

Appendix G OVERVIEW of LOCAL PARTICIPATING MUNICIPALITIES

Introduction

This Chapter provides a further overview of the following six Local Participating Municipalities:

Village of Edwardsburg: page 1	Village of Vandalia: page 8
Pokagon Township: page 3	Volinia Township: page 10
Silver Creek Township: page 6	Wayne Township: page 13

See other Appendices for additional information pertaining to each of these communities and Cass County as a whole, regarding information on demographics, land use, community facilities, natural resources, and additional features.

Edwardsburg (Village)

CULTURAL FEATURES

Regional Context and Circulation

The Village of Edwardsburg is approximately one square mile in area and located in the northwest quarter of Ontwa Township in the southwest quarter of Cass County, two miles from the Indiana state line. U.S-12 (Main Street) travels east-west through the village and M-62 travels in a diagonally north-south direction through its eastern half. The village is approximately eight miles north of Interstates 80/90 across the northern edge of Indiana, and M-62 leads to an interchange along the highway. Within the village, there are several major thoroughfares that funnel traffic to U.S.-12 and M-62 including Cass, Elkhart and Section streets. The Grand Trunk Western Railroad also crosses the village, generally parallel to and immediately to the west of M-62.

The road network within the village does not reflect the tight street grid system to the same extent that is evident in Dowagiac and the county's other villages. This is due to, in part, the presence of U.S.-12, M-62 and the railroad, and Pleasant Lake.

Predominant Land Use Pattern

Edwardsburg reflects a strong mixed use character, common in the evolution of village settlements. Commercial development is substantial and generally follows the U.S-12 and M-62 corridors. M-62 is nearly entirely commercial in character along its east side while its west side is bounded by the railroad and primarily residential neighborhoods beyond. This business corridor extends to the east along U.S.-12 to the village's east edge. Examples of the businesses along the east side of M-62 and along U.S.-12 to the east include insurance and real estate offices, financial institutions, auto body repair, restaurants including standard and drive-through, furniture restoration, video rentals, service station, and veterinary and taxidermy services.

The balance of the village's businesses is principally located along a compact segment of U.S.-12 in the center of the village, from Cass/Elkhart Streets to First Street. Commercial uses within this area are typically of a smaller scale and opportunities for pedestrian movement are enhanced. Examples of the commercial uses in this area include antique sales, law offices, gift shops, fabrics and quilting, auto sales, and a funeral home. The village's library and post office are also located in this area.

The majority of the balance of the village is residential in character, with the majority of the village's residential acreage devoted to single family lots typically ranging between 8,000 sq. feet and 40,000 sq. ft. Many of the individual smaller platted

CASS COUNTY MASTER PLAN

July 1, 2014

lots are used in conjunction with neighboring lots to form larger home sites. The village includes a single manufactured housing community, located on the east side of M-62 near the village's southern edge. There are two multiple family developments in the village – a comparatively small development on the east side of Section Street (approximately two acres) in the southwest quarter of the village and a larger and more recent development (approximately 10 acres) behind the M-62 business corridor and north of Elkhart Street.

The approximate portions of the village devoted to principal tax classifications are:

Land Use- (Tax Classification)	Approx. Acreage	Approx. Portion of Village
Agriculture / Forestry	8.6	1.7%
Residential	270.9	52.7%
Commercial	124.4	24.2%
Industrial.	0.1	0.0
Public / Tax Exempt	109.8	21.4%
Pokagon Band of Potawatomi Indians	0.0	0.0
Other	0.0	0.0

A defining feature of the Edwardsburg community, and its largest landowner, is the Edwardsburg Public Schools campus in the village's southwest corner. The campus covers approximately 80 acres and houses the district's administrative, maintenance, and educational facilities including athletic fields and courts.

Dwellings

The 2010 Census recorded 569 dwellings in the village, approximately 79.1% of which were single family dwellings including mobile homes. Mobile homes alone accounted for 32.7% of the village's single family dwellings. Approximately 19.8% of the village's housing units are contained within multiple family developments. 90.9% of all housing units were occupied in 2010. Of the occupied units, 59.0% were occupied by the owner and the balance was renter-occupied. The median value of the owner-occupied housing units in 2010 was \$85,000.

Community Facilities

Public Sewer:

Village of Edwardsburg serves the entire village, the system being operated by Ontwa Township Wastewater and discharging to Elkhart, Indiana.

Public Water:

Edwardsburg Municipal Water Department serves the entire village.

Police Protection:

Village of Edwardsburg/Ontwa Township Police Department, located at 26296 U.S.-12.
State Police

Fire Protection:

Edwardsburg Fire Department, at 69910 M-62.

Ambulance Service:

Edwardsburg Ambulance Service, located at 26273 E. Shore Dr.

Cemeteries: Edwardsburg Cemetery, Hamilton Street and Cemetery Drive.

Outdoor Recreation Facilities:

Gunn Park (5-acre village park), including band stand, playground equipment, basketball court, and picnic tables and grills, along Pleasant Lake.

Lindbergh Park (1/4-acre village park) including public beach and picnic tables, along Pleasant Lake.

Edwardsburg Public Schools campus facilities.

Natural Features

Topography: Edwardsburg can be described as generally level to mildly rolling. Nearly the entire village reflects grades of 6% or less, and less than 5% of the village reflects grades greater than 6%.

Soils: According to the U.S. Soil Conservation Service, approximately two-thirds of the village's land area is characterized by loamy sand soils, with the balance being nearly entirely of a sandy loam character. The village's soils are generally supportive of construction activity, with approximately two-thirds of the village presenting comparatively slight limitations. The balance of the village presents more severe limitations and these are largely a result of wetness. These obstacles can typically be overcome through special construction measures though at additional cost. Though public sewer is available throughout the village, it is interesting to note that the village's soils present comparatively limited challenges for septic fields.

