



VILLAGE OF CLARKSVILLE
IONIA COUNTY
2026 MASTER PLAN

**VERIFICATION OF ADOPTION
BY VILLAGE COUNCIL**

I hereby certify that the 2026 Master Plan for the Village of Clarksville was duly adopted by the Clarksville Village Council on XXXX, X 2026.

Shari Clark, Clerk
Village of Clarksville

ACKNOWLEDGEMENTS

2026

Village of Clarksville Master Plan

The preparation of the Clarksville Village Master Plan involved the contributions of community leaders and residents. In particular, the efforts of the following individuals is acknowledged and greatly appreciated.

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Adopted by the Clarksville Village Council

XXXX X, 2026

Maps by Progressive AE & Ionia County

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INTRODUCTION

The Village of Clarksville Master Plan has been prepared by the Village Planning Commission and adopted by the Village Council under the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. This 2026 Master Plan replaces 2021 Master Plan.

AUTHORITY TO PLAN

The Planning Act authorizes villages to prepare and adopt a plan. The purpose of that plan, according to the State Act, is to:

- Promote the public health, safety, and general welfare;
- Encourage the use of resources in accordance with their character and adaptability;
- Avoid overcrowding of the land by buildings and people;
- Lessen congestion on public roads and streets;
- Facilitate a transportation system, sewage disposal, safe and adequate water supply, recreation and other public improvements; and,
- Consider the Village's character and suitability for particular uses.



Although the Master Plan has no regulatory power, it states specific land development and preservation goals. These goals are intended to guide both the Planning Commission and the Village Council in making both day-to-day and long-range land use decisions.

This Master Plan has been developed based upon several factors: the existing natural resources of the Village; current land use trends; the need for different types of land use including industrial and commercial uses; and the desired community character as expressed through work sessions with Village officials.



State law states that each community shall review its Master Plan every five years and determine whether the plan should be amended, or a new plan adopted. Therefore, the Village Master Plan addresses land use policy for at least the next five years, and at the

end of that period the Plan should be reviewed to determine whether its stated goals and policies need to be revised.

USE OF THE PLAN

The Master Plan serves as a tool for decision making by providing information and rationale for land use decisions. The Master Plan does not contain a specific time frame or timetable for the development of Village lands as recommended on the Future Land Use Map. Development takes place as landowners seek rezoning and as developers request approval of plans for residential and commercial projects in response to market demands.

The Master Plan does not dictate the timing of development but rather the Plan sets forth recommendations for what type of land uses can be established in the Village, where they can be established and under what conditions they can be established.

In particular, the Plan will assist local officials in the following:

- **Review of rezoning and special use permits.** Applications for rezoning and special use permits should be evaluated not only in terms of specific ordinance standards but also in terms of how well the proposed action will be consistent with the goals and objectives of the Master Plan.
- **Review of public improvement projects.** All future public improvement projects, including the construction of new facilities, utilities, or buildings must first be reviewed by the Planning Commission for consistency with the Master Plan, according to PA 33 of 2008. In particular, any public improvement project must be reviewed to see whether it is consistent with the planned future land use pattern in the Village. Public improvements projects include roads, public safety facilities, parks and recreation facilities, utilities, and any other public space, building, or structure.
- **Review of plats and site condominiums.** Site condominium divisions have a profound impact upon the character of a community and future public service needs. The Master Plan provides policies to assist the Planning Commission with decisions as to location and design of subdivisions, and the adequacy of public services to meet the increase in demand placed upon the community by the land use intensity of site condominiums and platted subdivisions. Policies for subdivision of land apply not only to residential land use, but to commercial and industrial land use as well.

- **Maintaining community character while managing growth.** Each community has a vision for its future, and a sense for the desired character. The Master Plan, more than any other document, provides direction for Village officials in managing growth while retaining the desired community character, and providing the best quality of life possible for current and future residents.



- **Providing a legal framework for zoning actions.** The Michigan Zoning Enabling Act requires that zoning regulations be “based upon a plan.” (MCL 125.3203) A Village’s zoning actions and regulations are generally viewed favorably by the courts provided that such actions and regulations are not deemed to be “arbitrary and capricious.” By providing adequate support for zoning decisions, the Master Plan therefore serves as the legal backbone of the zoning ordinances and helps to protect zoning decisions made by the Planning Commission and Zoning Board of Appeals
- This Plan is a very strong and visible statement by the Village and its residents, regarding the intended future character of the community and strategies to assure that character. As a formal and tangible document this Plan instills a sense of stability and direction for Village officials, Village activities, and Village residents.

PREPARATION OF THE PLAN

The Planning Commission started reviewing and editing the 2021 Master Plan in January 2024. In August 2024 the review of the Master Plan was postponed and a special meeting was held in place of the regular September 2024 meeting. The review was postponed until November at which time the Planning Commission decided to postpone the Master Plan until a survey could be completed by the Clarksville community.

