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## **Village of Augusta Land Use Plan: 2025-2045**

### **Strategic Framework for Growth & Preservation Kalamazoo County, Michigan**

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#### **LAND USE PLAN OFFICIALS**

##### **Village Board**

- John Thomas- Village President
- Kim Carlton
- Ann Daly
- Chris Thomas
- Val Silkworth
- Andy Ackley
- Jeff Heppler- Village Manager
- Julie Glenn- Village Clerk
- Marcea Schwartz- Treasurer

##### **Zoning Committee**

- David Sutton
  - Chelsea Sutton
  - Andy Ackley
  - Kim Carlton
  - Chief Jeff Heppler- Village Manager
- 

#### **I. FORWARD**

This plan has been prepared so that future development in Augusta can occur in a manner acceptable to local residents. In conjunction with the Village's zoning ordinance, the Plan minimizes land use conflicts by providing a foundation for decision-making. It is a general guide for future improvements and development.

A successful plan is:

- **Generalized:** It outlines goals without specifying parcel-level actions.
  - **Community-Based:** Draws from public input and surveys.
  - **Long-Term:** Projects 20 years into the future (2025-2045).
  - **Regionally Aware:** Considers surrounding growth from Kalamazoo, Battle Creek, and Fort Custer.
  - **Flexible:** Allows periodic updates based on unforeseen changes.
  - **Comprehensive:** Integrates infrastructure, housing, environmental features, and public services.
- 

## II. STRATEGIC PLAN

### INTRODUCTION

The Village of Augusta formed a Zoning Committee made up of members from council, business, and public safety. The committee developed a shared Vision Statement to guide long-term planning and address current limitations related to infrastructure, housing, flood zones, and economic development.

### VISION STATEMENT

"Expand the current village boundary geographically and economically to better serve present and future residents with public services, jobs, and homes."

This reflects community desire to:

- Accommodate future growth
- Improve public service delivery
- Offer diverse housing options
- Create job and business opportunities

### STRENGTHS

- Modern local streets
- Sewer and water systems
- Fire protection coverage

- Access to Galesburg-Augusta schools
- Library and park system
- State parks nearby (Fort Custer)
- VA hospital and cemetery nearby
- Proximity to employment centers (Kalamazoo/Battle Creek)
- North Country Trail passes through village
- 48 multifamily housing units
- Family-friendly environment

## **WEAKNESSES**

- Large portion of land within FEMA floodplain
- No full-service grocery store or gas station
- Minimal commercial activity or retail
- Lack of 24/7 emergency services
- High number of vacant or underutilized commercial buildings
- Limited local job opportunities

---

## **STRATEGIC ACTIONS**

### **Item 1: Downtown Improvement Plan**

- Contact property owners of underused storefronts
- Assess DDA formation and tax increment funding
- Seek grants (e.g., DOC RIF program)
- Coordinate with state/federal infrastructure funds

### **Item 2: Police Protection Expansion**

- Form a subcommittee to explore expanded service
- Coordinate with Kalamazoo County and MSP
- Evaluate costs and funding for a part-time force

- Pursue public safety grants

### **Item 3: Business Park Development**

- Identify suitable parcels near M-96 and rail line
- Zone for light industrial/start-up business
- Ensure water/sewer access and road improvements
- Promote phased lot development

## **III. DATA COLLECTION**

### **A.REGIONAL CONTEXT**

The Village of Augusta is located in northeastern Kalamazoo County within Charleston and Ross Townships. It functions as a small residential center, with many residents commuting to Kalamazoo or Battle Creek. The village is served by M-96, which connects to 1-94, providing access to regional transportation networks.

Nearby regional influences include:

- Fort Custer Training Center and Industrial Park
- City of Galesburg to the west
- Battle Creek to the east
- Kalamazoo to the west/southwest

### **B.NATURALFEATURES**

Key natural features within and surrounding Augusta include:

- **Augusta Creek:** A major natural waterway passing through the village
- **Floodplains:** Southeast areas near the creek are in FEMA-designated zones
- **Mill Pond and Mill Race Canal:** Provide aesthetic, recreational, and environmental value
- **Woodlands:** Found in the northern and eastern areas of the village
- **Wetlands:** Significant environmental constraints for development
- **Topography:** Generally level with minor elevation changes toward the creek

### **C. COMMUNITY ATTITUDES**

A 2024 community survey was conducted to assess public preferences. Key takeaways:

- Strong desire to retain "small-town feel"
- High interest in revitalizing downtown and encouraging new businesses
- Moderate support for residential development
- Preference for limited industrial expansion
- High value placed on walkability, parks, and preservation of natural spaces

#### **D. POPULATION AND HOUSING**

**Table I -Population Trends**

<b>Year</b>	<b>Population</b>
1980	896
1990	879
2000	899
2010	885
2020	899
2023 est.	920

**Table II -Age Distribution (2023 ACS)**

<b>Age Group</b>	<b>% of Pop.</b>
Under 18	21.3%
18-24	9.8%
25-44	26.4%
45-64	31.8%
65 and older	10.7%

#### **Housing Overview**

- **Total Units:** ~395

- **Occupied Units:** ~375
- **Vacancy Rate:** ~5%
- **Homeownership:** 60.8%
- **Rental Units:** ~148 (including 48-unit multifamily)
- **Median Home Value:** \$157,300

## **E. PUBLIC FACILITIES AND UTILITIES**

### **Water System**

- Elevated 150,000-gallon storage tank
- Active well field
- Serves ~380+ connections
- Capable of expansion