CASS COUNTY MASTER PLAN

July 1, 2014

Principal Water Courses and Wetlands: The primary water feature in Edwardsburg is the presence of Pleasant Lake in its northwest quarter. The lake covers approximately 80 acres, three-quarters of which is in the village and the balance is in Ontwa Township. The village also includes several small ponds. Wetlands are present and situated principally in its southwest quarter and to the east of Pleasant Lake. Wetlands are not present in the village except for a number of very small and scattered pockets, most apparent on the east side of Cass Street in the area of Pleasant Lake. Without a principal river or stream within its border, drainage is accommodated through a combination of Pleasant Lake and its other small ponds, its wetlands, and sheet drainage to adjacent land outside of the village and drainage courses further beyond.

Demographic Features

Population and Growth

2010 Population:	1,259
2000-2010 Growth:	9.8%
1940-2010 Growth:	104.4%
1940-2010 Average 10-Year Growth:	14.9%

Age Profile

Under 18 years:	29.4%
18 – 64 years of age:	57.4%
Age 65 and over:	13.2%

Median Age: 36.1 years

Racial Profile

White:	93.6%
Black/African American:	1.5%
American Indian/Alaska Native:	0.8%
Asian:	0.2%
All Other:	4.9%

Household Profile: The 2010 Census recorded 517 households in the village, 64.2% of which comprised a family. 60.6% of the family households were comprised of a husband-wife family. The average household size was 2.4 persons and the average family size was 3.0 persons.

Education Profile: The highest level of education attained by village residents of 25 years of age or greater is as follows:

High School Graduate:	38.0%
Associate's Degree:	7.1%
Bachelor's Degree:	7.1%
Graduate/Professional Degree:	3.3%

Income/Employment Profile:

The top five industries that accounted for the employment of village residents were:

Manufacturing:	25.4%
Retail Trade:	12.2%
Education services, health care, social assistance:	12.0%
Arts, entertainment, recreation, accommodations, food service:	10.7%
Construction:	10.0%

Income characteristics include:

Mean Household Income:	\$33,516
Mean Family Income:	\$35,139
Mean Non-Family Income:	\$28,333
Per Capita Income:	\$15,361
Persons below Poverty Level:	29.4%
Families Below Poverty Level:	21.2%

See other Appendices for additional information pertaining to Edwardsburg and Cass County as a whole including demographics, land use, community facilities, natural resources, and additional features.

Pokagon Township

CULTURAL FEATURES

Regional Context and Circulation

Pokagon Township is located along the west border of Cass County in the county's northwest quarter. The township is immediately southwest of Dowagiac and the city occupies a portion of the township's northeast corner. M-51 is the primary thoroughfare, travelling southwesterly from Dowagiac through the community. Circulation is further supported by a number of county "primary" road segments, the most significant being Indian Lake Rd., Pokagon Highway, and Wilbur Hill Rd. Most all other road segments are paved "local" roads.

Predominant Land Use Pattern

Pokagon Township is comprised nearly entirely of farmland and farm-related operations and other open spaces such as wetlands. Together, these areas account for approximately 90% of the township's land area. Farming operations alone account for approximately 62% of the township's land area. Residential development is of an overall scattered pattern except for the two small settlement areas of Sumnerville and Pokagon, both in the township's

CASS COUNTY MASTER PLAN

July 1, 2014

southwest quarter along M-51. Each of these settlement areas includes approximately 75 residences.

The approximate portions of the township devoted to principal tax classifications are:

Land Use- (Tax Classification)	Approx. Acreage	Approx. Portion of Township
Agriculture / Forestry	14,246.2	61.5%
Residential	4,553.0	19.7%
Commercial	484.6	2.1%
Industrial.	66.5	0.3%
Public / Tax Exempt	1,705.0	7.4%
Pokagon Band of Potawatomi Indians	1,597.0	6.9%
Other	496.9	2.1%

The township's principal commercial area is along M-51, extending approximately two miles from Dowagiac. Examples of the range of commercial uses in the township include landscape supply sales and services; lumber sales; auto body sales and repair including large truck service; hair, nails and spa services; health services; lodging; well drilling; hardware sales; and appliance repair. Several businesses are also located in Sumnerville and Pokagon including a hair salon, convenience store and the Old Tavern Inn – the oldest continued business in the Michigan (1835). A small portion of Pokagon Township functions as an island within Dowagiac's business district along M-51, and these properties are also under commercial use including auto parts sales, car sales, video rental, and hardware sales.

A new casino established by the Pokagon Band of Potawatomi Indians recently opened on the west side of M-51 near Edwards Street, and the Pokagon Band recently completed the construction of a gas station and convenience store in front of the casino. The Pokagon Band maintains several additional facilities along M-51 including a health clinic and police station. The township is also home to administration and retreat facilities of the Pokagon Band, located to the west of the Sink Rd./Edwards St. intersection near Rogers Lake. A medical center is under construction at the administration facility.

The M-51 corridor also includes several industrial uses in addition to several in the area of Edwards St. just west of M-51. Examples of industrial activity include trucking, steel recycling, and truss and panel construction.

Pokagon Township includes a number of public and semipublic uses such as the Pokagon Band facilities, the township hall on Peavine St. and several religious institutions. Most notably is the recently restored Old Rugged Cross Church in Pokagon. The church grounds include gardens and a large wooden cross. The site is on the state registry of historic landmarks.

Dwellings

The 2010 Census recorded 931 dwellings in the township, approximately 95% of which were single family dwellings including mobile homes. Mobile homes alone accounted for 7% of the township's dwelling units. 87% of all housing units were occupied in 2010. Of the occupied units, 88% were occupied by the owner and the balance was renter-occupied. The median value of the owner-occupied housing units in 2010 was \$132,800.

Community Facilities

Public Water: None

Public Sewer:

Indian Lake Sewer System, operated by Silver Creek Township, serves limited northern portions of Sec. 6 of Pokagon Township. The system discharges to the Dowagiac Utilities Treatment Plant.

Police Protection:

County Sheriff's Dept.
State Police
Pokagon Band of Potawatomi Tribal Police

Fire Protection:

Dowagiac VFD (Sec. 1 and 2)
Pokagon VFD (northern portions of twp.)
Indian Lake VFD (southern portions of twp.)

Ambulance Service:

SMCAS (Sec. 25 – 36)
CEMS (Sec. 1 – 24)

Cemeteries:

Dewey Cemetery on Dillman Rd.
Evergreen Cemetery east of Pokagon.
Sumnerville Cemetery at Pokagon Hwy./Wood Rd.