In January 2025 the Master Plan review was removed from the agenda and replaced with drafting a survey for Clarksville community feedback. The community survey and zoning revisions were being reviewed simultaneously and were sent to the planner for review/approval. In August 2025 the survey and delivery method were officially approved by the Planning Commission. In November 2025 the survey was completed and results reviewed by the Planning Commission in December 2025.

January - March 2026 census numbers were updated and final revisions were made to the 2026 Master Plan for submission to Village Council. In April 2026 the Planning

Commission reviewed all updates and scheduled to finalize for submission to Village Council June 2026.

The Draft Plan was sent to adjoining municipalities as required by the Planning Enabling Act and on XXXXX X, 2026 a public hearing was held to obtain further citizen comment on the proposed plan. Following the hearing the Planning Commission recommended adoption of the Village Master Plan on XXXXX X, 2026.

The Village Council adopted the Plan on XXXXX X, 2026.

CHAPTER 1

COMMUNITY DESCRIPTION

LOCATION

The Village of Clarksville is located within Ionia County surrounded by Campbell Township in the southwest corner of Ionia County. The Village is two miles south of I-96 at the intersection of Nash Highway and Clarksville Road. Nearby cities include Grand Rapids 33 miles to the west and Lansing 38 miles east.



COMMUNITY DESCRIPTION

Village Government

Clarksville is a Home Rule village governed by a Village Council which consists of an elected president, village clerk, treasurer and six trustees. The Village offices are located at 162 South Main Street. A part time Zoning Administrator administers the Zoning Ordinance. Building inspection services are provided by Ionia County.

Services

Police service is provided by the Ionia County Sheriff's Department and the Michigan State Police. Fire protection is provided by volunteers through an agreement with the Campbell Township Fire Department. The fire station is located in the Village at 331 South Main Street.

The Village also provides street sweeping, leaf pick up, a spring cleanup day, and snow removal in the central portion of the Village.



Clarksville is a member of the Clarksville-Morrison Lake Sewer Authority which provides sanitary sewer service to the Village. A sewer map illustrating the location of sanitary sewer lines in the Village is shown in the Appendix. The waste is pumped from the Village by a force main to a treatment lagoon located several miles to the north east of the Village close to Morrison Lake.

The Authority was created in 1978 to serve the Village and the lands around Morrison Lake in Boston Township. The Authority has representatives from the Village, Campbell Township, Boston Township, and two at large members comprising its governing body. The system is designed to treat up to 270,000 gallons per day and in 2010 was treating 70-80,000 gallons per day.

As of January 2019, the sewer system serves 207 customers in Clarksville. According to the manager of the treatment facility and based on the amount of treatment capacity allotted to Clarksville approximately 80 new dwellings could be served by this remaining capacity.

Once this capacity is utilized, the Village would need to negotiate through the Clarksville-Morrison Lake Sewer Authority if additional hook-ups can be obtained through the other constituents within the authority in order to continue to provide additional sanitary sewer service. Providing additional capacity would require a new contract with the Authority.

Village ordinances require that a dwelling, business, or other building used for human occupancy connect to the Village sanitary sewer system if the building is within 200 feet of the sewer line. Residential sewer connection fees are contained in the Appendix.

There is no public water in the Village. All water is provided by private wells on individual lots. According to the Ionia County Public Health Department a number of wells in the Village have concentrations of nitrates which are considered unsafe by the Environmental Protection Agency. These nitrates are the result of chemical application over the years from existing and former nearby agricultural activities. In 1998 the village researched funding for a water tower which would have cost 1.8 million, with a possible 50% grant if there were at least 250 homes, at that time Clarksville only had 115 homes.

The Health Department does not have an estimate of the number of such contaminated wells as testing is only done when a property is sold and the buyer requests such a test or when an existing user submits a sample for testing.

In September 2010, the Village conducted a random sample of about 20 wells to test for nitrate levels. The study concluded that shallow wells are more subject to surface contaminants and susceptible to high nitrate levels and encouraged area residents with shallow wells to routinely monitor nitrate levels in their drinking water. Water samples may be taken into Ionia County Health Department or mailed directly to Michigan Department of Environmental Quality Laboratory for testing.

Consumers Energy supplies electricity and natural gas to the Village and any upgrade of service for industrial use, for example, could be extended to the Village at the expense of the user.

High speed internet service is available through multiple providers.

The Saranac-Clarksville District Library is located at 165 N. Main Street. Clarksville is part of the Lakewood School District.

Recreation facilities include: *Campbell Township Park* located about one-half mile south of the Village on Nash Highway in Campbell Township, providing ball fields, tennis courts, basketball courts, and a picnic pavilion; *Village playground* located next to the Saranac-Clarksville library on North Main Street.

Area events include: the *Memorial Day Parade* held on Memorial Day; *Pancakes in the Park* held in late spring/early summer; the *farmers market* located on Main Street across from the Village offices Saturday mornings from June through October; the *Clarksville Ox Roast* held annually the second Saturday in August; the *Clarksville Steam and Gas Engine Show* the fourth weekend in August; *Village of Clarksville Tree Lighting* held the Friday after Thanksgiving, and the *Bethlehem Village Christmas re-enactment* held by the Clarksville Bible Church in early December.



