an Affordable Growth Plan

While a portion of the cost necessary for future development (or redevelopment) will come from sponsors of future development, some costs of future growth will be borne by the Village & Township. It is the responsibility of the Planning Commission to carefully balance the amount and timing of future development (or redevelopment) with the ability of the Village & Township to finance required services, especially municipal infrastructure projects, noted in the Capital Improvements Program.

**This Plan incorporates compact and contiguous growth centered on the traditional central business district and recognizes that the future of the Baroda community is based on Village & Township collaboration and shared duties and benefits for joint community and economic development implementation efforts.**

### Promotion of Economic Development - Central Business District Placemaking

Employment opportunities and the available quality of life drive the vigor and economic vitality of the community.

This Plan recognizes the importance of the retail and commercial vibrancy of the downtown business district through specific actions and activities undertaken by the Downtown Development Authority and Baroda Area Business Association. Those actions include accessing State of Michigan grant funds specifically allocated for downtown development projects. Action will also be taken with regional partners including the Cornerstone Alliance, the Lakeshore Chamber of Commerce and the Bridgman Area Chamber of Commerce and Growth Alliances to attract new local and regional industrial business expansion to increase job opportunities and expand the Village and Township tax base.

To help create a “people centered” downtown shopping experience, Phase II of the Front Street streetscape project is planned for 2017. The first phase was completed in 2011. Phase II will build upon what was started and be expanded to encompass signatory downtown entryway improvements.

The Central Business District “Place Making” plan will result in a central located pedestrian respite and activity centers promoting the economic vitality of central business district shopping experience.

### Creating the Walkable Community

In response to the call to create a “walkable community” the Five-Year Parks Plan emphasizes incremental projects to increase walkability and public access to the current parks system, construction of an event stage in the Village Park and other projects to increase resident and visitor usage of existing parks and recreation facilities.

## DEFINING THE FUTURE VISION

The term “**vision**” as used in this context is a broad statement that expresses a consensus regarding what the Baroda community should be like in the future. As such, the vision addresses issues of visual character and community aesthetics as well as population and economic growth and prosperity. It also addresses non-visual issues such as what one will experience living in the community; local philosophy regarding quality of life; and, how various components of the community interact with one another.

Simply put, the Vision for the Future seeks to place into words the collective opinion of the community for the pattern of land uses desired in the future. It includes a perspective on public services necessary to support the living environment and community social activities desired by Baroda residents and visitors.

### January 2017 Survey Findings

#### Whats important to the Baroda Community:

- Filling downtown stores - 90%
- changing unattractive commercial areas - 89%
- Creating job opportunities - 83%
- Tourism, agri-tourism & wine making - 89%
- Maintaining “small-town” feeling - 79%

**In 2040 the Baroda community will be known as small suburban community showcasing a rural country charm while being the center of Southwest Michigan’s wine and craft brew tourist attraction.**

## FUTURE GOALS & OBJECTIVES

### “Carrying-Out” The Vision Statement

The following goals and strategies have been identified as the means to achieve the desired end-state of the Baroda community based on the 2040 Community Vision Statement. The 2040 Vision is a broadly stated goal that describes what the community “seeks to achieve in the future”. Strategies provide guidance on “how the community intends to accomplish each policy”.

#### Goal 1 - Tourism

**The Baroda community and the immediate region will experience enhanced visibility and increased tourism and will be known for its thriving traditional downtown central business district and the surrounding unique agricultural environment.**

*Action Strategy 1.1* – Complete South First Street streetscaping.

*Action Strategy 1.2* – Install entryway signature gateways at key entryways to the downtown.

#### Goal 2 - Public Art

**The Baroda community will host a diverse range of public and private destinations for arts and recreation that foster a quality community image and build upon the unique identity of the area.**

*Action Strategy 2.1* - Partner with artisan, educational intuitions, and others to expand the current public art offerings.

#### Goal 3 - Economic Development

**The Baroda community will be balanced with a varied mix of businesses and industries, attractively developed and maintained and providing meaningful employment opportunities.**

*Action Strategy 3.1* – Complete construction of Menser Drive to service the industrial parks and southward expansion of the central business district.

## Goal 4 - Downtown Business District

**Downtown Baroda will be a quaint, vibrant and regional destination with an attractive streetscape that serves the needs of residents and visitors as a hub of social and retailing activity.**

*Action Strategy 4.1* – Complete south First Street streetscaping as an expansion of the traditional downtown central business district.

*Action Strategy 4.2* – Continue use of the Revolving Loan and Commercial Renovation Tax Abatement program to incentivize additional private investment and new business location.

## Goal 5 – Agricultural Land Preservation

**The Baroda community will feature productive and economically viable agricultural lands through preservation of open space and agricultural land.**

*Action Strategy 5.1* – Continue support of the use of programs that support agricultural and open space preservation, specifically programs offered by the Berrien County Farmland and Open Space Preservation Program; a purchase of development rights program; and, other methods to preserve farmland, such as easements and PA 116 Agreements.

## Goal 6 – Open Space Land Preservation

**Existing and future development in the Baroda community will include permanently preserved natural open spaces.**

*Action Strategy 6.1* - Explore and implement feasible approaches to acquire and/or protect critical natural features and open spaces. These approaches may include raising funds from public and private sources, local higher learning institutions and conservancies.

## Goal 7 – Community Character

**The Baroda community will have a unique identity which includes clean, maintained and inviting shopping and industrial areas; desirable rural residential areas; and, a charming small-town personality.**

*Action Strategy 7.1* - Implement rules and incentives that increase action to preserve the community “country charm” to protect existing and promote future growth in a manner that reflects and maintains the existing character.

## Goal 8 - Trails & Pathways

**The residents and visitors of the Baroda community will enjoy a network of trails and safe, inviting and non-intrusive connections to local and regional natural areas and recreational facilities.**

*Action Strategy 8.1* - Provide enhanced access to the Village and Township Parks utilizing funding opportunities or general resource partners, including the Michigan Natural Resources Trust Fund, the Berrien County Parks and Recreation Commission, the Land & Water Conservation Fund, and the Michigan Trails and Greenways Alliance.

## Goal 9 - Infrastructure

**The Baroda community will feature abundant, clean, potable water and a sufficient capacity of other utility services to support the requirements of a vibrant rural community.**

*Action Strategy 9.1* – Continue evaluation, maintenance and expansion planning for water, wastewater, storm water, and streets/road services needed for resident and visitor population needs of today and the future.

## Goal 10 - Telecommunications

**The Baroda community will be sufficiently served with the appropriate telecommunications infrastructure necessary to promote desired economic growth and to augment quality of life.**

*Action Strategy 10.1* – Partake of technological resources available in Berrien County to provide best of service telecommunication services to residents and businesses.

## Goal 11 - Communication with Citizens

**Residents of the Baroda community will benefit from an open and available communication process with Village and Township leadership and staff that enriches sense of community and educates on planning matters.**

*Action Strategy 11.1* – Develop and implement a program of community involvement focusing on service activities and cultural events.