Outdoor Recreation Facilities:

Arthur Dodd Memorial Park (Cass Co. Park)
Dowagiac Woods (Michigan Nature Association)
Hampshire Country Club

CASS COUNTY MASTER PLAN

July 1, 2014

Natural Features

Topography: Pokagon Township can be described as generally level to mildly rolling. Topographic relief is most apparent along its east and west peripheries. The vast majority of the township reflects grades of 0% to 6%. Less than 2% of the township's land area exceeds grades of 18%.

Soils: According to the U.S. Soil Conservation Service, nearly all of Pokagon Township is characterized by loam, sandy loam and loamy sand soils. The principal exceptions are muck soils typically in association with wetland areas. The township's soils present varying degrees of limitations for building construction due to such factors as ponding, flooding, low strength, and shrink-swell potential. These obstacles can typically be overcome through special construction measures though at additional cost.

The soils present more consistent severe limitations for septic tank absorption fields due to such factors as flooding, soil wetness, and poor filter qualities. Approximately three-quarters of the township presents severe limitations for septic fields. These obstacles can also typically be overcome through special engineered fields, excluding wetland areas. Those areas that are more naturally supportive of septic fields are most concentrated along the township's east periphery and in its central region.

Approximately two-thirds of the township is characterized by "prime farmland," a condition defined primarily by soil conditions. The Natural Resources Conservation Service generally defines *prime farmland* as land that is, under proper management, particularly well suited to food, feed, forage, fiber, and oilseed crops and is capable of producing sustained high yields. The township's prime farmland is present throughout the township but less dominant in its northeast quarter and extending into its central region.

Principal Water Courses and Wetlands: The Dowagiac River flows through Pokagon Township, entering several miles west of Dowagiac from Silver Creek Township and flowing southerly to Sumnerville and then the Niles area in Berrien County. Peavine Creek in the township's central region, and Pokagon Creek in its southwest quarter, are the principal tributaries feeding the river in the township. In addition to these water courses playing a critical role in facilitating drainage and the removal of storm water, the township's abundant wetlands similarly have an important drainage role in addition to providing important wildlife habitat. Wetlands account for approximately 5% of the township's area and are comprised largely of lowland hardwood vegetation.

Wetlands are most apparent adjacent to and in close proximity to the Dowagiac River, Dowagiac Creek, and Peavine Creek.

The township has several comparatively small lakes and ponds, the largest being Rodgers Lake along its west border south of Peavine Street and covering approximately 20 acres.

Demographic Features

Population and Growth

2010 Population:	2,029
2000-2010 Growth:	-7.7%
1940-2010 Growth:	61.8%
1940-2010 Average 10-Year Growth:	8.8%

Age Profile

Under 18 years:	21.2%
18 – 64 years of age:	61.0%
Age 65 and over:	17.8%

Median Age: 45.0 years

Racial Profile

White:	88.8%
Black/African American:	5.6%
American Indian/Alaska Native:	0.8%
Asian:	0.6%
All Other:	4.2%

Household Profile: The 2010 Census recorded 813 households in Pokagon Township, 71.3% of which comprised a family. 79.5% of the family households were comprised of a husband-wife family. The average household size was 2.5 persons and the average family size was 2.9 persons.

Education Profile: The highest level of education attained by township residents of 25 years of age or greater is as follows:

High School Graduate:	35.3%
Associate's Degree:	10.9%
Bachelor's Degree:	7.8%
Graduate/Professional Degree:	7.6%

Income/Employment Profile:

The top five industries that accounted for the employment of township residents were:

Manufacturing:	21.3%
Retail Trade:	9.7%
Agriculture, forestry, fishing, mining, and hunting:	8.8%
Education services, health care, and social assistance	8.0%
Arts, entertainment, recreation, accommodations, food service:	7.8%

CASS COUNTY MASTER PLAN

July 1, 2014

Income characteristics include:

Mean Household Income:	\$45,481
Mean Family Income:	\$55,500
Mean Non-Family Income:	\$21,471
Per Capita Income:	\$19,683
Persons below Poverty Level:	10.0%
Families Below Poverty Level:	5.0%

See other Appendices for additional information pertaining to Pokagon Township and Cass County as a whole including demographics, land use, community facilities, natural resources, and additional features.

Silver Creek Township

CULTURAL FEATURES

Regional Context and Circulation

Silver Creek Township comprises the northwest corner of Cass County, bordering Berrien County to the west and Van Buren County to the north. The township is directly northwest of Dowagiac and the city occupies a small portion of the township's southeast corner. Regional access to Silver Creek Township is afforded by M-51, which serves as the township's east boundary. M-152 extends west from M-51 across the township's northern region and meanders through the Sister Lakes area. The principal county designated "primary" roads are Indian Lake and Sister Lakes Roads travelling north-south through the township's western region, and Crossing Street, which extends from Dowagiac northwesterly into the township's central area. The balance of the township's public road network is comprised of primarily paved county-designated local roads in a loose grid-like pattern.

Predominant Land Use Pattern

Most of the Silver Creek Township landscape is dominated by farming operations, woodlands, wetlands and other open spaces, and scattered residences. Farmland accounts for approximately half of the township's land area. The principal exception to the dominant agricultural and other rural landscapes that define the township's character is the extensive lake area neighborhoods along the township's five principal lakes – Indian Lake in its southwest corner and the Sister Lakes area in its north central region (Cable, Dewey, Little Crooked and Magician Lakes). These lake residential areas are comprised largely of platted subdivisions with lots

frequently less than 10,000 sq. ft. and, in many cases, lots are less than 5,000 sq. ft. and 50' in width.

The lake residential areas comprise the population centers of the township, accounting for approximately one-third of the township's dwellings. However, approximately half of the residences are occupied on a seasonal basis only. The township's abundant water resources and proximity to regional urban centers, including Chicago, make the township's lake areas a very attractive getaway during the warmer months.