ENVIRONMENTAL PROFILE

Topography and Soils

The topography of the Village of Clarksville is generally undulating and rolling uplands to flat slopes formed by material deposited during the glacial activity of long ago. The elevations rise up from Bear Creek and gently slope away to the northeast and southwest.

Soil characteristics of the Village are based on the United States Department of Agriculture Soil maps and are classified to range from sandy loam soils to heavy silts and clay loams. These soil types range from good drainage to poorly drained soils and consist of nearly level grades to moderate slopes. The Lapeer, Dryden, Sebewa and Ionia sandy loam soils in the area are fair to well drained and are on the gently sloping upland swells, ridges and side slopes and predominate the farm lands around the developed portions of Clarksville. The more poorly drained Barry and Brookstone soils are found on nearly level and gently sloping lower concave slopes and broad till plains along

creeks. The poorly drained Conover Soils are prevalent in the developed part of the Village.

Water Resources

The surface water resources of the Village of Clarksville include the Bear Creek, also shown on older maps as Tyler Creek Drain. The creek flows generally northwesterly through the north part of the Village. The creek serves as the county drain. Therefore, it receives storm water runoff from the majority of the Village and area farms, and then flows via natural drainage northwest to the Thornapple River.

Wetlands

There are no significant wetlands in the Village that have been identified with restrictions for development by the Michigan Department of Natural Resources. However, there are several areas which are considered as intermittent wetland by local residents and are situated in the cultivated land areas of the farms mostly toward the north parts of the Village. The U.S. Soil Conservation Service has identified the location and status of soils and degree of wetness affecting the farming activities, but this places no restrictions on land development.

Flood Plain

The Bear Creek is prone to minimal periodic flooding during spring thaws and heavy rains, but seldom overflows its banks. There is sparse development along the creek, therefore, there would be minimal property damage resulting from any flooding. An Ordinance was adopted January 5, 2015 to address flood plain management provisions.

DEMOGRAPHICS

The following tables contain information from the 2020 and 2024 U. S. Census.

Population

TABLE 1
POPULATION IN CLARKSVILLE,
SURROUNDING COMMUNITIES AND
IONIA COUNTY (2000-2020)

	2000	2010	2020	Number of Persons	% Change 2010- 2020
Campbell Township	2243	2388	1988	-400	-16.75%
Boston Township	4961	5709	4645	-1064	-18.64%
Odessa Township	4036	3778	1924	-1854	-49.07%
Bowne Township	2743	3084	3289	205	6.65%
Carlton Township	2331	2391	2331	-60	-2.51%
Village of Clarksville	317	394	411	17	4.31%
Ionia County	61518	63905	66804	2899	4.54%

TABLE 2
AGES OF POPULATION
VILLAGE OF CLARKSVILLE YEAR

	2010	2024	% Change 2010-2024
Under 5 Years	41	23	-43.90%
5-19 Years	68	66	-2.94%
20-44 Years	143	155	8.39%
45-64 Years	81	86	6.17%
65-84 Years	54	71	31.48%
85 and Older	7	2	-71.43%
Total	394	403	

TABLE 3
MEDIAN INCOME
VILLAGE OF CLARKSVILLE & IONIA COUNTY

	Clarksville	Ionia County
Median Household Income	\$75,625	\$75,611
Per Capita Income	\$50,972	\$46,903

	Number	Percent	Percent
Total Persons with Poverty Status	36	9.4%	10.5%

*Source: US Census Bureau,
Census 2024; per capita
income 2026*

TABLE 4
HOUSING AND HOUSEHOLDS BY TYPE
VILLAGE OF CLARKSVILLE
YEAR 2024

	2024
Total Housing Units	182
Owner Occupied	95
Renter Occupied	78
Vacant Housing Units	9
Family Households	89
Families with children	74
Families without children	15
Non-Family Households	78
Householder Living Alone	25
Householder 65 Years & Over living alone	16
Householder living with non-relatives	37
Average Household Size	3.3
Average Family Size	3.04

BUILDING PERMITS

According to the Ionia County Building Department which issues the permits for Clarksville 33 building permits for new single-family dwellings have been issued from 2011 to 2025 which is an average of about 2.3 permits per year.
2024 census reflects 182 total housing units in the Village.

STREETS & TRAFFIC

The Village receives State of Michigan Act 51 funds and contracts with the Ionia County Road Department for street repair and snow plowing.

There are two main roads in the Village. Main Street, which is a north south two-lane road connecting to I-96 approximately two miles north of the Village and connecting to M-50 two miles south of the Village. Main Street turns into a County Primary road known as Nash Highway outside of the Village.

The other principal road is Clarksville Road which is also a County Primary road outside the Village, which is called Cross Street in the Village.

Traffic counts for these roads as compiled by the Ionia County Road Commission are shown in the following table. All counts are for two-way traffic over a 24-hour period.