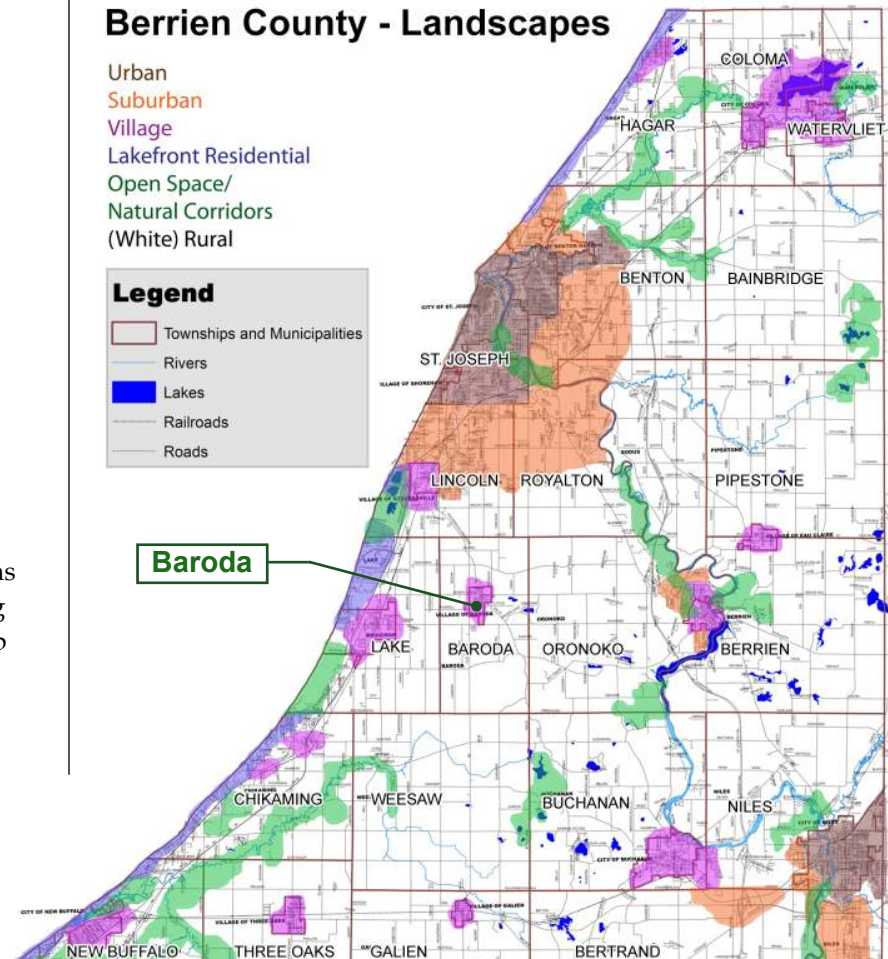
## FUTURE LAND PLAN

The Future Land Use Plan Map on the following page is a graphic representation of the 2040 Vision Statement, goals and strategies and other recommendations of this plan. It shows the location and uses of land, transportation improvements, public buildings and structures, and parks and open spaces. It serves as the zoning plan required by Section 203 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended). A larger scale map is available for viewing in the Village /Township Municipal Building.

## Regional Context

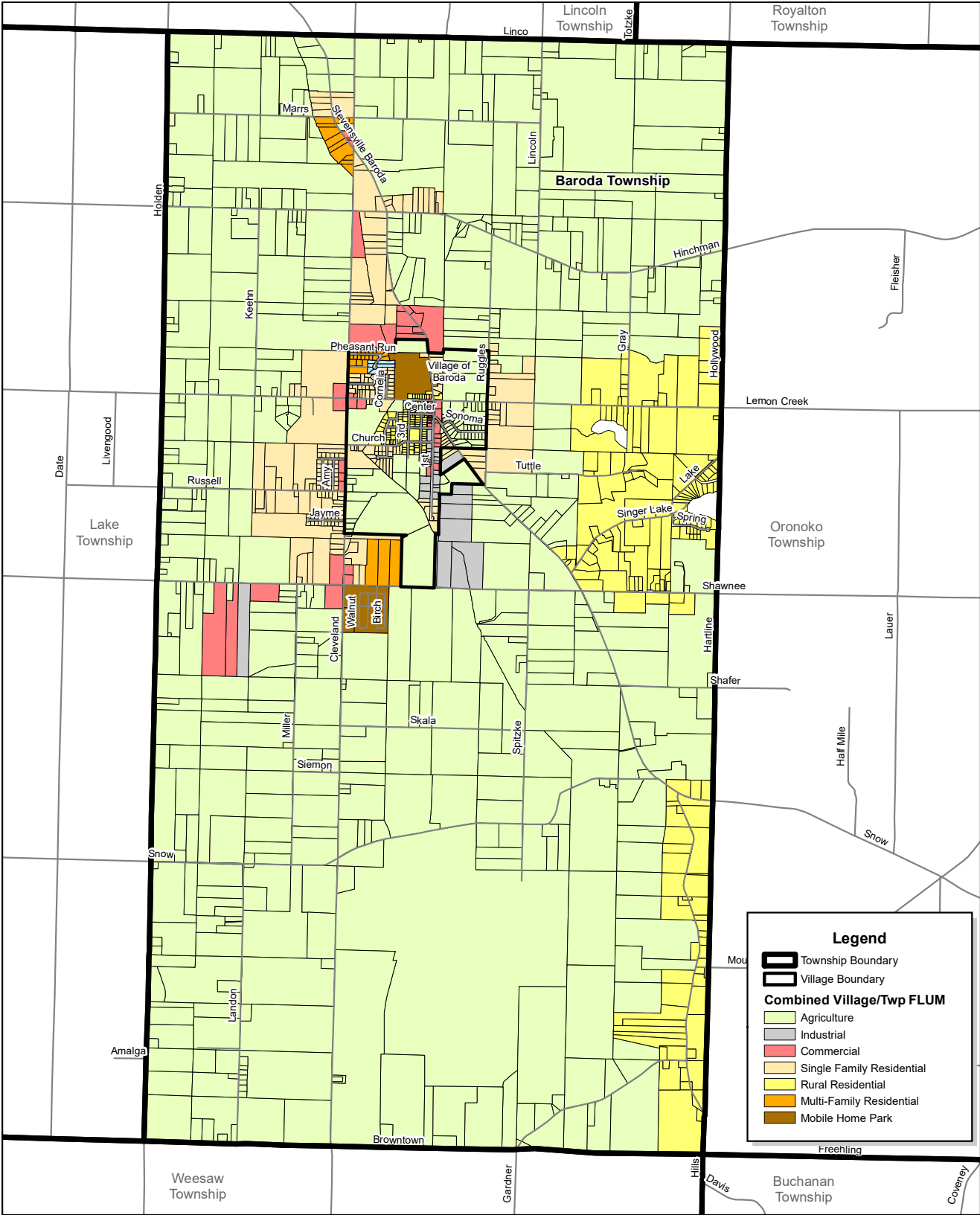
Future growth of the Baroda community contemplates a pattern of regional land use now being guided by the Berrien County Master Plan. This Plan recognizes and implements the work of the County Planning Commission shown in the County Board of Commissioners endorsed Future Land Use Plan Map characterizing the Baroda community as a disconnected remote suburban “Village surrounded by farmland”.

## Berrien County - Landscapes



Data Source: Berrien County and Michigan Geographic Data Library





# MASTER PLANS FUTURE LAND USE MAP

## CONCLUSION

### Major Influencers

Baroda's future is interrelated with several future decisions and actions, the most important being activities to stimulate and encourage regional job development. Regional railway system improvements both east-west and north-south will have a major impact on the residential and visitor desirability of the community. Tourism, specifically the wine and craft brew agri-tourism being promoted in Southwestern Michigan will also increase the desirability of the community as a place to visit and live.

### Guide for Decision Making

This Master Plan provides a guide for land use decision making and a framework for decisions that will impact the future growth of the Village and Township while maintaining and enhancing the quality of life.

### Strategies May Change

Because not all strategies can be implemented at once and some specific actions may change as detailed action plans are developed, this Master Plan must be viewed as a living document, subject to changes and modifications over time. Obviously, the most important unknown variable is financial; gathering sufficient resources to implement specific strategies.

Achieving the Vision for the year 2040 will take major commitments from Village and Township leaders, strong public/private sector cooperation, access to state and federal financial resources and input and assistance from community residents.

While the final shape, form and scale of future development is yet unknown, it will eventually be refined and implemented by the Planning Commissions, Village Council and Township Board

under the watchful eye of the citizens of Baroda.

### Legal Function of the Plan

The Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, states, that a Village and a Township "shall make and approve a master plan as a guide for development", one that -

- *"Is coordinated, adjusted, harmonious, efficient and economical.*
- *Considers the character of the planning jurisdiction and its suitability for particular uses judged in terms of such factors as trends in land use and population development.*
- *Will in the present and future, best promote the public health, safety, morals, order, convenience, prosperity, and general welfare.*
- *Promotes adequate transportation for safe and efficient movement of people and goods by motor vehicles, bicycles, and pedestrian means.*
- *Addresses safety from fires and other damage.*
- *Provides access to light and air flow.*
- *Address location of and distribution of population.*
- *Encourages good civic design and efficient expenditure of public funds.*
- *Provides for recreation.*
- *Uses resources in accordance with their character and adaptability."*

The Plan provides the legal basis for City implementation of land use regulations, the Parks, Recreation, Open Space and Greenways Plan plus the Capital Improvement Program as well as the 2040 Vision.

# Appendix

## A. PARKS, RECREATION, OPEN SPACE AND GREENWAY PLAN

This appendix contains a detailed inventory and analysis of all facilities available for use by Village and Township residents and visitors. It contains a Five-Year program listing desired projects and associated costs for the Village park and the Township Park.

The Parks, Recreation, Open Space and Greenways Plan, consisting of this document and the appendix, were adopted by the City Council upon the recommendation of the Parks Committee.