The other principal exception to the township's more rural landscape is the mixed-use character of the M-51 corridor, consisting of agriculture and residential, commercial, and industrial development. There are also several commercial enterprises scattered elsewhere in the township, most particularly along M-152 in the Sister Lakes area and along M-62 just west of Dowagiac and near Indian Lake. Commercial uses and services include, by example, auto sales and repair, marinas, boat sales and repair, lodging, restaurants, taverns, bait and fishing supplies, and landscape and construction services. Industrial activities include plastic molding, warehousing and distribution, and tool and die. The township is also home to several sand/gravel mining operations.

The approximate portions of the township devoted to principal tax classifications are:

Land Use- (Tax Classification)	Approx. Acreage	Approx. Portion of Township
Agriculture / Forestry	13,802.1	68.1%
Residential	5,322.5	26.3%
Commercial	611.2	3.0%
Industrial.	9.5	0.0%
Public / Tax Exempt	183.7	0.9%
Pokagon Band of Potawatomi Indians	0.7	0.0%
Other	339.2	1.7%

Dwellings

The 2010 Census recorded 2,424 dwellings in the township, approximately 98.6% of which were single family dwellings including mobile homes. Mobile homes alone accounted for 9.7% of the single family dwelling units. Approximately one-third of the mobile homes are within two manufactured housing communities, one on the north shore of Indian Lake and a second along the north side of M-152 east of Magician Lake Rd.

CASS COUNTY MASTER PLAN

July 1, 2014

The 2010 Census classified only 53% of all housing units as being occupied, a reflection of a strong seasonal decline in township population during the cooler months. Of the occupied units, 86.3% were occupied by the owner and the balance was renter-occupied. The median value of the owner-occupied housing units in 2010 was \$163,000.

Community Facilities

Public Water: None

Public Sewer:

Sister Lakes Sewer Authority serves Cable, Dewey, Little Crooked, and Magician Lakes and discharges to the Dowagiac Utilities Treatment Plant on M-62 on the west side of the city.

Indian Lake Sewer System, operated by Silver Creek Township, serves Indian Lake in addition to Sec. 19 and 30 to the north and portions of Sec. 6 of Pokagon Township to the south. The system also discharges to the Dowagiac Utilities Treatment Plant.

Police Protection:

County Sheriff's Dept.
Silver Creek Township Police Dept.

Fire Protection:

Sister Lakes Volunteer Fire Dept. (northern half)
Indian Lake Volunteer Fire Dept. (southern half)

Ambulance Service:

Coloma EMS (northern half)
Cass-Van Buren Emergency Service Authority
(southern half)

Cemeteries:

Dewey Lake Cemetery
(Dixon St. near Indian Lake Rd.)
Elm Road Cemetery
(Elm Rd. near Red Mill Rd.)
Indian Lake Cemetery
(School St. near Sink Rd.)

All of the above cemeteries were deeded over to a cemetery association by the township.

Principal Outdoor Recreation Facilities:

Indian Lake Golf Club
DNR boat launches on Dewey and Magician Lakes.
Snowmobile staging access and parking (Indian and Magician Lakes)

Natural Features

Topography: The township can be described a generally level, with limited areas of a more rolling character. The vast majority of the township reflects grades of 0% to 2%. Less than 1% of the township's land area exceeds grades of 12%.

Soils: According to the U.S. Soil Conservation Service, nearly all of Silver Creek Township is characterized by loam, sandy loam and loamy sand soils. The principal exceptions are muck soils typically in association with wetlands. The township's soils present varying degrees of limitations for building construction due to such factors as ponding, flooding, low strength, and shrink-swell potential. These obstacles can typically be overcome through special construction measures at additional cost. The soils present more consistent moderate and severe limitations for septic tank absorption fields due to seasonal flooding, soil wetness, and poor filter qualities, and these obstacles can also typically be overcome through special engineered fields.

Approximately one-third of the township is characterized by "prime farmland," a condition defined primarily by soil conditions. The Natural Resources Conservation Service generally defines *prime farmland* as land that is, under proper management, particularly well suited to food, feed, forage, fiber, and oilseed crops and is capable of producing sustained high yields. The township's prime farmland is most dominant in its western half excluding the Sister Lakes area.

Water Resources and Wetlands: A defining feature of Silver Creek Township is its lakes, including Indian Lake in its southwest corner and four lakes clustered together in its north central region (Cable, Dewey, Little Crooked and Magician Lakes). These lakes range from approximately 100 acres (Little Crooked and Cable Lakes) to just under 500 acres (Indian and Magician Lakes) and the northern lakes comprise a portion of the more than six lakes that are commonly referred to as the "Sister Lakes." Approximately one-half of Little Crooked Lake, and a small portion of Magician Lake is located in Van Buren County. The smallest of the township's lakes, Priest Lake, is approximately 25 acres in area and is located in the township's east central portion. As noted previously, these lakes serve as the population centers of the township and are important drainage features in addition to providing opportunities for recreation, wildlife habitats, and lakefront living. The township includes several ponds of less than ten acres.

Magician Lake and much of this portion of the township flows into Silver Creek which, in turn, flows south into the Dowagiac River. The Dowagiac River cuts across the southeast quarter of the township, from Wayne Township to the east, and in conjunction with the township's lakes, facilitates the collection of the majority of the storm water in the community.

Also playing a fundamental role in the drainage of the township, and the creation of important wildlife habitats, is the township's extensive wetlands. The

CASS COUNTY MASTER PLAN

July 1, 2014

wetlands are typically in close proximity to lake and stream areas. The vast majority of the township's wetlands are part of the Dowagiac River corridor and occupy approximately one-third of the southeast quarter of the township. These wetland areas are characterized principally by wooded wetlands.

Wooded areas comprise approximately one-quarter of the township's land area, the majority of which are in association with wetland areas in the vicinity of the Sister Lakes and along Silver Creek and the Dowagiac River.