TABLE 5
TRAFFIC COUNTS

Location	Year			% Change
	2010	2013	2024	
<u>Nash Highway</u>				
At North of Village Limits		2256	2163	-4%
At South of Village Limits	2073		1594	-23%
<u>Clarksville Road</u>				
At East of Village Limits	858		734	-14%
At West of Village Limits	1103		1061	-4%

CHAPTER 2

PLANNING ANALYSIS

ADJACENT & REGIONAL INFLUENCES

Clarksville is surrounded by Campbell Township which does not have zoning. The land in the Township bordering the Village is largely devoted to growing crops and is likely to remain so in the foreseeable future. Land along Nash Highway and Clarksville Road could, however, be easily divided to construct houses fronting on these roads. This type of development would not affect land use in Clarksville.

Clarksville serves as the center and gathering place of Campbell Township and residents in the Township tend to identify the Village as being part of their community.

Clarksville enjoys a geographic location about two miles from an interchange with I-96, a major travel route between the employment centers of Lansing and Grand Rapids. This location allows Clarksville to be viewed as an ideal location for persons who wish to have a small-town living environment within a reasonable commuting distance to their jobs. Some residents do live in Clarksville and work in these larger metro areas.

OTHER INFLUENCES

- Attracting attention to the village is challenging. While easily accessible, Clarksville is not visible from I-96 so it remains less well known than Portland to the east, which is quite visible from I-96. Attempts have been made to have highway visible signage to attract attention to Clarksville. Property listings with realtors in larger cities, internet postings and other methods could serve to “get the word out” and create reasons for others to visit, explore housing opportunities and also support local businesses.
- The Zoning Ordinance, which was adopted following the adoption of the 1996 Comprehensive Development Plan and is based on the 1996 Plan, were overly regulatory considering the limited administrative resources of the Village. Because of the lengthy zoning requirements and lack of attention to these requirements the zoning rules had not been consistently followed, efforts since adoption of the 2011 Master Plan have been taken to improve upon this.

- The existing sewer system for the Village as noted in Chapter 1 has enough capacity to serve approximately 80 new dwellings. With less than an average of five new houses constructed per year since 2011 there would appear to be sufficient capacity for many years.
- Sufficient land exists for future residential use or manufacturing use.
- The Village Zoning Map is up to date and may be revised to accurately reflect any future changes of zoning for all properties in the Village.
- Ongoing review of the current Zoning Ordinance shall be considered by the Planning Commission for future amendments to fit the size of our small community. Recommendations are prepared by the Planning Commission and submitted to the Village Council for final approval.
- Policies and procedures for processing zoning violations, building and land development requests should be reviewed for consistency with the requirements of the Zoning Ordinance, Ionia County for building permits and the needs and desires of the Village Council and Planning Commission.
- There is a need for more off-street parking downtown.

CHAPTER 3

VALUES, GOALS, ACTIONS, & ACCOMPLISHMENTS

VALUES

Clarksville residents clearly value the people who make up their Village and they want to see more people involved in community activities to make Clarksville a stronger more vibrant place to live and raise a family. Other valued characteristics include the following:

- Small town rural character
- Business friendly
- Walkable
- Historic character of downtown
- Many convenient services and stores
- Close to larger cities

ISSUES

Residents felt that the most pressing issues facing Clarksville were lack of law and ordinance enforcement, poor economy, young people leaving, and lack of an industrial base. Other major issues included:

- Lack of public water
- Limited sanitary sewer capacity
- Vacant and unkempt buildings and property
- Lack of activities for youth and adults

Based on the above values and issues and also drawing from the goals expressed in the 2021 plan, many of which have remained unchanged to now, the following set of goals and objectives were developed to guide the preparation of the Future Land Use portion of Master Plan and to serve as statements that express the community's long range desires and to provide direction for related planning activities.

Goals are intended to provide a basic framework upon which long term development decisions and day to day decisions may be made by public and private agencies.

OUR VISION:

Through the active involvement of our citizens develop and maintain an attractive, safe, pleasant, and economically viable community while maintaining our small-town character.

Following the Goals are Action Steps which give more specific means of reaching the desired overall Goals.

GOALS

1. Promote and generate opportunities for Village citizens to be involved in community activities, projects, and events to improve the quality of life in Clarksville.

Action: Seek out “issue champions” – residents who have a strong interest in a particular issue such as the arts, walking trails, technology, or gardening for examples and assist /encourage them to take charge to achieve their goal.

Action: Sponsor Village led activities such as a spring fling event.

Action: Partner with Campbell Township to promote recreation activities and events.

Action: Create a marketing strategy to promote Clarksville as an ideally located residential community for those who work in Grand Rapids or Lansing.

2. Maintain and improve the central commercial area along Main Street as the focus of commerce and services for the residents of Clarksville and the surrounding area.

Action: Become an active participating member of the Ionia County Economic Alliance and the Lakewood Area Chamber of Commerce.