## B. CAPITAL IMPROVEMENTS PROGRAM

This appendix contains separate Village and Township Six-Year lists of infrastructure improvements. Estimated costs and possible funding sources along with a proposed schedule for implementation are included.

## C. DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT PLAN PROJECTS & ACTIVITIES ROSTER

This appendix contains the roster of projects and activities prepared by the DDA and approved by the Village Council for economic development projects benefiting the central business district and the industrial park.

## D. BARODA AREA BUSINESS ASSOCIATION WORK PROGRAM & ACTIVITIES ROSTER

This appendix contains the roster of projects and activities prepared by BABA for economic development projects benefiting the community.

## E. MAP ATLAS

1. **Master Plans Future Land Use Map**
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4. **Township Water System Map**
5. **Wastewater & Storm Water Managements Systems Map**
6. **Street/Road & Non-Motorized System Map**

# Appendix A.

## PARKS, RECREATION, OPEN SPACE AND GREENWAY PLAN

### Introduction

The Michigan Department of Natural Resources (DNR) provides financial assistance to communities within the State of Michigan that wish to acquire land for parks and open space or that wish to develop recreation facilities. Assistance is available from the Michigan Natural Resources Trust Fund and the federal Land and Water Conservation Fund. To be eligible to apply for these funds the Village and Township must have a current approved plan on file with the DNR. The narrative portions of the Master Plan cited below and this Appendix A to the Master Plan comprise a plan for the Village and separately for the Township.

### Community Description

*See page 6.*

### Recreation Inventory & Accessibility Assessment

This plan identifies a number of accessibility deficiencies to be addressed in the list of future improvement projects, details which are shown on the Existing Conditions and Proposed Projects map illustrations.

### Description of the Public Input Process

*See page 11.* County & Regional Planning Commission review was initiated on \_\_, 2017. Public Hearing notice was published on \_\_, 2017 for hearing held on \_\_, 2017.

### Administrative Structure

*See Master Plan page 7.* The individual park committees prepared the Parks Plan and recommended its adoption by either the Village Council or Township Board, having the responsibility for project implementation and maintenance. Annually the Village Council has budgeted approximately \$5,000 for maintenance and improvements, an amount that will likely be continued in future budgets. Annually the Township Board has budgeted approximately \$5,000 for maintenance and improvements, an amount that will likely be continued in future budgets. Community groups and other volunteers, on an informal basis, assist with improvements and maintenance needs upon approval by Village Council or Township Board for their respective park. Both the Village Council and Township Board encourages use of Parks facilities by visitors and residents.





## Barrier-Free Evaluation

It is often challenging to provide barrier-free access for all aspects of recreation within a community. Both the Village Council and Township Board has made a commitment to improve their park facilities to accommodate various accessibility needs. The Park Committees will use public comment and suggestions throughout the implementation process in order to carry out these barrier-free improvements.

In December, 2004, the Michigan Department of Natural Resources created *Guidelines for the Development of Community Park, Recreation, Open Space, and Greenway Plans*. In these guidelines, there is an Accessibility Rating section. Baroda Village and Township Park rankings are shown below, based on the following guidelines.

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

Park Name	Accessibility Rating
Village Park	4
Township Park	4

## DNR Recreation Grant Inventory

Both the Village and Township have f recreation grants in the past, details which are noted on the Recreational Inventory map.

## Goals and Objectives

See Master Plan page 21.

## Existing Facilities Inventory

The following tables on pages 22 & 23 list the existing facilities in both the Village and Township Parks. See Appendix E for the individual park configurations.

## Action Program

The table on page 24 details the Five-Year action program and cost estimates for park improvements.

## Overall Certification

I hereby certify that the content of the recreation plan for the Village of Baroda, Berrien County, Michigan includes the required contents set forth by the Department of Natural Resources.

Robert Gets, President \_\_\_\_\_, 2017

I hereby certify that the content of the recreation plan for the Township of Baroda, Berrien County, Michigan includes the required contents set forth by the Department of Natural Resources.

Jim Brow, Supervisor \_\_\_\_\_, 2017

# Baroda Village and Township Parks and Recreation Plan Existing Facilities Inventory

Baroda Village and Township Parks and Recreation Plan Existing Facilities Inventory				Amenities												
				Parking	Public Restroom	Pavilion	Gazebo	Drinking Fountain	Pedestrian Bridge	Natural Area/Garden	Creek/Lake Frontage	Benches	Boat Launch	Picnic Table	Bike Rack	Grill
Public Parks	Village Park	5.2 acres	Village of Baroda	X	X	1	1		1		X	10		X		2
	Hess Park	29 acres	Baroda Township	X	X	2				X	X	?	1	X		
Regional Parks & Recreation Areas	Lake Township Park	45 acres	Lake Twp.	X	X	2					X			X		
	Livingston Road Property (Undeveloped)	68 acres	Lake Twp.							X						
	Warren Dunes State Park	~2000 acres	Lake Twp.	X	X	X				X	X			X		
	Grand Mere State Park	985 acres	Lincoln Twp.	X		X				X	X		X	X		
	Warren Woods State Park	311 acres	Chikaming Twp.	X	X					X	X			X		
	Pebblewood Country Club	18 holes	Bridgman	X												
	Meadows Family Golf Center	9 holes	Baroda Township	X												

General Recreation													Sports										Other									
Walking Paths/Trails	Swings	Small Play Equipment	Large Play Equipment	Tot Play Equipment	Horseshoe Facilities	Horseback Facilities	Cross Country Skiing	Beach	Camping	Boardwalk	Golf	Open Play Field	Basketball	Baseball	Softball	Football	Soccer	Track	Tennis Courts	Volleyball Court	Multi-Purpose Court	Weight Room/Fitness	Swimming Pool	Concession	Fishing	Hunting	Miniature Golf	Dog Park	Shower Facility	Cabin	RV Dump Station	Electric/Water Service
X		1	1	1	2			X	72	X		X	1	1					2													
X	6	X	X		2							X	1	2			1			1					X	X						
X				3			X							5	X		2								2							
X			X				X	X	280																X		X					
X								X																		X	X					
X																																
											X														X							
											X																					

### VILLAGE OF BARODA 5 YEAR RECREATION PROJECT ACTION PLAN

2016/2017 Projects	Village Parks	Grants/Loans	Project Total
General Park Improvements	75,000	0	75,000
Dog Park	8,000	0	8,000
Baseball Backstop Replacement	15,000	0	15,000
<b>2016/2017 Total Capital Expenditures</b>	<b>\$98,000</b>	<b>\$0</b>	<b>\$98,000</b>

2017/2018 Projects	Village Parks	Grants/Loans	Project Total
Bandshell	20,000	0	20,000
<b>2017/2018 Total Capital Expenditures</b>	<b>\$20,000</b>	<b>\$0</b>	<b>\$20,000</b>

2018/2019 Projects	Village Parks	Grants/Loans	Project Total
Creek Bank Improvements	100,000	250,000	350,000
Pave Parking Lot and Driveway at Tennis Courts	20,000	30,000	50,000
<b>2018/2019 Total Capital Expenditures</b>	<b>\$120,000</b>	<b>\$280,000</b>	<b>\$400,000</b>

2020/2021 Projects	Village Parks	Grants/Loans	Project Total
Kayak Launch	40,000	60,000	100,000
<b>2020/2021 Total Capital Expenditures</b>	<b>\$40,000</b>	<b>\$60,000</b>	<b>\$100,000</b>

### TOWNSHIP OF BARODA 5 YEAR RECREATION PROJECT ACTION PLAN

2016/2017 Projects	Township Parks	Grants/Loans	Project Total
Weed Control - Hess Lake	25,000	0	25,000
<b>2016/2017 Total Capital Expenditures</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$25,000</b>

2019/2020 Projects	Township Parks	Grants/Loans	Project Total
Singer Lake Boat Ramp	50,000	100,000	150,000
General Park Improvements - Hess Lake	20,000	0	20,000
<b>2019/2020 Total Capital Expenditures</b>	<b>\$70,000</b>	<b>\$100,000</b>	<b>\$170,000</b>

2020/2021 Projects	Township Parks	Grants/Loans	Project Total
Hess Lake Park Expansion	100,000	200,000	300,000
Trailhead/Staging Area	30,000	70,000	100,000
<b>2020/2021 Total Capital Expenditures</b>	<b>\$130,000</b>	<b>\$270,000</b>	<b>\$400,000</b>



# Appendix B.

## CAPITAL IMPROVEMENTS PROGRAM (CIP)

### Introduction

The Michigan Planning Enabling Act (PA33 of 2008, as amended MSA 125.3865) requires the planning commission or legislative body of every local unit of government, *“after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements”*.