Demographic Features

Population and Growth

2010 Population:	3,218
2000-2010 Growth:	-7.8%
1940-2010 Growth:	173.4%
1940-2010 Avg. 10-Year Growth:	24.8%

Age Profile

Under 18 years:	21.3%
18 – 64 years of age:	56.5%
Age 65 and over:	22.2%
Median Age: 46.6 years	

Racial Profile

White:	90.0%
Black/African American:	1.2%
American Indian/Alaska Native:	1.8%
Asian:	0.1%
All Other:	6.8%

Household Profile: The 2010 Census recorded 1,285 households in Silver Creek Township, 70.7% of which comprised a family. 83.0% of the family households were comprised of a husband-wife family. The average household size was 2.5 persons and the average family size was 2.9 persons.

Education Profile: The highest level of education attained by township residents of 25 years of age or greater is as follows:

High School Graduate:	28.6%
Associate's Degree:	7.1%
Bachelor's Degree:	10.9%
Graduate/Professional Degree:	10.3%

Income/Employment Profile:

The top five industries that accounted for the employment of township residents were:

Education services, health care, and social assistance:	22.7%
Manufacturing:	16.0%
Agriculture, forestry, fishing, mining, and hunting:	21.6%
Construction:	8.3%
Arts, entertainment, recreation, accommodations, food service:	7.2%

Income characteristics include:

Median Household Income:	\$49,571
Median Family Income:	\$64,712
Median Non-Family Income:	\$27,054
Per Capita Income:	\$23,521
Persons below Poverty Level:	22.7%
Families Below Poverty Level:	10.6%

See other Appendices for additional information pertaining to Silver Creek Township and Cass County including demographics, land use, community facilities, natural resources, and additional features.

Vandalia (Village)

CULTURAL FEATURES

Regional Context and Circulation

The Village of Vandalia is located in the south central region of Penn Township and is approximately three miles northeast of the center of Cass County. The village is centered around M-60, which travels east-west through the village and connects U.S. 131 near Three Rivers to the east with the Niles area to the west in Berrien County. The village is a small settlement area surrounded by the agricultural and rural landscape that dominates the majority of Cass County. While M-60 serves as the backbone for circulation through the village, there are several roads that are important in collecting and funneling traffic including Bogue Street, Mill Street, and Main Street. All of these roads are situated in the village's central business and residential area, and Bogue and Mill Streets intersect with M-60. The balance of the village's road network serving principal residential and commercial areas generally reflects a tight grid network characteristic of traditional village development patterns. However, as it is primarily the southeast quarter of the village that has undergone development and the balance of the village is of a prevailing open space/agricultural character, roads in these more outlying areas are limited.

Predominant Land Use Pattern

Though the village is a square mile, it is the southeast region only that reflects a traditional development pattern, with the majority of the village devoted to farmland and wetlands. M-60 (State St.) travels through the southeast quarter and development along the corridor is of a mixed character.

CASS COUNTY MASTER PLAN

July 1, 2014

The approximate portions of the village devoted to principal tax classifications are:

Land Use- (Tax Classification)	Approx. Acreage	Approx. Portion of Village
Agriculture / Forestry	341.5	59.8%
Residential	193.2	33.8%
Commercial	5.8	1.0%
Industrial.	0.0	0.0%
Public / Tax Exempt	29.9	5.2%
Pokagon Band of Potawatomi Indians	0.0	0.0%
Other	0.2	0.0%

The majority of the corridor is devoted to residences. Also along the corridor are several businesses including a gas station, convenience store, restaurant and sports equipment sales. Along with these active businesses are vacant storefronts. The village's administrative offices and community center are located on M-60 at the Main Street intersection, and the village's water tower is situated at its east end on the south side of the highway. There is no industry along the highway or elsewhere in the village.

As one moves to the north and south of M-60 in the village's core, the areas are of a traditional village residential character. Residences are situated on lots typically one-quarter acre (approximately) in area within the traditional village street grid. This development pattern is particularly apparent on the south side, and the neighborhood also includes several public uses including the Penn Township hall and fire station, churches, and a post office. The north side of M-60 is not developed to the same extent and depth as the south side and is of a more open character.

Dwellings

The 2010 Census recorded 141 dwellings in the village, approximately 98.9% of which were single family dwellings including mobile homes. Mobile homes alone accounted for 6.6% of the township's dwelling units. 75.9% of all housing units were occupied in 2010. Of the occupied units, 76.6% were occupied by the owner and the balance was renter-occupied. The median value of the owner-occupied housing units in 2010 was \$57,500.

Community Facilities

Public Sewer:

Cass County Area Utility Authority serves the entire developed portion of the village, discharging to the Dowagiac Utilities Treatment Plant on M-62 on the west side of the city.

Public Water:

Cass County Board of Public Works serves the entire developed portion of the village, receiving water from Cassopolis (operated by City of Dowagiac).

Police Protection:

County Sheriff's Dept.
State Police

Fire Protection:

Penn Township Fire Department (entire village)

Ambulance Service:

LifeCare (entire village)

Cemeteries:

Oakdale Cemetery at Main and Fox Streets.
Bogue St. Memorial Gardens on Bogue St. near
Marble St.

Outdoor Recreation Facilities:

Milo Barnes Park (village park), including playground equipment, basketball courts, pavilion and picnic tables, along Christiana Creek.

Napolean Fields Park (village park) including softball fields, pavilion, picnic tables, and grills, along Christiana Creek.

Natural Features

Topography: Vandalia can be described as generally level to mildly rolling. Approximately 10% of the village reflects grades of 6% or greater and the village is void of grades in excess of 12%.

Soils: According to the U.S. Soil Conservation Service, nearly the entire village is characterized by loam soils, with the balance being nearly entirely of a muck character – typically associated with wetland environments. The village's soils generally present moderate limitations to construction due to the potential for shrink-swell conditions. This obstacle can typically be overcome through special construction measures though at additional cost, excluding wetland conditions. The village's soils generally present severe conditions for septic drain fields due to the movement of water through the soil. Though public sewer is available throughout the developed portion of the village, this soil condition impacts the balance and majority of the village which is principally under agricultural use. However, soil limitations can be overcome through special engineered systems.

Approximately half of the village is characterized by "prime farmland," a condition defined primarily by soil conditions. The Natural Resources Conservation Service generally defines *prime farmland* as land that is, under proper management, particularly well suited

CASS COUNTY MASTER PLAN

July 1, 2014

to food, feed, forage, fiber, and oilseed crops and is capable of producing sustained high yields. Nearly all of the undeveloped portions of the village are classified as prime farmland excluding wetland areas.