Action: Contact colleges in Lansing and Grand Rapids to solicit students in architectural and landscape architecture programs to prepare streetscape improvement plans and drawings for the downtown; allow residents to vote for their favorite plan.

Action: Seek assistance from the Ionia County Economic Alliance for help in accessing State of Michigan programs such as the MainStreet Program or grant opportunities.



Action: Review and amend zoning ordinance requirements regarding permitted uses, setbacks, and lot size to ensure so that zoning regulations will be more reflective of existing conditions for commercial zoned properties and to reduce non-conforming conditions.

Action: Analyze the parking needs for the downtown and take steps to provide more off-street parking.

Action: Market our community, proactively work to redevelop vacant building sites.

Action: Support and retain current businesses in the village and help attract new businesses and talents.

Action: Hold new visioning sessions to solicit comments from residents in preparation for the Master Plan update.

3. Retain and create attractive, safe, and convenient residential neighborhoods with good housing and adequate schools, parks, utilities, sidewalks, and civic open space which can contribute to a sense of community.

Action: Improve housing quality which falls below minimum standards by adoption and enforcement of necessary codes.

Action: Require the installation of sidewalks for all new residential and commercial developments.

Action: Allow for senior citizen housing opportunities in areas served by public utilities and other supporting services such as recreation and shopping.



Action: Review the Village Zoning Ordinance to ensure that existing regulations support residential goals and actions and change those rules which hinder their accomplishment.

Action: Review and appropriately amend Zoning Ordinance to fit the unique qualities of the Village of Clarksville.

Action: Continue to investigate the feasibility of a neighborhood watch program.

Action: Playground upgrades as budget allows.

Action: Develop a five year recreation plan to ensure eligibility for future grant opportunities such as the Michigan Natural Resources Trust Fund Grant.

4. Provide for an adequate street system and public utility system and code enforcement measures that will ensure balanced, orderly growth and ensure the safety and well-being of Village residents.

Action: Consistently enforce current Village ordinances and adopt new regulations as needed, such as a property maintenance ordinance, to address issues relating to deteriorating and unkempt properties.

Action: Provide proper training for code enforcement officials such as the Zoning Administrator Certificate Program conducted by the MSU Land Policy Institute's Planning & Zoning Center.

Action: Continue discussions with the Clarksville-Morrison Lake Sewer Authority regarding increasing the allocation of sewer system capacity for Clarksville.

Action: Continue to educate property owners to monitor the quality of their own private well water.

Action: Inventory road conditions and establish a priority list of improvements.

Action: Conduct annual "walking tours" around the Village and rate sidewalks and streets that need improvements.

5. Continue to cooperate with Campbell Township and Ionia County to ensure coordination of land use policies and efficient delivery of governmental services.

Action: Meet with Township officials on a periodic basis to discuss issues of mutual concern and benefit. Have a representative from the village attend the township meetings.

Action: Consider development of a joint recreation plan with the Township in order to increase the chances of obtaining recreation grants from the State of Michigan.

Action: Work with Village Street Commissioner to seek out state & federal grant opportunities such as Rural Task Force Funding for Ionia County.

6. Protect and preserve the significant natural features of the Village.

Action: Consider a requirement to provide a protective vegetative buffer along Bear Creek which has the support of Village residents.

Action: Ensure that all developments accommodate stormwater runoff in accordance with contemporary stormwater management techniques.

Action: Implement a tree grant and utilize the tree planting re-placement program as formerly introduced to the Village Council to ensure the long-term viability of tree lined streets. Seek donations and maintenance commitments from property owners on the street to defray costs to the Village. Seek out grant opportunities such as the Consumers Energy Tree Planting Grant.

Action: Ensure that the subdivision and site condominium regulations require tree plantings along public streets and that site plan regulations contain provisions for protection of the natural features of a site.

ACCOMPLISHMENTS

Beautify our Business community grant

Clarksville Business Alliance established

Village website created (<https://www.ClarksvilleMI.org>)

Village Facebook page created (<https://www.facebook.com/clarksvillemi>)

Established partnership with the Ionia County Sherriff's Office to maintain a consistent police presence in the village.

Annual village Christmas tree lighting ceremony.

Curbside Recycling Promotion.

Created an event committee to plan village activities.

Village park established by the library, Village Council and Planning Commission.

Village sponsored clean-up day in the spring.

Village sponsored Main Street flower planting.

CHAPTER 4

FUTURE LAND USE PLAN

This section contains the recommendations for the future use of the land which will guide the development of the Village of Clarksville for the next five to ten years. The Future Land Use Plan establishes the pattern of land use desired by the community, but that pattern must be re-evaluated every five years according to State of Michigan law.

The Goals and Actions presented in Chapter 3, as well as principles of sound land use planning, and the existing zoning and land use of property in the Village are the foundation upon which the Future Land Use Plan is based. The Future Land Use Plan consists of the text within this document as well as the Future Land Use Map. In addition to the factors noted above the Future Land Use Map is based upon a number of major concepts listed below.