### **Sanitary Sewer**

- Wastewater is pumped west to Kalamazoo for treatment
- System is capable of expansion
- Stormwater infiltration remains a concern

### **Storm Sewer**

- Mostly open-ditch system
- Limited underground stormwater infrastructure

### **Fire Protection**

- Augusta Fire Station: 105 W. Clinton Street
- Mutual aid agreement with Ross Township
- 2 pumper trucks and 1 grass rig

### **Police**

- Full-time Chief + full-time & part-time officers
- Assistance from Kalamazoo County Sheriff, Ross Township Police & Michigan State Police

### **Streets**

- **Major Streets:** 2.88 miles

- **Local Streets:** 4.83 miles
- Maintained by Village Department of Public Works

#### IV. EXISTING LAND USE

A physical land use survey categorized the Village into six primary land use types.

**Table III - Existing Land Use (2024 Survey)**

Land Use Type	o/o of Land Area
Single-Family Residential	48%
Multifamily Residential	5%
Commercial	7%
Industrial	3%
Public/Institutional	6%
Vacant/Open Space	31%

- Residential land use dominates with low-density lots.
- Commercial uses are clustered along Michigan Avenue and Webster Road.
- Vacant lands include floodplains, woodlots, and underutilized parcels.

#### V. DATA EVALUATION AND PROJECTIONS

##### A. REGIONAL TRENDS

- Augusta is not projected to become part of the Kalamazoo Urbanized Area.
- Surrounding rural townships are also expected to retain their character.
- Fort Custer Industrial Park continues to provide job opportunities but limited residential demand spillover is expected.
- Growth pressures from Battle Creek and Galesburg remain modest.

##### B. NATURAL LIMITATIONS TO GROWTH

- Approximately 30% of the Village is located in the floodplain, severely limiting potential for development in the southeast quadrant.



- Environmental constraints like wetlands and poor soil percolation hinder traditional septic systems.
- These limitations underscore the importance of strategic infill and redevelopment over outward sprawl.

### C. COMMUNITY ATTITUDE ANALYSIS

The community overwhelmingly supports:

- Maintaining a peaceful, walkable environment
- Attracting basic commercial services (grocery, gas, convenience)
- Protecting green spaces and public parks
- Revitalizing existing commercial areas rather than building new strip development

The survey reveals resistance to heavy industry or high-density development, but openness to cottage industries and mixed-use formats.

### D. POPULATION PROJECTIONS

**Table IV - Population Forecast: 2025-2045**

#### **Year Population % Growth Over Previous Period**

2025	920	—
2030	950	+3.3%
2035	980	+3.2%
2040	1,010	+3.1%
2045	1,040	+3.0%

These projections assume continuation of current trends, no annexation, and conservative economic growth.

### E. UTILITY SERVICE PROJECTIONS

- **Water:** Current capacity is adequate for up to 200 additional connections.
- **Sewer:** The main lift station is nearing capacity under stormwater loads-upgrades and I&I reductions are needed.

- **Storm Sewer:** No village-wide underground system; areas near the creek require engineered drainage if developed.

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## VI. COMMUNITY SURVEY RESULTS

In 2024, the Village conducted a comprehensive survey mailed to all households and made available online. Results helped prioritize future land uses.

### A.DEVELOPMENT PREFERENCES

**Table V - Ranked Land Use Priorities**

**Land Use Type Average Ranking (1 = Highest Priority)**

Commercial	1.68
Residential	2.00
Recreational	2.12
Agricultural	2.56
Industrial	4.90

Respondents most strongly supported:

- Adding a general store, gas station, or pharmacy
- Encouraging local small businesses and food establishments
- Avoiding large-scale industrial or warehouse operations

### B. GROWTH EXPECTATIONS

**Table VI - Preferred Growth Rate by Respondents**

**Growth Range % of Responses**

No Growth	9%
10-25% Growth	48%
26-50% Growth	16%
51-100% Growth	3%

Growth Range	% of Responses
>100% Growth	0%
No Opinion	24%

A modest growth expectation is consistent with Augusta's identity as a quiet village rather than a rapidly growing suburb.

C. COMMENTS AND PUBLIC INPUT THEMES

- "We need a gas station or general store-driving 10 miles for milk is ridiculous."
- "The parks and trails are great-let's not lose our green space."
- "Keep the charm. We don't want to look like a strip mall in 10 years."
- "Fix the vacant buildings before building new ones."

VII. GOALS AND POLICIES

This section presents actionable goals based on community input, data analysis, and planning principles. Each goal is followed by supporting policies that guide implementation.