*“The capital improvements program shall show, those public structure and improvements, in general order of their priority that in the commission’s judgment will be needed or desirable and can be undertaken within the ensuing 6 year period”*.

The CIP is a long-range plan identifying capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.

The CIP includes not only the construction of new infrastructure, but also the maintenance, repair and rehabilitation of existing infrastructure. Capital improvement projects include roads, park and recreation facilities, water, storm and sanitary sewer infrastructure, buildings and grounds, and streetscape projects.

The following tables on pages 26 & 27 list the Capital Improvements Program (CIP) for the Village of Baroda and the Baroda Township.

See Appendix E for the Illustrated CIP Maps

**VILLAGE OF BARODA CAPITAL IMPROVEMENTS PROGRAM**

<b>2016/2017 Projects</b>	<b>General</b>	<b>Sewer</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
2nd Street Improvements - Part A	0	0	0	0	50,000	0	0	50,000
2nd Street Improvements - Part B	0	0	0	0	25,000	0	0	25,000
2nd Street Improvements - Part C	0	0	0	0	22,000	0	0	22,000
Meter Replacements (throughout Village)	0	0	100,000	0	0	0	0	100,000
Baseball Backstop Replacement	0	0	0	0	0	15,000	0	15,000
General Park Improvements - Village Park	0	0	0	0	0	30,000	45,000	75,000
Dog Park	0	0	0	0	0	8,000	0	8,000
<b>2016/2017 Total Capital Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$97,000</b>	<b>\$53,000</b>	<b>\$45,000</b>	<b>\$295,000</b>

<b>2017/2018 Projects</b>	<b>General</b>	<b>Sewer</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
Pheasant Run Drainage Improvements	0	0	0	0	250,000	0	0	250,000
Lakeshore Vineyards Parking Lot	0	0	0	0	190,000	0	0	190,000
Center Street - First Street to Third Street	0	0	0	0	75,000	0	0	75,000
Interconnect Valve Replacement	0	0	30,000	0	0	0	0	30,000
Bandshell	0	0	0	0	0	20,000	0	20,000
<b>2017/2018 Total Capital Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,000</b>	<b>\$0</b>	<b>\$515,000</b>	<b>\$20,000</b>	<b>\$0</b>	<b>\$565,000</b>

<b>2018/2019 Projects</b>	<b>General</b>	<b>Sewer</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
Menser Drive - Industrial Park - Phase II	0	0	0	0	0	0	800,000	800,000
Lemon Creek Road Improvements - Part A	0	0	0	0	70,000	0	280,000	350,000
First Street Streetscape Project - Phase II	0	0	0	0	0	0	800,000	800,000
Stevensville-Baroda Road - Water Main Replacement	0	0	300,000	0	0	0	0	300,000
Cleveland Ave Water Main Replacement	0	0	120,000	0	0	0	0	120,000
Creek Bank Improvements	0	0	0	0	0	100,000	250,000	350,000
Pave Parking Lot and Driveway at Tennis Courts	0	0	0	0	0	20,000	30,000	50,000
<b>2018/2019 Total Capital Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$420,000</b>	<b>\$0</b>	<b>\$70,000</b>	<b>\$120,000</b>	<b>\$2,160,000</b>	<b>\$2,770,000</b>

<b>2019/2020 Projects</b>	<b>General</b>	<b>Sewer</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
2nd Street Parking Lot	0	0	0	0	85,000	0	0	85,000
Sanoma Court Resurfacing	0	0	0	0	30,000	0	0	30,000
Fire Hydrant Replacement	0	0	25,000	0	0	0	0	25,000
Valve Replacement	0	0	20,000	0	0	0	0	20,000
<b>2019/2020 Total Capital Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45,000</b>	<b>\$0</b>	<b>\$115,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$160,000</b>

<b>2020/2021 Projects</b>	<b>General</b>	<b>Sewer</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
Lemon Creek Road Improvements - Part B	0	0	0	0	200,000	0	160,000	360,000
Kayak Launch	0	0	0	0	0	40,000	60,000	100,000
<b>2020/2021 Total Capital Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$40,000</b>	<b>\$220,000</b>	<b>\$460,000</b>

<b>2021/2022 Projects</b>	<b>General</b>	<b>Sewer</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
Alleys - First Street from Church Street to First Street	0	0	0	0	85,000	0	0	85,000
Church Street	0	0	0	0	170,000	0	680,000	850,000
Water Tower Maintenance	0	0	100,000	0	0	0	0	100,000
Wastewater Lagoon Expansion	0	100,000	0	0	0	0	650,000	750,000
<b>2021/2022 Total Capital Expenditures</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$255,000</b>	<b>\$0</b>	<b>\$1,330,000</b>	<b>\$1,785,000</b>

<b>Future Projects</b>	<b>General</b>	<b>Sewer</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
SAW Storm and Wastewater Improvements	50,000	100,000	0	0	0	0	0	150,000
Water Reliability Study Recommendations	0	0	100,000	0	0	0	0	100,000
High Speed Internet Access	100,000	0	0	0	0	0	400,000	500,000
<b>Future Projects Total Capital Expenditures</b>	<b>\$150,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$400,000</b>	<b>\$750,000</b>

**BARODA TOWNSHIP CAPITAL IMPROVEMENTS PROGRAM**

<b>2016/2017 Projects</b>	<b>General</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
Browntown Road Improvements	0	0	0	200,000	0	0	200,000
Lemon Creek Road Safety Project	0	0	0	30,000	0	0	30,000
Hess Lake Weed Control	0	0	0	0	25,000	0	25,000
<b>2016/2017 Total Capital Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$230,000</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$255,000</b>

<b>2017/2018 Projects</b>	<b>General</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
Hills Road - Shoulder Improvements	0	0	0	50,000	0	0	50,000
Baroda Township Internet Access	50,000	0	0	0	0	250,000	300,000
<b>2017/2018 Total Capital Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,000</b>

<b>2018/2019 Projects</b>	<b>General</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
Baroda Township Fire Station	150,000	0	0	0	0	1,350,000	1,500,000
<b>2018/2019 Total Capital Expenditures</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,350,000</b>	<b>\$1,500,000</b>

<b>2019/2020 Projects</b>	<b>General</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
Singer Lake Boat Ramp	0	0	0	0	50,000	100,000	150,000
General Park Improvements - Hess Lake	0	0	0	0	20,000	0	20,000
<b>2019/2020 Total Capital Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,000</b>	<b>\$100,000</b>	<b>\$170,000</b>

<b>2020/2021 Projects</b>	<b>General</b>	<b>Water</b>	<b>Major Street</b>	<b>Local Street</b>	<b>Parks</b>	<b>Grants/Loans/Etc.</b>	<b>Total</b>
Trailhead/Staging Area	0	0	0	0	100,000	0	100,000
Hess Lake Park Expansion	0	0	0	0	100,000	200,000	300,000
<b>2020/2021 Total Capital Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,000</b>	<b>\$400,000</b>	<b>\$800,000</b>	<b>\$600,000</b>	<b>\$400,000</b>

# Appendix C.

## DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT PLAN PROJECTS & ACTIVITIES ROSTER

### Introduction

The Michigan Downtown Development Authority Act (P.A. 197 of 1975, as amended MSA 125.1651), allows cities to form an authority to: *“correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; ..... to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing ....”*

### Revolving Loan Program & Commercial Renovation Tax Abatement Programs

The DDA administrators the Village Revolving Loan Program (RLF), a second position loan program designed to aid new business formation and location with favorable rate short-term (5-year) fixed asset financing and a 1-to 10-year local real estate abatement for increased property taxes due to renovation of commercial building or construction of new commercial buildings on vacant property where a derelict building has been demolished.

### Development Plan Projects and Activities Roster

This Development Plan is prepared pursuant to requirements of Section 17 of the Downtown Development Authority Act consisting of responses to specific information requested in subsections 2(a) through 2(p).

The principal product of this process is a list of specific projects and activities, including estimates of their cost and an implementation schedule prepared by the DDA and approved by the Village Council, after public hearing. The DDA is limited to undertaking only projects and activities cited on this roster.