Principal Water Courses and Wetlands: Christiana Creek flows through the central portions of Vandalia in a north to south direction, ultimately emptying into Painter Lake in the southeast corner of Jefferson Township. The creek is the only significant water feature in the village. However, approximately 10% of the village is characterized by wetlands, and these wetlands are concentrated along Christiana Creek and along the village's southern periphery. In addition to the creek and wetlands playing a critical role in facilitating drainage and the removal of storm water, these resources provide important wildlife habitats and recreation opportunities.

Demographic Features

Population and Growth

2010 Population:	301
2000-2010 Growth:	-29.8%
1940-2010 Growth:	-16.4%
1940-2010 Average 10-Year Growth:	-2.3%

Age Profile

Under 18 years:	25.6%
18 – 64 years of age:	57.5%
Age 65 and over:	16.9%

Median Age: 39.3 years

Racial Profile

White:	41.5%
Black/African American:	42.2%
American Indian/Alaska Native:	0.3%
Asian:	7.6%
All Other:	8.4%

Household Profile: The 2010 Census recorded 107 households in Vandalia, 72.0% of which comprised a family. 61.0% of the family households were comprised of a husband-wife family. The average household size was 2.8 persons and the average family size was 3.3 persons.

Education Profile: The highest level of education attained by township residents of 25 years of age or greater is as follows:

High School Graduate:	44.1%
Associate's Degree:	5.9%
Bachelor's Degree:	3.1%
Graduate/Professional Degree:	0.4%

Income/Employment Profile:

The top five industries that accounted for the employment of village residents in 2010 were:

Manufacturing:	29.2%
Education services, health care, social assistance	25.8%
Transportation, warehousing, utilities:	8.8%
Retail Trade:	7.5%
Arts, entertainment, recreation, accommodations, food service:	5.0%

Income characteristics include:

Mean Household Income:	\$26,953
Mean Family Income:	\$31,944
Mean Non-Family Income:	\$22,917
Per Capita Income:	\$13,802
Persons below Poverty Level:	20.6%
Families Below Poverty Level:	17.0%

See other Appendices for additional information pertaining to Vandalia and Cass County as a whole including demographics, land use, community facilities, natural resources, and additional features.

Volinia Township

CULTURAL FEATURES

Regional Context and Circulation

Volinia Township is in the north central region of Cass County, along the south Van Buren County line. The township is approximately six miles east of Dowagiac. Regional access to Volinia Township is afforded by I-94 nine miles to the north and three state highways that travel within six miles of the township's borders – M-40 to the east, M-51 to the west, and M-60 to the south. Both M-40 and M-51 are accessible from I-94 interchanges. Within the township, east-west travel is principally facilitated by Marcellus Highway through the central portions of the township. North-south travel is principally facilitated by Lawrence Road in the township's eastern half and Decatur Road in its western portion. These three roads are classified as "primary" thoroughfares. While the balance of the road network is comprised primarily of paved "local" roads, Volinia Township's road network reflects a greater presence of gravel roads as compared to most of the other county's townships.

CASS COUNTY MASTER PLAN

July 1, 2014

Predominant Land Use Pattern

Volinia Township is one of the least urbanized townships in Cass County. Approximately 25% of the township is devoted to residential, commercial or industrial development, with the balance of the township devoted to farm operations or otherwise of an open space character including woodlands and wetlands.

The approximate portions of the township devoted to principal tax classifications are:

Land Use- (Tax Classification)	Approx. Acreage	Approx. Portion of Township
Agriculture / Forestry	15,226.6	70.0%
Residential	5,330.4	24.5%
Commercial	28.1	0.1%
Industrial.	2.6	0.0%
Public / Tax Exempt	826.8	3.8%
Pokagon Band of Potawatomi Indians	0.0	0.0%
Other	338.1	1.6%

The majority of residences are scattered throughout the township, with only several small settlement areas – the unincorporated hamlets of Volinia along Marcellus Highway and Nicholville in its northeast quarter including the lakefront residential areas along Bunker and Finch Lakes, and the lakefront residential development along Little Fish Lake in the township's southeast corner. These settlement areas account for approximately one-third of the township's dwellings.

Traditional commercial development is limited to just several businesses scattered across the township including, but not limited to, a convenience store at the Lawrence Road/Marcellus Highway intersection, a general store at the Gards Prairie Road/Marcellus Highway intersection, and an auto repair service at the Decatur Road/Marcellus Highway intersection. There are various other businesses in association with farm operations including the sale of farm products and trees and nursery stock, and various businesses of a "home occupation" character. Industry is not present in the township.

Dwellings

The 2010 Census recorded 614 dwellings in the township, 99.7% of which were single family dwellings including mobile homes. Mobile homes alone accounted for 8.7% of the township's single family dwellings. The 2010 Census classified only 69.5% of all housing units as being occupied, a reflection of strong seasonal decline in township population during the cooler months. Of the occupied

units, 86.4% were occupied by the owner and the balance was renter-occupied. The median value of the owner-occupied housing units in 2010 was \$139,600.

Community Facilities

Public Water: None.

Public Sewer:

Lakes Area Sewer Authority serves the immediate Finch Lake area in Volinia Township in addition to other regional lakes outside of the township. The system discharges to a treatment plan east of the Village of Marcellus in Marcellus Township.

Police Protection:

County Sheriff's Dept.

Fire Protection:

Wayne Township Fire Department

Ambulance Service:

PRIDE (entire township)

Cemeteries:

Charleston Cemetery on Dewey Lake St.

Crane Cemetery on Crane St. near Decatur Rd.

Little Fish Lake Cemetery on Dutch Settlement Road.

Rosehill Cemetery on Lawrence Rd.

Outdoor Recreation Facilities:

Fred Russ State Forest

Natural Features

Topography: Volinia Township can be described as nearly level to mildly rolling, and reflects greater topographic relief than many of the townships in the county. Approximately one-quarter of the township reflects grades of 6% or more and 10% of the township reflects grades in excess of 12%. Those areas of the township reflecting increased topographic relief are primarily situated in the northwest and southeast quarters of the community.