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1. Preserve Community Character

**Goal:** Protect Augusta's small-town charm, rural views, and historic features.

**Policies:**

- Maintain a clear village boundary to prevent sprawl
- Encourage preservation of older structures and landmarks
- Ensure new development fits existing scale and character
- Require landscaping, signage, and building materials that reflect village style

---

2. Promote Balanced Residential Growth

**Goal:** Provide diverse housing options while maintaining neighborhood quality.

**Policies:**

- Allow accessory dwelling units (ADUs) by right
  - Zone for small-scale multifamily (e.g., duplexes, townhomes)
  - Encourage senior and workforce housing near the village core
  - Incentivize infill over greenfield development
- 

### **3. Revitalize Downtown and Commercial Corridors**

**Goal:** Strengthen Augusta's core business district and local economy.

**Policies:**

- Prioritize reuse of vacant commercial structures
  - Allow mixed-use development in downtown zone
  - Support pop-up retail and mobile vendors in Village Park
  - Improve sidewalk connectivity and add bike racks downtown
- 

### **4. Expand Parks and Preserve Natural Features**

**Goal:** Protect water, floodplain, and woodland resources while expanding public open space.

**Policies:**

- Use conservation zoning or easements in sensitive areas
  - Expand existing parks and add pocket parks
  - Enhance access to Mill Pond and Augusta Creek
  - Require green infrastructure in new developments
- 

### **5. Upgrade Infrastructure Systems**

**Goal:** Ensure utilities, roads, and stormwater systems support future growth.

**Policies:**

- Coordinate capital improvements with land use goals

- Upgrade stormwater management, especially in southeast flood zones
  - Prioritize sidewalk and lighting expansions along key routes
  - Seek MDOT and Rural Development funding
- 

## **6. Foster Economic Development**

**Goal:** Attract and retain businesses that serve local needs and create jobs.

**Policies:**

- Develop a small business incubator or makerspace
  - Zone for a light industrial/business park north of M-96
  - Promote clean manufacturing, trades, and artisan shops
  - Partner with regional economic development agencies
- 

## **VIII. DEVELOPMENT PLAN**

This chapter presents the future land use map and supporting strategy to guide growth through 2045.

---

### **A. RESIDENTIAL DEVELOPMENT**

**Projected Need**

- ~70 new housing units by 2045
- Mix of ownership and rental
- ~10 units of senior-friendly housing

**Preferred Areas**

- Infill along Davis and Clark Streets
- South side of town near Mill Pond (outside floodplain)
- North end near M-96 for townhomes or duplexes

**Guidance**

- Avoid development in FEMA flood zones
  - Allow duplexes and ADUs in R2
  - Cluster designs to protect natural features
- 

## **B. COMMERCIAL DEVELOPMENT**

### **Goals**

- Strengthen historic downtown on Michigan Ave
- Introduce neighborhood-scale commercial on north edge
- Enable mixed-use buildings near Village Park

### **Key Locations**

- Michigan Ave & Webster Road: existing core
  - Davis Street: small-scale corner retail or services
  - Vacant parcels near Mill Pond (infill opportunity)
- 

## **C. INDUSTRIAL AND BUSINESS PARK**

### **Concept**

- Establish a small business park/light industrial zone on the northeast edge of the Village near M-96
- Rail-adjacent parcels prioritized
- Target clean tech, machining, fabrication, logistics, and small-batch manufacturing

### **Required Improvements**

- Utility access and capacity expansion
  - Paved road connection and turning radii
  - Stormwater detention for full build-out
- 

## **D. PUBLIC, INSTITUTIONAL & CONSERVATION AREAS**

- Maintain and enhance McKay Library and municipal spaces
- Add interpretive signage at Mill Pond
- Work with DNR and Fort Custer for park connections
- Protect Augusta Creek corridor with buffers and limited footpath access

## **IX. IMPLEMENTATION STRATEGIES**

This section provides tools to turn the vision, goals, and policies into reality.

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### **A. ZONING ORDINANCE REVIEW AND UPDATE**

A comprehensive review of the current ordinance is necessary to:

- Reflect new land use categories (e.g., mixed-use, conservation, business park)
  - Support accessory dwelling units (ADUs) and small-scale multifamily
  - Introduce form-based code elements in the downtown district
  - Improve floodplain development regulations
- 

### **B. CAPITAL IMPROVEMENTS PLAN {CIP}**

A 6-year CIP should guide budgeting and investment, including:

- Street resurfacing and sidewalk gap closures
  - Sewer lift station upgrades
  - Drainage improvements in SE floodplain area
  - Park facility upgrades and trail connections
- 

### **C. GRANT FUNDING AND RESOURCES**

Pursue opportunities through:

- **Michigan Natural Resources Trust Fund {MNRTF}**
- **Community Development Block Grants {CDBG}**
- **MOOT Economic Development Program**

- **Rural Development (USDA) Utility Funding**
  - **EPA Brownfields Grants for vacant commercial parcels**
- 

#### **D. INTERGOVERNMENTAL COORDINATION**

- Collaborate with Charleston and Ross Townships on shared goals
  - Coordinate with Kalamazoo County for mapping and planning support
  - Engage with local service providers (schools, police, fire) to align long-term infrastructure planning
- 

#### **E. ECONOMIC DEVELOPMENT INITIATIVES**

- Form a Downtown Business Council or Merchant Association
  - Establish a facade improvement program for storefront upgrades
  - Promote local entrepreneurs through an "Augusta Makers" campaign
  - Market vacant buildings through regional commercial listings
- 

#### **X. MONITORING AND EVALUATION**

This plan should remain a living document.