DDA FINANCIAL ANALYSIS	
Table 5-PROJECT LIST AND COST ESTIMATES - 10 YEAR TERM	
Work Task Description	Est. Cost
MENSER DRIVE - INDUSTRIAL PARK PHASE II	\$800,000
SECOND STREET PARKING LOT	\$85,000
LAKESHORE VINEYARDS PARKING LOT	\$190,000
FIRST STREETScape - PHASE II	\$800,000
Total	\$1,875,000



# Appendix D.

## BARODA AREA BUSINESS ASSOCIATION WORK PROGRAM & ACTIVITIES ROSTER

The Baroda Area Business Association, Inc. (BABA) is organized for the specific purpose of undertaking programs and activities that contribute to the advancement of the Baroda community as a place to visit, live, work and play; while promoting economic development opportunities for new business location and existing business expansion as “tax-exempt” charitable organization pursuant to Section 501(c) (3) of the Internal Revenue Code. The overriding BABA objective in 2017 is to build an organization with sufficient membership and financial resources to carry-out programs managed by professional staff and, when needed, other contract services. The CGA is governed by a seven-member Board of Directors elected annually by BABA members.

### Current Work Program

The current work program is separated into three major programmatic functions:

1. Members services
2. Festivals
3. Community Development

### Community Development

The Community Development function includes two tasks:

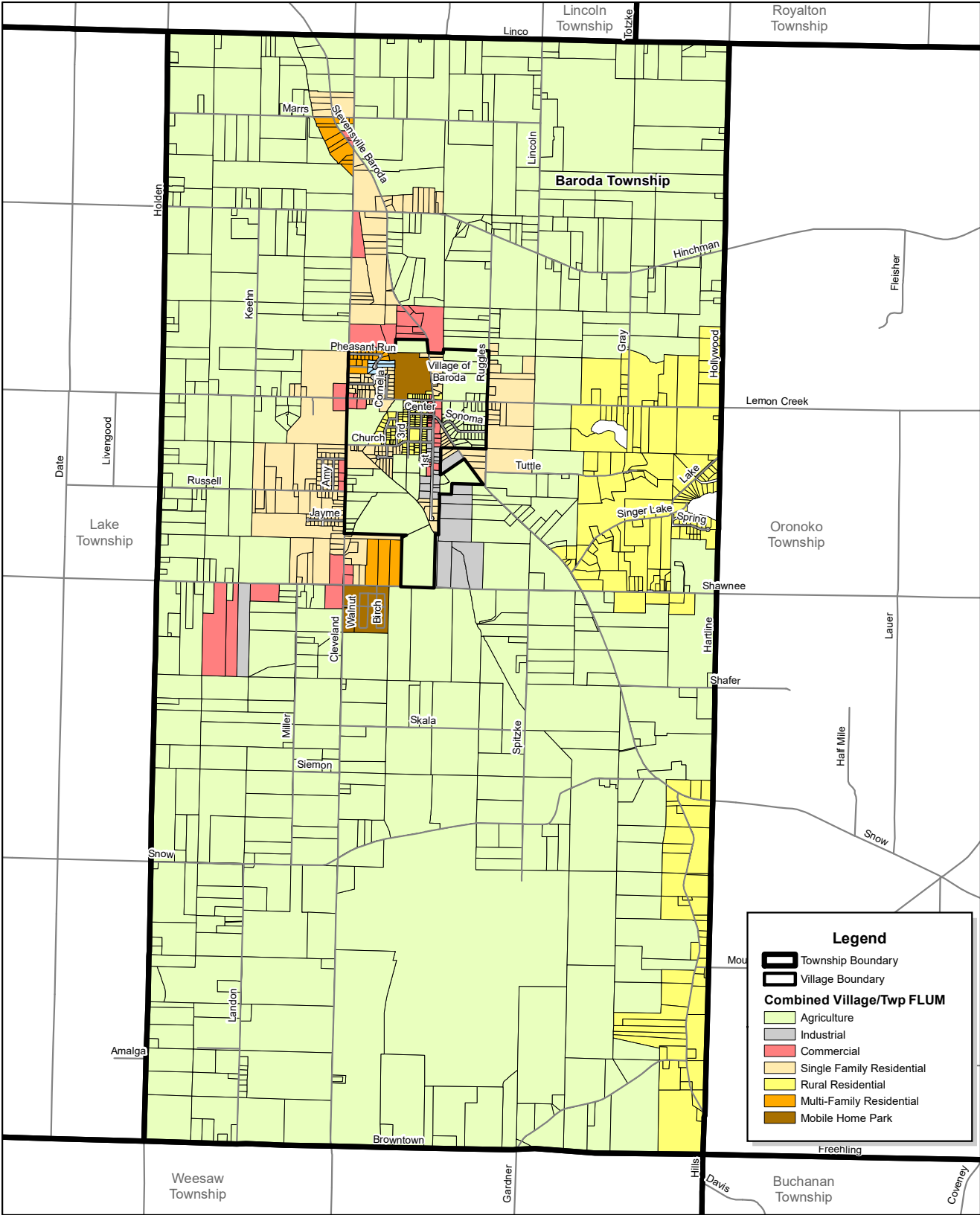
1. Assisting the Village with planning and construction of the First Street Phase II expansion and construction of the Mensinger Drive industrial park road.
2. Planning of future entryway landscaping, trail way elements of the Village & Township Parks plan and lastly installation of telecommunication system improvements.

# Appendix E.

## MAP ATLAS

1. **Master Plans Future Land Use Map**
2. **Baroda Village Park Map**
3. **Baroda Township Park Map**
4. **Township Water System Map**
5. **Wastewater & Storm Water Managements Systems Map**
6. **Street/Road & Non-Motorized System Map**

The following are maps.....



**MASTER PLANS FUTURE LAND USE MAP**

## Michigan Department of Natural Resources Recreation Grant History

1981 Project No. 26-01181 - \$11,000

Construction of pavilion, basketball courts, installation of play equipment and lights.

1993 Project No. BF93-319 - \$37,500

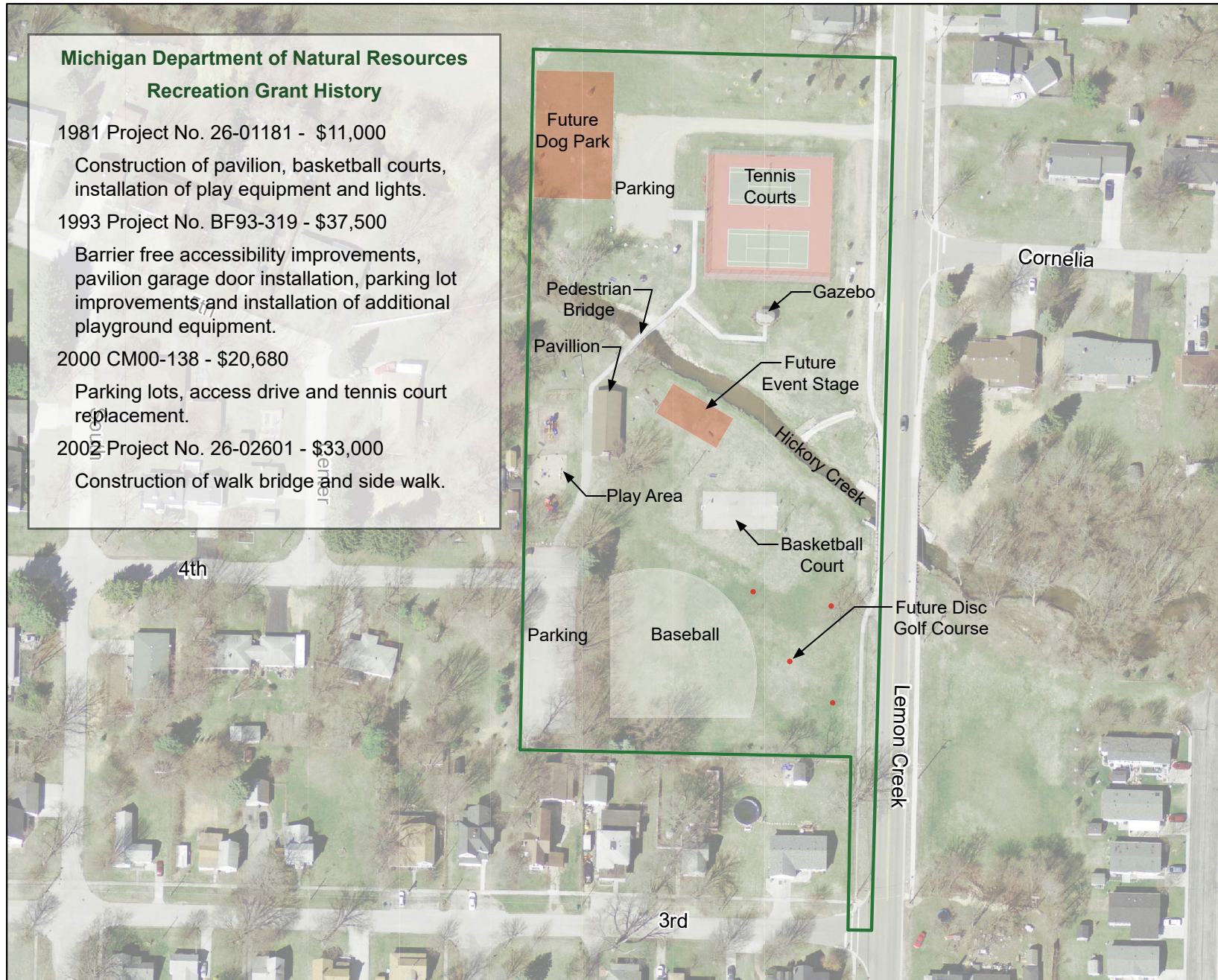
Barrier free accessibility improvements, pavilion garage door installation, parking lot improvements and installation of additional playground equipment.