Soils: According to the U.S. Soil Conservation Service, nearly all of Volinia Township is characterized by loam, sandy loam and loamy sand soils. The principal exceptions are muck soils typically in association with wetland areas, most particularly along the Dowagiack Creek corridor. The township's soils present varying degrees of limitations for building construction due to such factors as ponding, flooding, low strength, and shrink-swell potential. These obstacles can typically be overcome through special construction measures though at additional cost. The soils present more consistent moderate and severe limitations for septic tank absorption fields due to such factors as flooding,

CASS COUNTY MASTER PLAN

July 1, 2014

soil wetness, and poor filter qualities, and these obstacles can also typically be overcome through special engineered fields.

Approximately half of the township is characterized by "prime farmland," a condition defined primarily by soil conditions. The Natural Resources Conservation Service generally defines *prime farmland* as land that is, under proper management, particularly well suited to food, feed, forage, fiber, and oilseed crops and is capable of producing sustained high yields. The township's prime farmland is most concentrated in its northeast quarter and within one mile of the Dowagiac Reek corridor in its southwest quarter, and is least apparent in the township's southeast region.

Principal Water Resources and Wetlands: Volinia Township includes numerous small lakes and ponds of 20 acres or less in addition to five lakes ranging from approximately 30 acres to 140 acres in size. These include the lakes of Bunker, Copley, Cowham, Finch, and Little Fish. The largest of these lakes, Little Fish Lake, is along the southeast edge of the township. All of these lakes are located in the eastern third of the township and two of them, Little Fish Lake and Finch Lake, extend into Penn and Marcellus townships respectively.

Dowagiac Creek is the primary drainage course in the township, flowing diagonally from Finch Lake in the northeast corner to the southwest corner and ultimately emptying into Lake LaGrange in La Grange Township. Wetlands in Volinia Township are comparatively limited, the vast majority of which are within the immediate proximity of Dowagiac Creek and a wetland expanse (approximately 140 acres) just south of Finch Road near Nicholasville.

Demographic Features

Population and Growth

2010 Population:	1,112
2000-2010 Growth:	-5.3%
1940-2010 Growth:	45.2%
1940-2010 Average 10-Year Growth:	6.5%

Age Profile

Under 18 years:	24.3%
18 – 64 years of age:	60.1%
Age 65 and over:	15.6%

Median Age: 44.2 years

Racial Profile

White:	95.8%
Black/African American:	2.0%
American Indian/Alaska Native:	0.0%
Asian:	0.7%
All Other:	1.5%

Household Profile: The 2010 Census recorded 427 households in Volinia Township, 74.2% of which comprised a family. 81.4% of the family households were comprised of a husband-wife family. The average household size was 2.5 persons and the average family size was 2.9 persons.

Education Profile: The highest level of education attained by township residents of 25 years of age or greater is as follows:

High School Graduate:	42.6%
Associate's Degree:	9.0%
Bachelor's Degree:	8.1%
Graduate/Professional Degree:	5.3%

Income/Employment Profile:

The top five industries that accounted for the employment of township residents in 2010 were:

Manufacturing:	29.8%
Retail Trade:	11.6%
Professional, scientific, administrative, management, waste management services:	11.8%
Education services, health care, social assistance:	14.7%
Arts, entertainment, recreation, accommodations, food service:	7.2%

Income characteristics include:

Mean Household Income:	\$44,063
Mean Family Income:	\$50,313
Mean Non-Family Income:	\$20,096
Per Capita Income:	\$23,289
Persons below Poverty Level:	10.0%
Families Below Poverty Level:	10.7%

See other Appendices for additional information pertaining to Volinia Township and Cass County as a whole including demographics, land use, community facilities, natural resources, and additional features.

Wayne Township

CULTURAL FEATURES

Regional Context and Circulation

Wayne Township is located in the northwest quarter of Cass County along the Van Buren County line. The township is directly northeast of Dowagiac, which occupies a small portion of the township's southwest corner. Regional access is afforded by M-51 and M-62. M-51 serves as the township's western border and provides direct access to I-94 nine miles to the north. M-62 travels from the Indiana state line through Dowagiac and includes a short segment along the township's south edge. Within the township, the traditional grid-like road network is comprised nearly entirely of paved roads classified as "local" by the Cass County Road Commission. The three principal road segments classified as "primary" are Dutch Settlement Road along the township's south edge, Marcellus Highway in the township's southeast quarter and travelling southwest into Dowagiac, and Dewey Lake Street between M-51 and the Glenwood area.

Predominant Land Use Pattern

The Wayne Township landscape has three defining features. Most dominant is its extensive open spaces devoted primarily to farming but which are also characterized by wooded areas, wetlands, and similar open space environments. These landscapes also include scattered residences. In contrast are the township's two principal settlement areas of Glenwood and Twin Lakes. Glenwood, in the township's northeast quarter, includes approximately 50 residences. On the other hand, the Twin Lakes community reflects the comparatively high density lakefront development that characterizes many of Cass County's lakes. The Twin Lakes area accounts for approximately one-quarter of the township's dwellings. These lake residential areas are comprised largely of platted subdivisions with lots frequently less than 10,000 sq. ft. and, in many cases, building sites are less than 5,000 sq. ft. and 50' in width.

The M-51 corridor is the third defining feature of the township's landscape. The corridor reflects a mix of uses including agricultural, residential, commercial, and industrial and areas of a conservation character. Commercial uses along the corridor include tool sharpening, veterinary services, storage, canoe rentals, excavation and construction services, modular home sales, auto repair, and convenience

retail sales. Industrial activity along the corridor is in a state of transition. The Contech facility covers approximately 20 acres (buildings and parking) south of Dewey Lake Street but closed around 2009. No other industrial activity is present at this time.

Aside from the businesses along M-51, there are several businesses scattered throughout the township including a convenience store along Marcellus Highway in the central area of the township and recreational equipment sales in Glenwood.