MASTER PLAN CONCEPTS

- Agricultural uses in the Village are still an important part of the Village character but over the long-term farmland will gradually “grow houses” as well and that active farming in and around the Village will gradually decline.
- The Village of Clarksville will continue to serve as the focal point and identity for residents in and around the Village.
- New commercial development should be located close to the downtown area to avoid strip commercial development, to build upon the existing business environment and to remain within walking distance of most Village residents thereby maintaining that “small town feel ” so desired by the people of Clarksville.
- What happens in the Village of Clarksville affects the future of Campbell Township and vice versa; cooperative planning efforts can benefit both communities.

FUTURE LAND USE CATEGORIES

The Future Land Use Plan recommends a number of different Future Land Use Categories. The following descriptions explain the type of land use, the intensity of that land use, and the locations for proposed uses. Policies and rationale guiding the establishment of those uses are also provided, as well as implementation steps for carrying out the recommendations of the Plan.

The future land use recommended for an area may be the same as the existing zoning for that area, while in some cases the future land use recommended is different from the existing zoning. Future Land Use categories may or may not correspond to zoning districts existing in the Village; in some cases, a new zoning district is recommended as an implementation strategy.

The Future Land Use Map does not change the existing zoning in an area. A property owner or the Village will need to apply for a rezoning at some point in the future if the future land use category is different from the existing zoning. Meanwhile, a property owner must use the property as it is currently zoned.

The boundaries of the future land use categories shown on the Future Land Use Map should be interpreted with some flexibility. For example, lands abutting a “boundary” as depicted on the Map might be considered for rezoning within either category.

LDR LOW DENSITY RESIDENTIAL

This Future Land Use category calls for single family dwellings as the principal land use at a density of about **two dwelling units per acre** with public sanitary sewer. The minimum lot size would be 20,000 sq. ft. with 100 feet of lot width with public sanitary sewer and 40, 000 sq. ft. with an onsite septic system. These lot sizes are the same as current R-1 Zone requirements.

LDR areas are proposed for the undeveloped land at the north portion of the Village on both sides Main Street and also for land in the southwest corner south of the railroad tracks and land at the east end of Front Street. LDR lands are also well suited for Moderate Density development as described below. LDR lot sizes will allow for a transition into the larger lots allowed in adjoining Campbell Township.

LDR planned areas are encouraged to be developed under the Open Space Planned Unit Development (OS-PUD) regulations.

Under the OS-PUD rules, the density (number of dwellings per acre) would be controlled by the density recommended in the Master Plan for LDR areas. The dwelling units permitted, however, would be clustered in a few selected areas on the parcel while the remainder of the land would be set aside as permanent open space for use by residents.

The premise of the Open Space PUD is that developments focus first on those areas which are to be preserved and then design the house sites and roads around these preserved areas.

Lot sizes would not need to adhere to the minimums required by a particular zoning district but could vary depending upon the particular site features. This open space, if large enough, could also be used or kept as active farmland. This open space is protected by legal mechanisms such as deed restrictions or conservation easements to ensure that it remains undeveloped.

MOD

MODERATE DENSITY RESIDENTIAL

This is a new land use category allowing primarily single-family dwellings at a density of 3.63 to 4.36 dwelling units per acre. The minimum lot size would be either 10,000 sq. ft. with 80 feet of lot width or 12,000 sq. ft. with 85 feet of lot width. This size of lot is needed to provide an alternative to the LDR minimum lot size of 20,000 sq. ft. and the MDR minimum lot size of 7,500 sq. ft. A 10,000 or 12,000 sq. ft. lot is a typical suburban lot.

A new zoning district chapter will need to be prepared and adopted in order to implement this recommendation. The name of this district could be R1-A. Once this district is made part of the Zoning Ordinance property owners could request a rezoning to the R1-A Zone for those areas illustrated on the Future Land Use Map. The proposed MOD areas are at the north and south portions of the Village on what is primarily vacant land. Public sanitary sewer must be provided in order for lands to be rezoned for this type of land use.

MDR MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential category recognizes existing residential areas which make up most of the Village neighborhoods. Lots in these areas are generally 60-66 feet wide with about 7,500 sq. ft. of lot area. This is a density of about six dwelling units per acre. Medium Density Residential is analogous to the R-2 Zoning District.

The Pinhook Estates Subdivision was platted with lots of this size. Areas beyond the existing R-2 Zoning are planned for MDR in order to expand but retain the Village character as growth occurs and to offer a less expensive residential development opportunity to the LDR and MOD future land use areas. Future MDR areas are planned at both ends of Nash Highway. A MDR area would also be suitable at the south end of South Broad Street and north of East Ferney Street to allow for expansion of the Village to the south and north at the same density. Duplexes would also be allowed in the MDR areas.

HDR HIGH DENSITY RESIDENTIAL

This category would allow multi-family dwellings, elderly housing and manufactured housing communities as the density would range from 8-11 dwellings per acre. Public sewer would be required. Bear Creek Villa is included in this category.