##### **A. ANNUAL REVIEW**

The Planning Commission should:

- Review land use changes, rezoning requests, and development trends annually
- Document accomplishments and challenges
- Adjust priorities if necessary

##### **B. PUBLIC PARTICIPATION**

- Host an annual town hall or "State of the Village" session
- Maintain a planning webpage with maps, zoning, and CIP updates
- Encourage resident input through digital surveys



## C. FORMAL UPDATES

- A minor update should occur every **5 years**
  - A comprehensive rewrite is recommended every **10-15 years** or if major regional shifts occur
- 

## XI. APPENDICES

### Appendix A- Glossary

- **ADU:** Accessory Dwelling Unit- small secondary home on a lot
  - **Brownfield:** Property complicated by potential environmental contamination
  - **Form-Based Code:** Land development regulation emphasizing physical form
  - **Floodplain:** Area subject to periodic flooding, often regulated
  - **Infill Development:** Development on vacant or underused parcels within existing built areas
- 

### Appendix B - Future Land Use Map Description

The Village of Augusta Future Land Use Map (FLUM) includes the following designations:

Land Use Category	Description
Low-Density Residential	Detached single-family homes, 1-2 units per acre
Medium-Density Residential	Duplexes, townhomes, small apartment buildings
Mixed-Use	Ground-floor commercial with residential above
Commercial Core	Retail, office, services in walkable downtown area
Business Park	Clean tech, artisan manufacturing, small industry
Conservation/ Open Space	Floodplains, wetlands, wooded areas, passive parks
Public/ Institutional	Schools, library, municipal offices

*Note: Map to be finalized and published by the Zoning Committee with Kalamazoo County GIS support.*

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### **Appendix C- Community Survey Instrument (2024)**

A copy of the mailed and online survey questions used to inform this plan is on file with the Village Clerk and available on the municipal website.

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### **Appendix D- Tables & Data Sources**

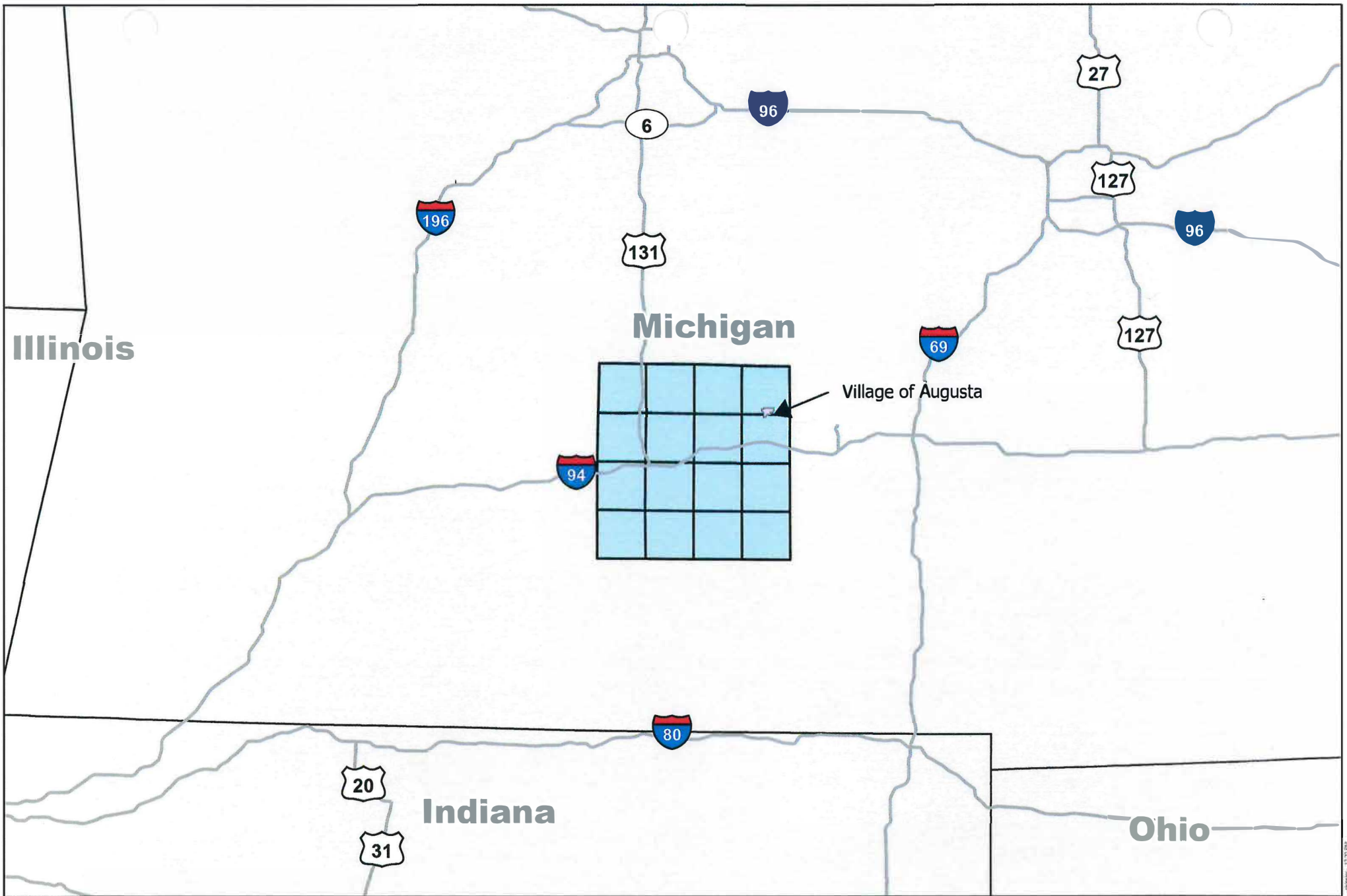
All data in this plan was sourced from:

- 2020 Decennial U.S. Census
  - 2023 American Community Survey (5-Year Estimates)
  - FEMA Floodplain Maps
  - Kalamazoo County GIS
  - MDOT Traffic Counts
  - Village Infrastructure Inventory (2024)
- 