The approximate portions of the township devoted to principal tax classifications are:

Land Use- (Tax Classification)	Approx. Acreage	Approx. Portion of Township
Agriculture / Forestry	13,579.6	62.6%
Residential	6,813.0	31.4%
Commercial	113.3	0.5%
Industrial.	54.9	0.3%
Public / Tax Exempt	643.6	3.0%
Pokagon Band of Potawatomi Indians	299.4	1.4%
Other	172.2	0.8%

Dwellings

The 2010 Census recorded 1,294 dwellings in the township, approximately 95% of which were single family dwellings including mobile homes. Mobile homes alone accounted for 10% of the township's single family dwellings. 79% of all housing units were occupied in 2010. Of the occupied units, 86% were occupied by the owner and the balance was renter-occupied. The median value of the owner-occupied housing units in 2010 was \$107,100.

Community Facilities

Public Water: None.

Public Sewer:

Dowagiac Department of Public Services serves M-51 north of Swamp Street, discharging to the Dowagiac Utilities Treatment Plant on M-62 on the west side of the city.

Police Protection:

County Sheriff's Dept.
State Police

Fire Protection:

Wayne Township Fire Department

Ambulance Service:

Pride Care Ambulance

CASS COUNTY MASTER PLAN

July 1, 2014

Cemeteries:

- North Wayne Cemetery at east end of Corwin St.
- Gage Cemetery at west end of Gage St.
- S. Wayne Cemetery at east end of Gage St.
- White Cemetery at east end of Flanders St.

Outdoor Recreation Facilities:

- Doe-Wah-Jack's Canoe and Kayak

Natural Features

Topography: Wayne Township is generally level to mildly rolling. Approximately 85% of the township reflects grades of 6% or less. Approximately 10% of the township reflects grades of 6% to 12% and 5% reflect grades in excess of 12%. Those areas reflecting greater topographic relief are primarily situated along the township's southern periphery and the four square miles comprising its northeast corner.

Soils: According to the U.S. Soil Conservation Service, nearly all of Wayne Township is characterized by loam, sandy loam and loamy sand soils. The principal exceptions are muck soils typically in association with wetland areas, which are most dominant along the Dowagiac River corridor. The township's soils present varying degrees of limitations for building construction due to such factors as ponding, flooding, low strength, and shrink-swell potential. These obstacles can typically be overcome through special construction measures though at additional cost. The soils present more consistent severe limitations for septic tank absorption fields due to such factors as flooding, soil wetness, and poor filter qualities. These obstacles can also typically be overcome through special engineered fields excluding wetland areas. Less than 20% of the township's area presents only slight or moderate limitations to septic fields and these areas are not consolidated in any single location, although the northeast corner of the township reflects the greatest concentration of soils that are naturally more conducive for septic drain fields.

Approximately one-fifth of the township's land area is classified as "prime farmland," a condition based primarily on soil conditions. The Natural Resources Conservation Service generally defines *prime farmland* as land that is, under proper management, particularly well suited to food, feed, forage, fiber, and oilseed crops and is capable of producing sustained high yields. The majority of the township's prime farmland is located within one mile of its east and south boundaries and, to a lesser degree, to the north and west of Twin Lakes.

Principal Water Courses and Wetlands: The primary drainage course in Wayne Township is the Dowagiac River, which flows diagonally across its northwest quarter into Silver Creek Township. The Dowagiac Creek cuts across the township's southeast corner and ultimately empties into the Dowagiac River west of the city. Facilitating drainage in the township are several extensive areas of wetlands, the majority of which form a corridor enveloping much of the Dowagiac River and extending as much as a half-mile or more south of the river. The second principal wetland area is in the township's southwest corner just north of Dowagiac. These wetlands surround the small lakes of Cook and Pine and an unnamed stream that flows northwest and empties into the Dowagiac River in Silver Creek Township.

Wayne Township includes a number of comparatively small lakes in addition to Cook and Pine Lakes including Geer, Pitcher and Round Lakes in the northwest corner. More significant are the Twin Lakes in the center of the township and Mill Pond just east of Dowagiac. Combined, the north and south halves of Twin Lakes cover approximately 110 acres and are the only shorelines in the township that have been largely urbanized. Mill Pond has one of the more irregular shorelines of the county's water bodies and covers approximately 150 acres, nearly all of which are in Wayne Township.

In addition to the lakes, water courses and wetlands playing critical roles in facilitating drainage, these water resources also provide important wildlife habitat and recreation opportunities, and help to define the rural character of the community.

Demographic Features

Population and Growth

2010 Population:	2,654
2000-2010 Growth:	-7.2%
1940-2010 Growth:	137.2%
1940-2010 Average 10-Year Growth:	19.6%

Age Profile

Under 18 years:	20.6%
18 – 64 years of age:	63.2%
Age 65 and over:	16.2%
Median Age: 45.5 years	

Racial Profile

White:	92.0%
Black/African American:	1.7%
American Indian/Alaska Native:	1.5%
Asian:	0.4%
All Other:	4.4%

CASS COUNTY MASTER PLAN

July 1, 2014

Household Profile: The 2010 Census recorded 1,029 households in Wayne Township, 73.5% of which comprised a family. 78.2% of the family households were comprised of a husband-wife family. The average household size was 2.6 persons and the average family size was 2.9 persons.

Education Profile: The highest level of education attained by township residents of 25 years of age or greater is as follows:

High School Graduate:	41.2%
Associate's Degree:	8.5%
Bachelor's Degree:	7.4%
Graduate/Professional Degree:	3.2%

Income/Employment Profile:

The top five industries that accounted for the employment of township residents were:

Manufacturing:	23.3%
Education services, health care, social assistance	21.0%
Retail Trade:	13.2%
Professional, scientific, administrative, management, waste management services:	8.8%
Arts, entertainment, recreation, accommodations, food service:	7.7%

Income characteristics include:

Median Household Income:	\$43,750
Median Family Income:	\$51,019
Median Non-Family Income:	\$21,316
Per Capita Income:	\$20,008
Persons below Poverty Level:	16.8%
Families Below Poverty Level:	9.7%

See other Appendices for additional information pertaining to Wayne Township and Cass County as a whole including demographics, land use, community facilities, natural resources, and additional features.