One additional area is recommended for this type land use in order to provide alternative housing opportunities in the Village. This area is adjacent to Bear Creek Villa and the HDR category would allow for expansion of this facility or a new similar facility.

In order to assure that multifamily buildings do not visually dominate the existing neighborhoods where they are proposed the Plan recommends that multi-family buildings contain no more than 12 dwelling units per building.

C COMMERCIAL

This future land use category allows generally recognized retail, office and service uses as the principal land use. The Plan recognizes the existing commercial uses at the south end of the Village (Big "L" Lumber Store and the Clarksville Feed Store) and proposes

several new commercial areas in order to allow for more commercial development opportunities to serve Village residents.

Some of the new areas should be relatively close to the Village center in order to satisfy one of the major land use concepts noted at the beginning of this chapter. The Plan recommends commercial land use south of the Campbell Township Fire Station as a continuation of non-residential uses along this stretch of South Main Street. Another commercial area is proposed on West Cross Street opposite Second Street. This is somewhat close to the Village Center on vacant land and could easily serve the existing neighborhood to the north and future residential use to the south. Any commercial zoning granted for this area should be relatively small perhaps no more than one to two acres so as to not encourage strip commercial development and to keep commercial uses at a scale in line with other commercial uses in the Village.

The Plan recognizes existing commercial use which was rezoned on N. Main Street for Dollar General calls for a somewhat larger commercial area on North Main Street on the north side of Bear Creek in order to accommodate a use or uses which would need a site of 4-8 acres. While this is somewhat removed from the Village Center it does provide an area to accommodate a larger commercial user which may desire to locate in Clarksville as the Village population grows. The Future Land Use Map shows the general location of this future commercial use which would be appropriate on either or perhaps both sides of North Main Street. Land uses abutting any future commercial use would be Moderate Density Residential and appropriate measures such as landscaping and lighting would be required during site plan review to ensure compatibility between the commercial and residential uses.

An area south of the railroad tracks could also accommodate a larger user although this land is also suitable for industrial use.

Although the Zoning Ordinance contains a district called Professional Office the Plan does not have a specific office future land use category. Offices are permitted in areas planned for Commercial land use and given the limited planned commercial areas a separate office designation was deemed to not be necessary.

TC TOWN CENTER

This category recognizes the existing area, which is zoned TC, Town Center. A small expansion of this area is proposed east of and north of the Post Office. These parcels do contain single family dwellings but allowing these houses and/or lots to convert to downtown type retail and service uses will allow for some new uses to be introduced

downtown without protruding into existing residential areas. These lots could also serve as municipal parking lots to help address the parking issue downtown.

The Plan recommends that the existing zoning regulations for the TC Zone be reviewed to revise rules for lot sizes, building setbacks, and land uses so the requirements can match the actual arrangement and types of uses and remove the non-conforming status of existing uses and structures.

For any new development within the Town Center area the Plan recommends that new and re-stored buildings have a façade and type of architecture which is reflective of the existing commercial buildings along Main Street in order to carry on the historical character of the downtown.

I INDUSTRIAL

Industrial uses are the primary use in this category and are proposed for the land at the south end of the Village adjacent to the grain elevator and railroad tracks. Such uses should be served by the Village sanitary sewer system.

This new area is relatively flat, has excellent access to I-96 via Main Street and is large enough to accommodate a multitude of smaller industrial uses or several large industrial uses. Access to the industrial area should not be from the local street system.

The classification is intended to accommodate uses such as manufacturing and processing, warehousing, contractor equipment yards, and truck terminals. Other industrial uses which might have objectionable operating characteristics such as asphalt plants and salvage yards would be permitted by special land use.

P/I PUBLIC / INSTITUTIONAL

This future land use category recognizes those lands and facilities that are owned or operated by a government agency or are supported by public funds and include government buildings, libraries, playgrounds, cemeteries, and public schools.

CHAPTER 5

IMPLEMENTATION

In order for the Master Plan to serve as an effective guide to the continued development of the Village of Clarksville, it must be implemented. Primary responsibility for implementing the Plan rests with the Council, the Planning Commission, and the Village staff. This is done through a number of methods. These include ordinances, programs, and administrative procedures.

It is important to note that the Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. This implementation must come from the decisions of the Council and Planning Commission to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land.

The private sector, which includes individual landowners as well as developers, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land. The authority for this, however, comes from the Village Council. Cooperation and coordination among individuals, private developers, and public agencies is, therefore, important in successful implementation of the Master Plan.

Chapter 3 of the Plan sets forth goals as well as a set of actions which serve to guide the future development of the Village. Some of the specific implementation recommendations of this chapter are taken from these action steps, while others are taken from the land use recommendations made in Chapter 4.

The following sections identify the major activities which the Clarksville Planning Commission and Village Council should pursue in order to be pro-active in the implementation of the Master Plan.