### **Prepared by the Augusta Zoning Committee- 2025**

#### **Committee Members:**

- David Sutton
- Chelsea Sutton
- Andy Ackley
- Kim Carlton
- Chief Jeff Heppler



SCALE: 1:1,000,000

**LEGEND**

-  Kalamazoo County Township Boundaries
-  Village of Augusta







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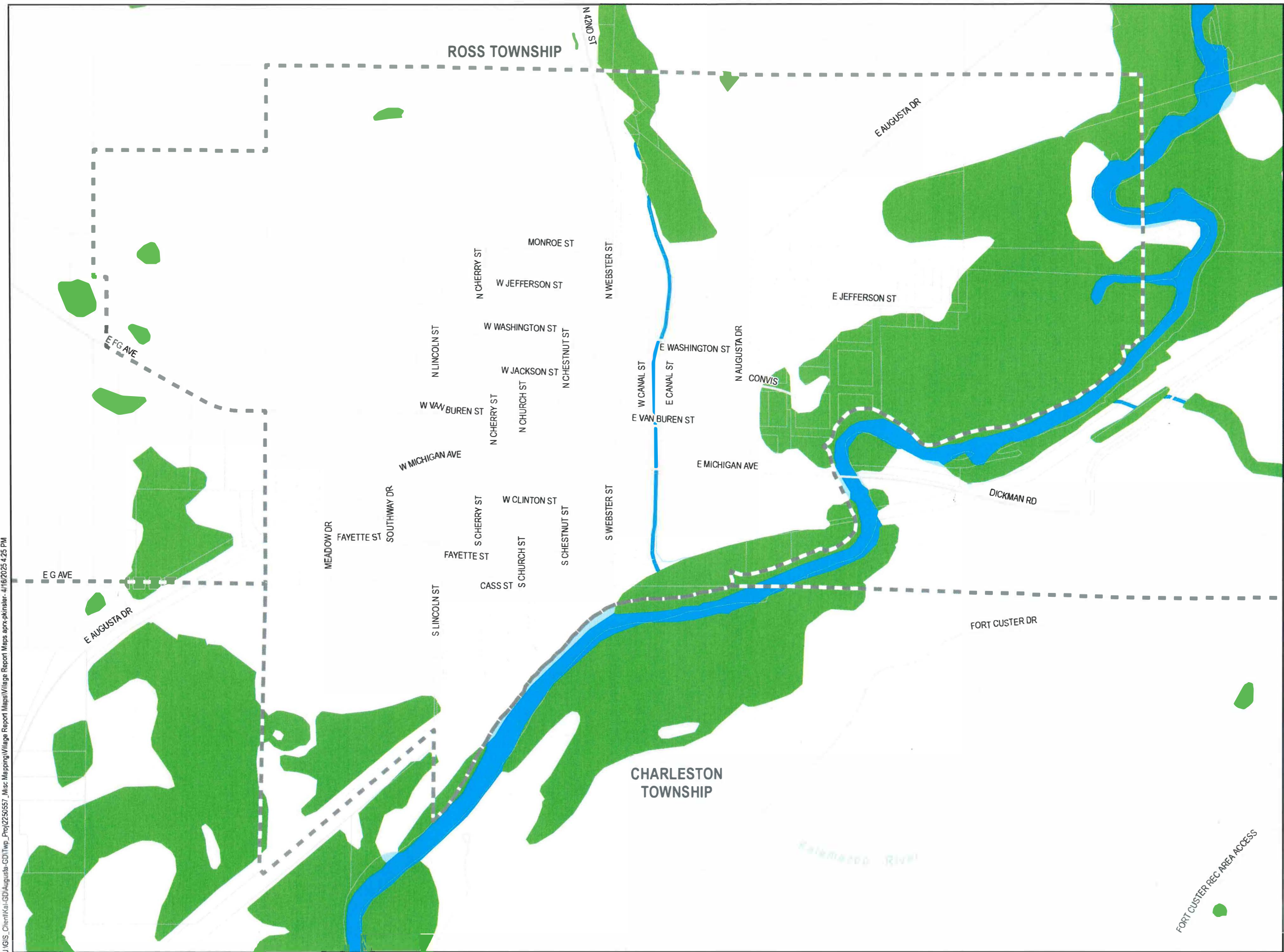
## Flood Hazard Areas

- 

Source: Esri Living Atlas (FEMA's National Flood Hazard layer - published October 2022)



J:\GIS\_Client\Kalamazoo\GIS\Augusta-GD\Twp\_Proj\2250557\_Misc Mapping\Augusta Village Report Maps\aprx-pkinsler-4/16/2025 4:25 PM



VILLAGE OF AUGUSTA  
KALAMAZOO COUNTY, MICHIGAN

**Figure 4:**  
**Wetlands, Lakes, and Streams**

April 2025

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**LEGEND**

**Wetlands**

- Marsh, Swamp, Bog, Prairie
- River



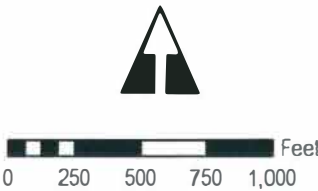
Source: Esri Living Atlas (National Wetlands Inventory, produced by the US Fish and Wildlife Service)