2000 CM00-138 - \$20,680

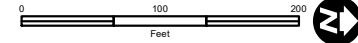
Parking lots, access drive and tennis court replacement.

2002 Project No. 26-02601 - \$33,000

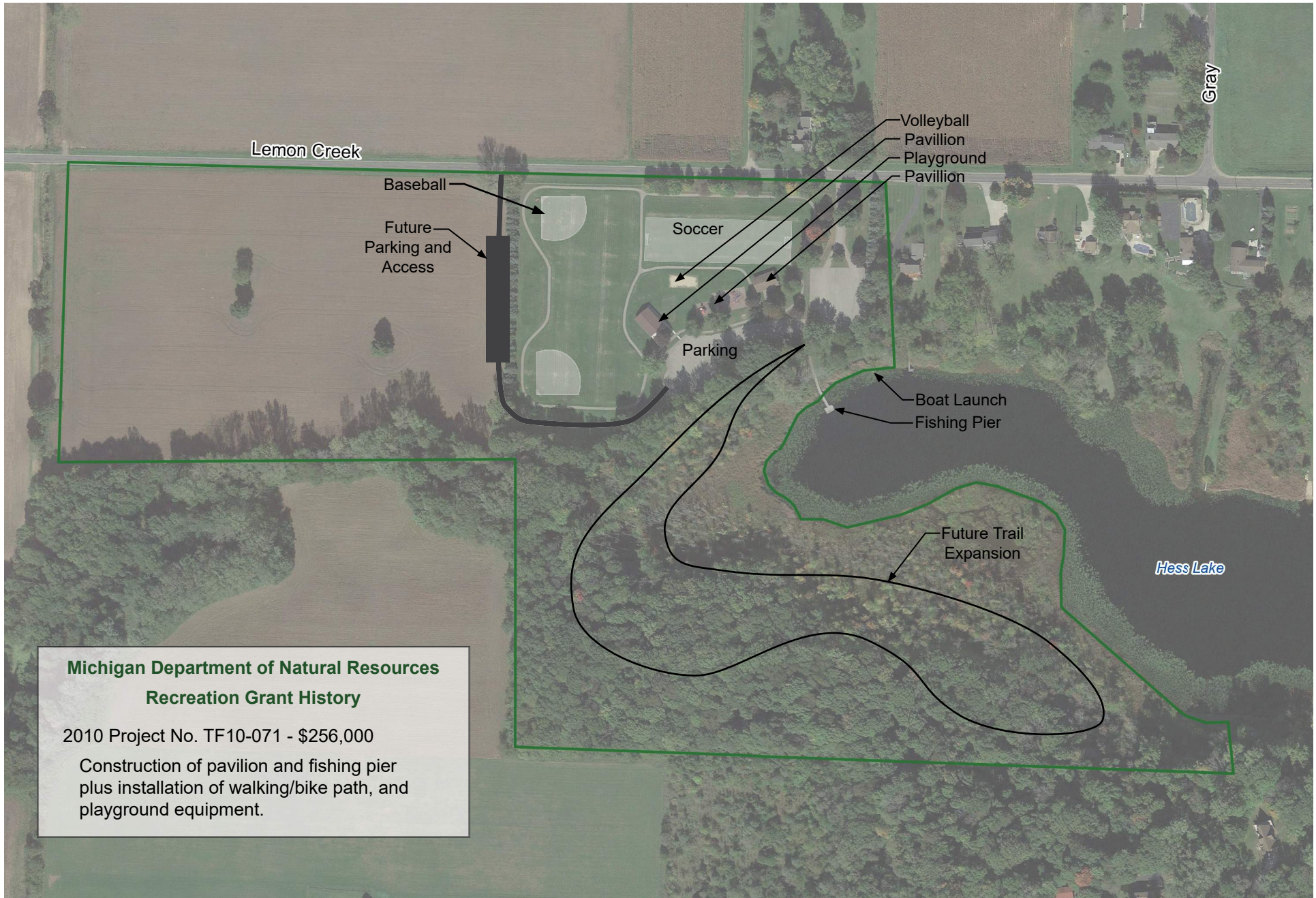
Construction of walk bridge and side walk.



## BARODA VILLAGE PARK MAP





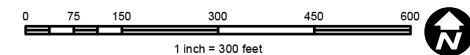


### Michigan Department of Natural Resources Recreation Grant History

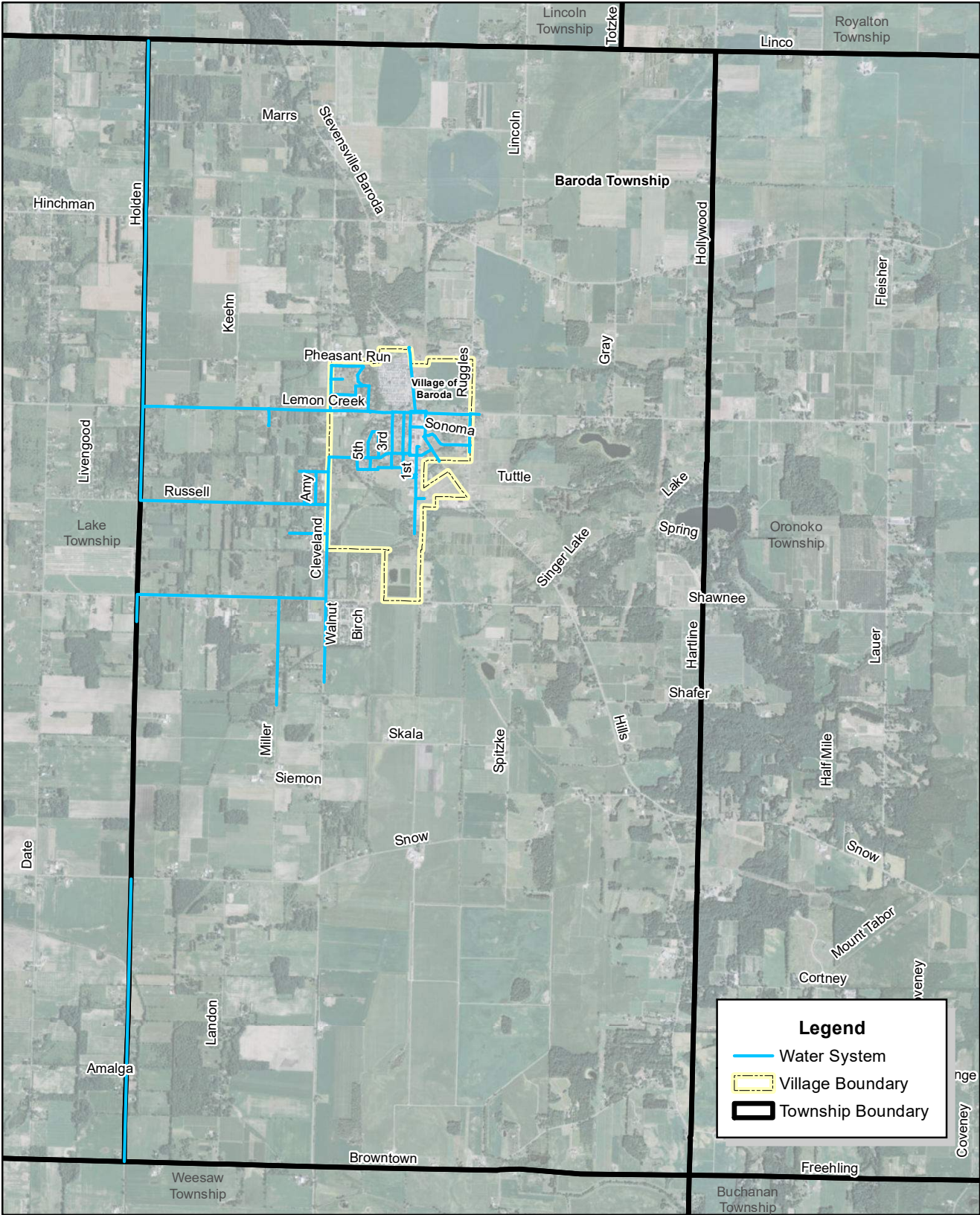
2010 Project No. TF10-071 - \$256,000

Construction of pavilion and fishing pier  
plus installation of walking/bike path, and  
playground equipment.