ZONING ORDINANCE RECOMMENDATIONS

Zoning represents a legal means for the Village to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community Master Plans. The zoning ordinance consists of an official zoning map and zoning ordinance text.

The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setback, lot sizes, and accessory uses.

The zoning ordinance also sets forth procedures for site plan review, conditional uses, and sign controls. These measures permit the Village to control the quality as well as the type of development.

In order that the recommendations and goals of the Master Plan are implemented, the following amendments to the Zoning Ordinance must be prepared and adopted:

1. Review and revise the Zoning Ordinance.

Some examples of Zoning Ordinance regulations which should be revised include the following:

- §152.059(C)(3) which prohibits the keeping of wild animals in the Agricultural District (A-1) conflicts with §152.084(C)(17) which allows them in the Agricultural Zone;
- Continue to monitor and review the Village Zoning Ordinance to ensure that existing regulations support the goals and actions of the Plan. Those rules which hinder their accomplishment should be changed.
- §152.086 R-2 District (D) Dimensional Requirements. Maximum building size (accessory) 400 square feet.

OTHER RECOMMENDATIONS

1. Prioritize the goals and actions listed in Chapter 3 and begin to act on them as well as addressing the issues.
2. Continue to take a reactive approach when dealing with the Zoning Ordinance (as stated in the Planning Commission's 2014 Annual Report). The current Zoning Ordinance does have flaws due to the nature of it being a boiler plate ordinance not specifically tailored to Clarksville. Since the Planning Commission lacks the expertise to go through each section and make proactive revisions, it would be detrimental to the Village if key components to the Zoning Ordinance were removed simply due to the non-understanding or belief that they are not needed. This is especially true with sections that are not encountered very often, such as Planned Unit Developments.

PLANNING COMMISSION WORK PROGRAM

The Plan recommends that the Planning Commission prepare an annual work program in the beginning of each year. This work program would set forth the tasks of goals which the Planning Commission determines to accomplish for the upcoming year. This will allow the Commission to stay focused on important tasks, in order to develop and implement goals and strategies identified within this Plan.

PLANNING EDUCATION

The Planning Commissioners should be kept informed of planning seminars to learn how to better carry out their duties and responsibilities as Planning Commissioners. These seminars are regularly sponsored by the Michigan Association of Planning (MAP) and the Michigan Municipal League (MML) and are a valuable resource for Planning Commissions. There are also several planning publications which are useful information tools for Planning Commissions. The main publications are Planning and Zoning News and Michigan Planner Magazine.

The Michigan Citizen Planner Program which is administered by the Michigan State University Cooperative Extension Service is also an important education program for Planning Commissioners

REVISIONS TO MASTER PLAN

The Michigan Planning Enabling Act requires Planning Commissions to review their Master Plans every five years and determine whether to amend the plan or adopt a new plan. This review allows the Commission to be responsive to new growth trends and current citizen attitudes.

As growth occurs over the years, the Plan's goals, land use information, population projections, and other pertinent data can then be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to the growth of the Village.

APPENDIX

Clarksville-Morrison Lake Sewer Authority
P.O. Box 167
Clarksville, Michigan 48815

7-27-2006 *(Still current as of March 2026)*

Breakdown of connection fees:

Direct connect fee: \$8,037.00

Trunkage fee:

- \$3,837.00 Fee charged to cover the cost of the treatment facility, lift stations and manholes throughout the system.

Availability fee:

- \$3,000.00 Base fee charged to run up to 100' of mainline pipe. At more Than 100' an excess charge of \$30.00 per foot will be added.

Lateral fee:

- \$1,200.00 Base fee for determining how much it would cost to install a 6" Y and 33' lateral when the sewer mains are installed. If a property owner has to install a lateral to serve their premises, this cost will be subtracted from the direct connect fee.

2006 Costs for sewer line installation:

- 8" pipe \$30-50 per lineal foot
- 10" pipe \$35-55 per lineal foot
- 12" pipe \$40-60 per lineal foot

Pipe installation costs vary by depth, soil type and groundwater table.

Lateral Costs:

- 6" lateral \$110 for Y installation
- 8" lateral \$130 for Y installation

6" lateral cost \$25-40 per foot installed

Your average lateral installation will cost between \$1,200-\$2,000 to install, dependent upon length, depth, soil type and groundwater.

Conclusion: For a developer to hook to an existing main or manhole and extend a main to serve their subdivision that developer or contractor would be responsible to pay only the Trunkage fee for each home connected.

Clarksville-Morrison Lake Sewer Authority
P.O. Box 167
Clarksville, Michigan 48815

Cost for hookup to North Main Street extension if installed in 2006:

Original cost \$66,100

Number of laterals installed = 19

Average interest earned on CD's from 2000-2006 = 4%

\$66,100

X 4% per year.

\$83,637.59 this is the amount of public money the Authority would have today to put into the system had it not been spent on the extension.

\$83,637.59 divided by 19 laterals equals \$4,401.98 per lateral.

Each of the 19 laterals hooked up to would be required to pay the \$4,401.98 plus the trunkage fee.