Figure 12:  
Street Map  
April 2025

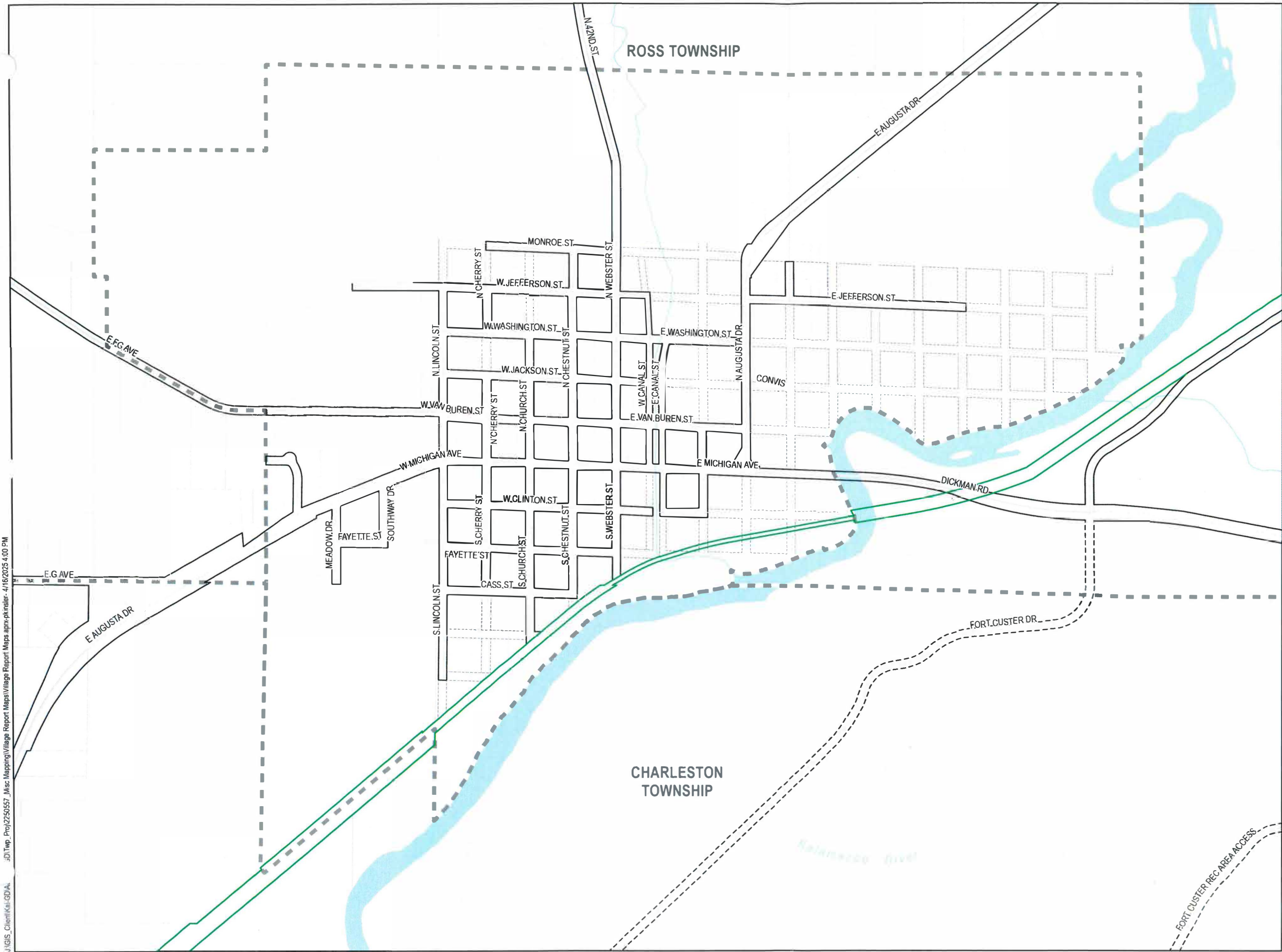
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LEGEND

- ROW Line
- Public; Unclassified
  - Private
  - Abandoned
  - Railroad
  - <all other values>
  - Village of Augusta



Source: Esri Living Atlas (SSURGO dataset)





### Funding for Water and Sewer Improvements:

At this time there are grants and programs available for municipal water and sewer improvements from both State and Federal and some locale programs. That working with Local, State and Federal departments for projects for the community. “Egal” has been working with community on water and sewer projects. There are also Federal grants available.

### Funding for Housing Improvements:

There are funds for home improvement projects at this time from Kalamazoo County Brown field redevelopment (Kalamazoo County Housing ). There are also (Community Development Block Grants.) The need to watch for Grants and other funding from Local, State and Federal departments for money for home and community improvements.

### Law Enforcement:

The Village is the primary law enforcement agency for Augusta Village. Then Ross Township is secondary with the Kalamazoo County Sheriffs department and then Michigan State police with federal agencies FBI, CIA, ATF and ICE. The State of Michigan has MCOLES as the agency controlling Michigan Law enforcement.

### Funds for Parks:

There are possible grants and loans available to the Village through the State of Michigan. These often require matching funds and regulation. There is other requirement for the Village to apply for these moneys, but they are designed to better the local economy. We could also apply for funds to create a park-like affect along the Kalamazoo River or purchase new play equipment for the existing park.



### Funds for Economic Development:

There has been money available from Kalamazoo County and the State of Michigan for Economic Development. We need to continue to work with our local and State departments for funds to make improvements to streets, sidewalks, storm water, sewer, and Water systems.