## BARODA TOWNSHIP PARK MAP

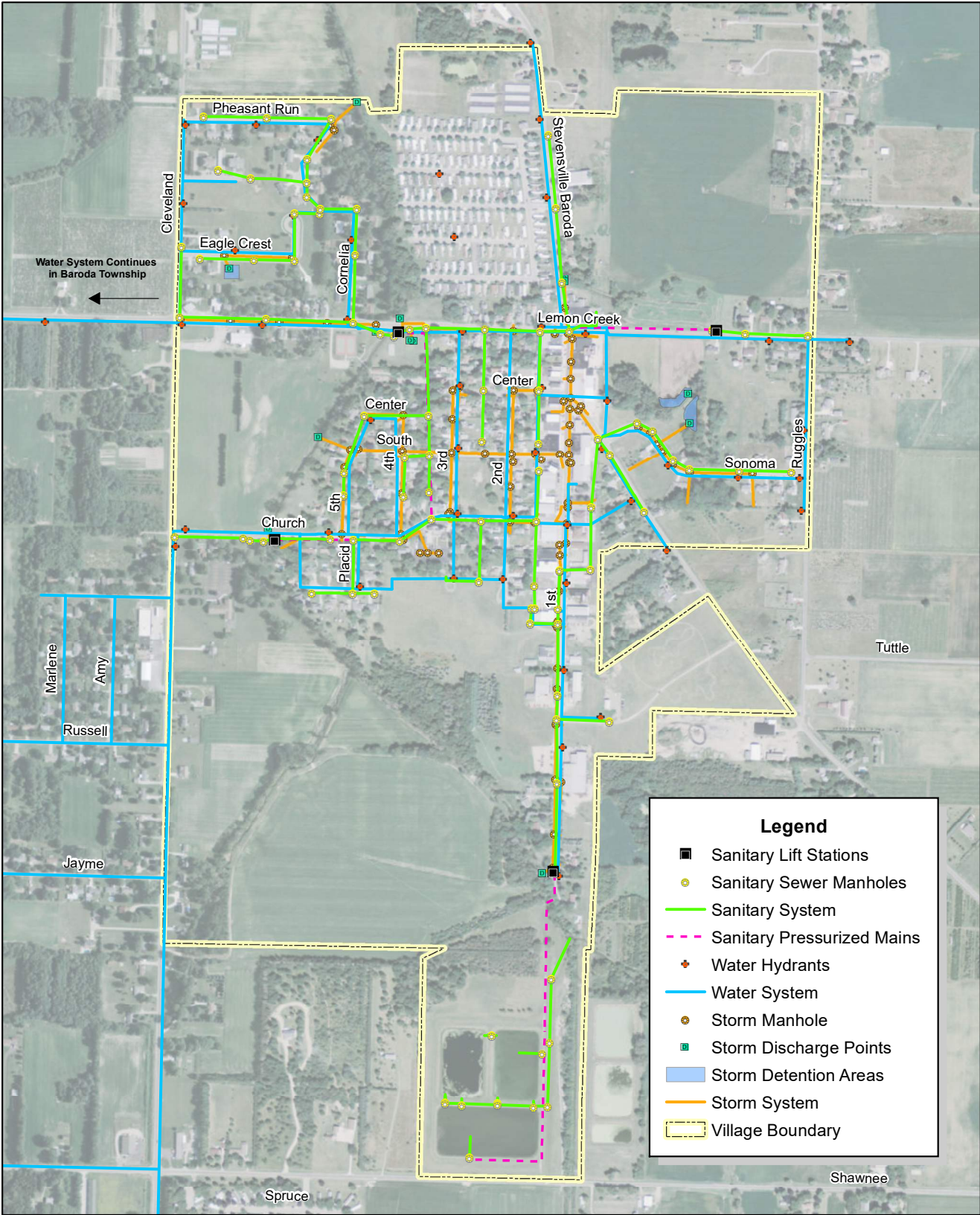






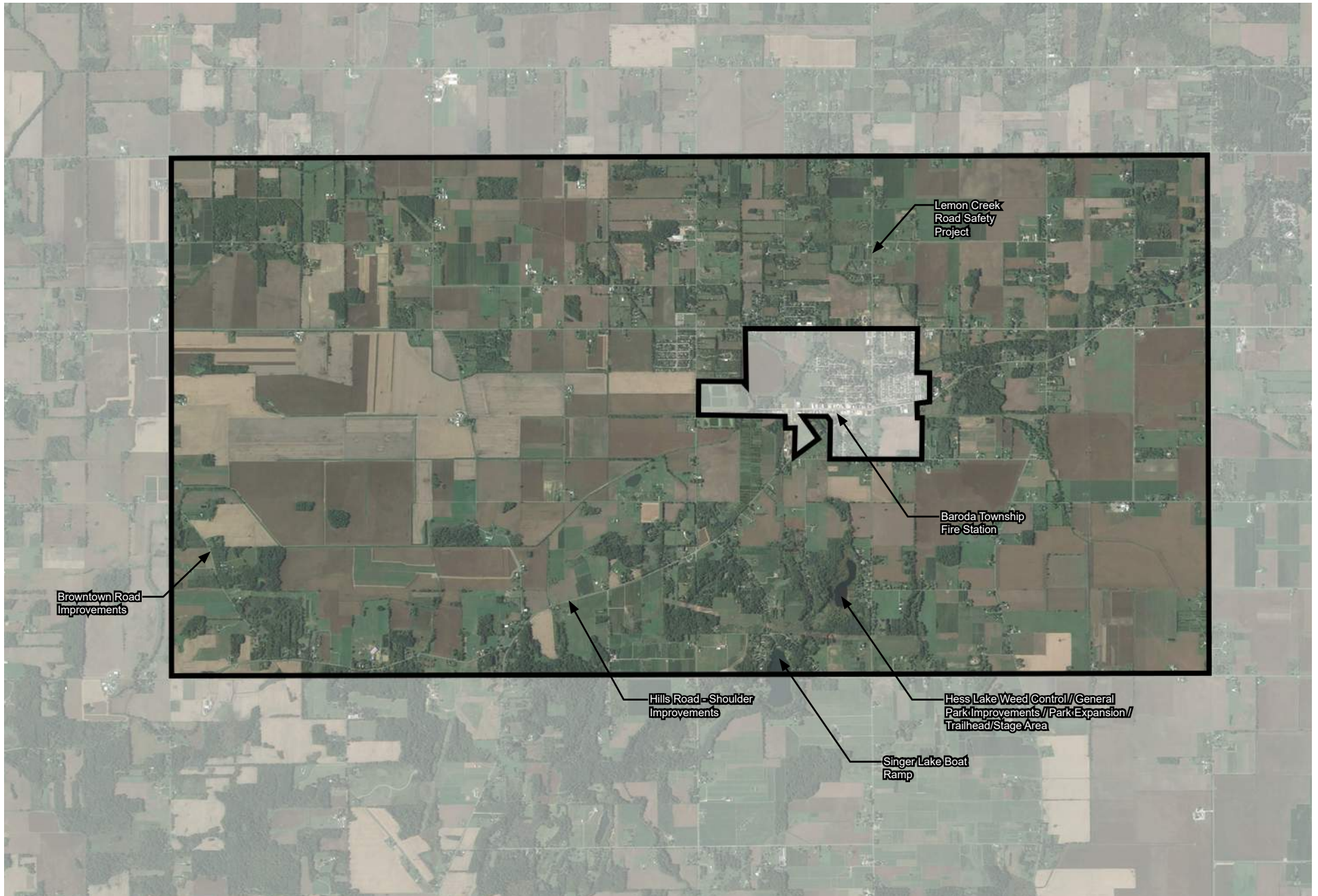
TOWNSHIP WATER SYSTEM MAP





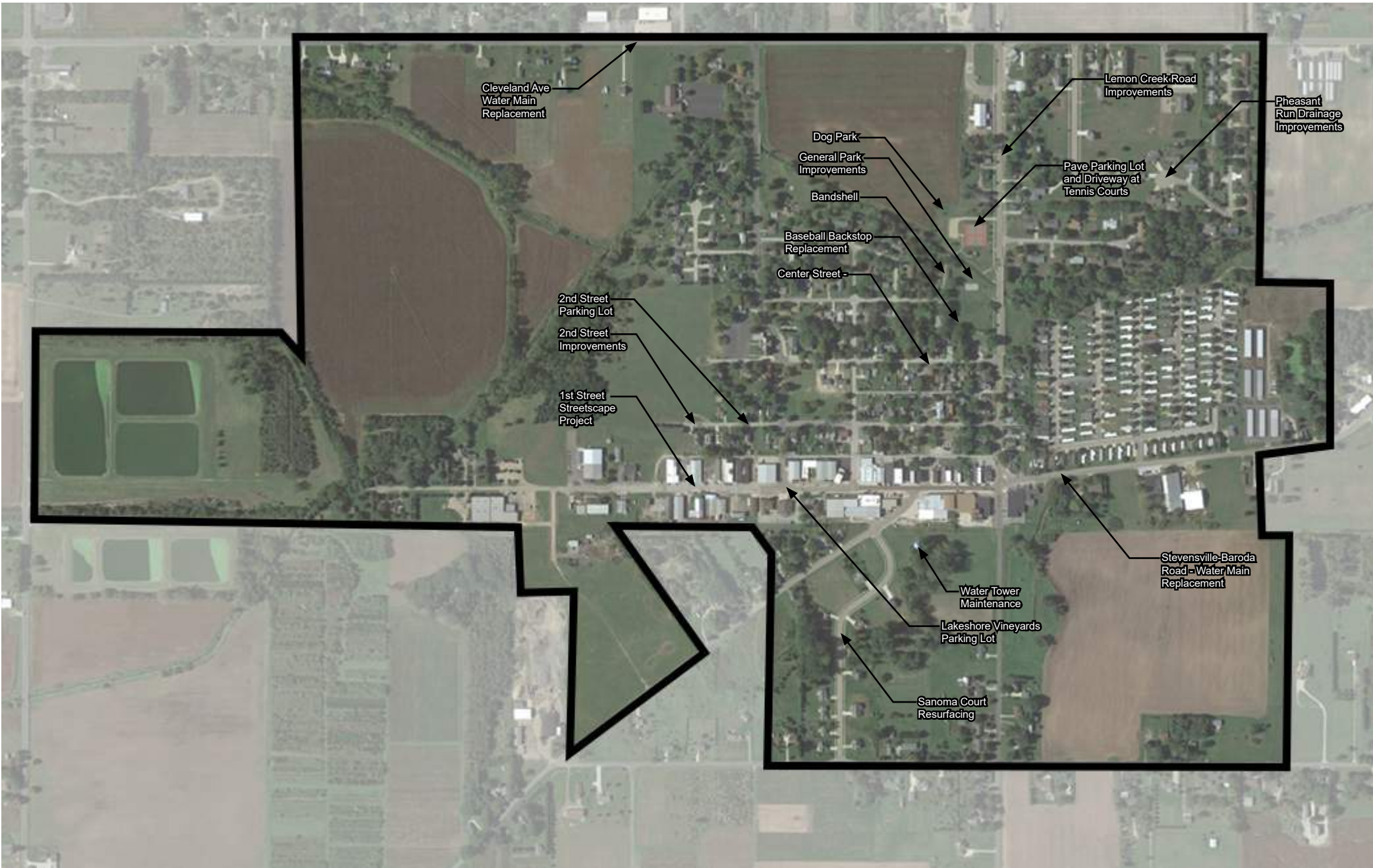
# WASTEWATER & STORM WATER MANAGEMENT SYSTEMS MAP





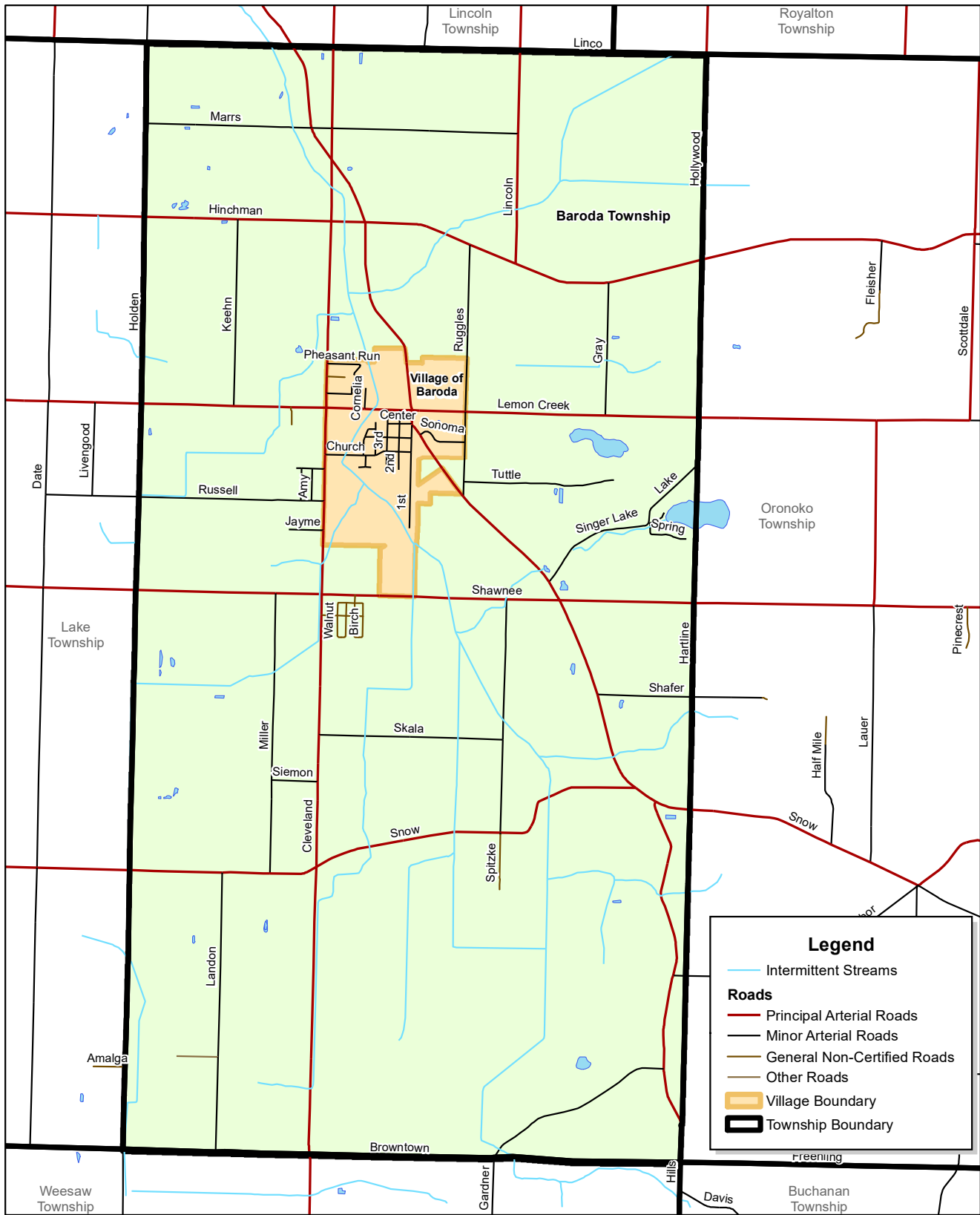
## BARODA TOWNSHIP CAPITAL IMPROVEMENTS PROGRAM





## VILLAGE OF BARODA CAPITAL IMPROVEMENTS PROGRAM





# STREET/ROAD & NON-MOTORIZED SYSTEM MAP





2303 Pipestone Road  
Benton Harbor, MI 49022  
T 269 927 0100  
[www.wightman-assoc.com](http://www.wightman-assoc.com)