### MDOT & CDBG Infrastructure Programs:

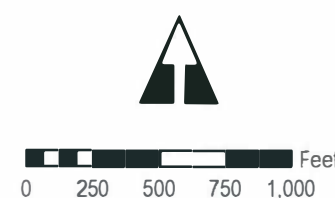
There are programs from these programs may be available and can be applied for to make improvements to the Village. Most of these programs require matching funds.

The Village has been using these programs in the last few years with good results.

April 2025

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### Water Main Diameter



### Wastewater Treatment Facilities:

The Village originally relied on individual septic systems. In the early 80's the Village built a municipal sanitary sewer system for the Village and Ross Township and Charleston Township.

### Water System:

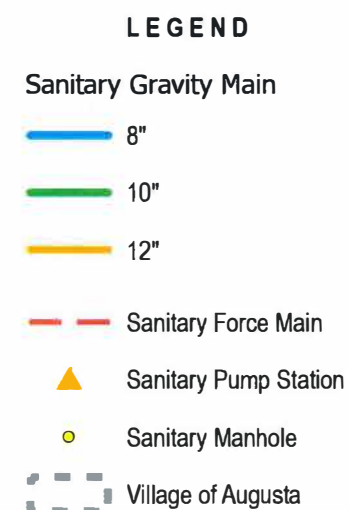
The Village built A New elevated Water tank 150,000at 313 West Jefferson St. which service the Village.

### Storm Sewer:

We have a limited storm sewer system that cover M-96 and West Jackson St. and Webster St. , Fayette St. , and Chestnut St.

### Street System:

The Village has a major Street system of 2.88 miles and A local street system of 4.83 miles See maps.



**FIGURE 7:  
Existing Storm System**

April 2026

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**LEGEND**

**Storm Gravity Main**

Village of Augusta

RCKC

KCDC

MDOT

Private

stmForceMain

Storm Outfall

Storm Pump Station

Catch Basin

Storm Cleanout

Inlet

Leaching Basin

Storm Treatment Unit



0 250 500 750 1,000 Feet

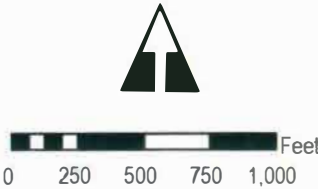


Figure 11:  
2022 PASER Street Ratings Map  
April 2025

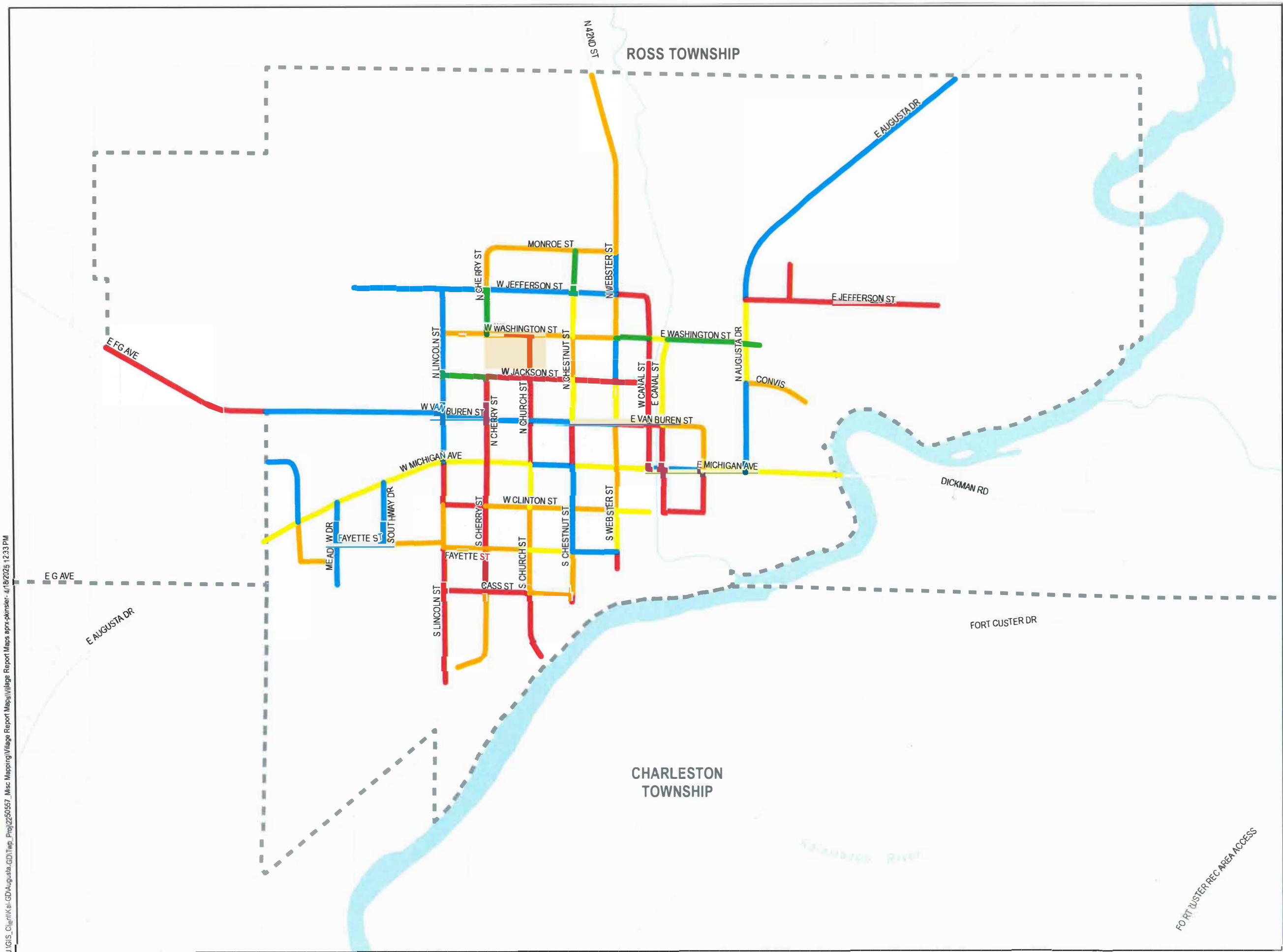
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**LEGEND**  
Rating 1-Worse to 10 Best

1-2
3-4
5-6
7-8
9-10



Source: Esri Living Atlas (SSURGO dataset)



## Zoning








- 
- Village of Augusta



Source: Esri Living Atlas (SSURGO dataset)



### Future Land Use

- 
-  Low Density Residential  
 Medium Density Residential  
 Public/Semi Public  
 Vacant/Open Space/Flood Plain  
 Commercial  
 Industrial  
 Village of Augusta



Source: Esri Living Atlas (SSURGO dataset)



# **LAND USE DEFINITIONS**

**The Future land Use Map utilizes six basic categories to reflect desired patterns. Definition for each of these categories follows:**

- 1. Low Density Residential** - Single family and two family residential on lot sizes of not less than 12,000 square feet, together with uses incidental thereto and including neighborhood elementary schools, churches, parks and playgrounds.
- 2. Medium Density Residential** - Single family, two family and multiple family dwelling with a density of not greater than 10 units per acre, together with uses incidental thereto and including neighborhood schools, parks, playgrounds and churches.
- 3. Commercial** - Retail or service businesses providing convenience of necessary commodities to (a) the general public and (b) the surrounding neighborhood and/or (c) the transient public.
- 4. Business Park/Light Industrial** - Warehousing and manufacturing business producing a minimum of nuisance with no annoyance through smoke, lighting, vibration, noise, dust or other objectionable features and located substantially in fully enclosed structures.
- 5. Public/Semi-Public** - Any use which is (a) supported by tax dollars, (b) or is supported by charitable or non-profit funding but freely utilized by the public .
- 6. Vacant Open Space/Floodplain** - Any basically undeveloped land which, because of natural or manmade constraints, should not be developed.

It is important to recognize that the above categories reflect generalized classifications, and do not reflect zones as on a zoning map or in a zoning ordinance. The Future Land Use Map depicts long-term goals, and zoning is utilized throughout the planning period to gradually attain these goals.

# Implementation

## **A. General**

Subsequent to adoption by the Augusta Planning Commission and Village Council, The Plan can be implemented by several methods:

- Community Support
- Zoning Ordinances
- Subdivision Control Ordinance
- Programs for Public Works and Community Improvement

## **B. Community Support**

To be successful, a plan must receive the support of both local residents and community officials. During the adoption process, the Land Use/ Strategic Plan will have had public input at several levels, ranging from community attitude questionnaires to discussions at the Public Hearing. It is important the citizens of Augusta be cognizant of and participate in the planning process.

## **C. Zoning**

The zoning ordinance is the primary tool with which The Land Use Plan is implemented. The Land Use Plan provides an overall guide to long-term development, and the zoning ordinance, when adopted, will provide a short-term means of implementing long-term land use goals.

The Augusta zoning ordinance encourages the Community to effectively prevent incompatible land use mixtures and prevent unnecessary encroachment in designated open space areas. Moreover, it can encourage development to occur in areas which have been designated by The Land Use Plan.

In addition to providing for the location of new development, the zoning ordinance controls the manner in which new development must occur. For instance, a Site Plan review provisions, gives Augusta officials the power to approve or disapprove proposed site plans for any new commercial or industrial developments.

When administering a zoning program, it is important to recognize two points: (1) the zoning will **not** affect the location or type of existing development, and (2) the zoning ordinance will be tailored to the needs and desires of the community.

Administration of a zoning ordinance will involve two basic elements, the zoning ordinance itself and the zoning map. The ordinance will define various zoning categories and will specify appropriate lot size, set utilizing an appropriate legend, will clearly illustrate each of these zones. Neither the ordinance nor map, however, are retroactive. Subsequently, they will not affect the location or type of existing uses. It will, nevertheless, be useful in terms of (1) regulating new development and (2) regulating existing development as it is related to various nuisance provisions. The Land Use Plan will ensure that new development occurs in specific areas.

In preparing the zoning ordinances, it is critical that existing conditions and community needs and desires be fully considered. It would be inappropriate to adopt standards applicable to a heavily urbanized city or a rural township. Moreover, the ordinance must be realistic and concise, so that community officials can administer and enforce specified provisions.

#### **D. Subdivision Control Ordinance**

The Michigan State Subdivision Control Act of 1967 (Public Act 288) specifies procedures for subdivision design and plat approval. Although The Land Use Plan does not delineate a large amount of land for future residential development, it is possible that the plan could eventually be amended to reflect residential growth in existing agricultural areas. The Village of Augusta should therefore adopt a subdivision control ordinance to specify local development standards and to establish the framework for suitable review of any preliminary or final plat.