



EDMORE



# MASTER PLAN 2024 - 2029

JUNE 2024

PREPARED BY: FLEIS & VANDENBRINK  
ENGINEERING INC. IN COOPERATION WITH THE  
VILLAGE OF EDMORE PLANNING COMMISSION





# EDMORE

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# 1.0 INTRODUCTION AND PLANNING PROCESS

The purpose of the Village of Edmore Master Plan is to provide guidelines and direction for future development within the community, while at the same time protecting the uniqueness of the small town. The Michigan Planning Enabling Act, P.A. 33 of 2008, states that a village may adopt, amend, and implement a master plan. The Michigan Planning Enabling Act states: The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies the following criteria:

- A. Is coordinated, adjusted, harmonious, efficient, and economical.
- B. Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
- C. Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity and general welfare.
- D. Includes among other things, promotion of or adequate provision for one or more of the following:
  - a system of transportation to lesson congestion on streets
  - safety from fire and other dangers
  - light and air
  - healthful and convenient distribution of population
  - good civic design and arrangement
  - wise and efficient expenditures of public funds
  - public utilities such as sewage disposal and water supply, and other public improvements
  - recreation
  - uses resources in accordance with their character and adaptability

The Village of Edmore has not previously adopted a Master Plan. This Master Plan was prepared by Fleis & VandenBrink Engineering in partnership with the Village of Edmore and the Edmore Downtown Development Authority (DDA). This Master Plan is created to guide the future growth and development of the community. A sound Master Plan helps guide the Village to remain a highly desirable community in which to live, work, or visit. This can be accomplished by preserving and enhancing the qualities of the community that the residents, businesses, and property owners consider important. Because the plan offers a balance between the interest and rights of private property owners with the future of the Village of Edmore, this plan can effectively assist Village leaders in making substantive, thoughtful decisions for the community that consider long term implications.

This Master Plan is intended as a guide for Village officials in land use, development, zoning, and capital improvement decisions. The Planning Commission, DDA, and the public should continuously strive to effectively use this document and should reference the Master Plan to:

- Review development proposals - to confirm the proposal meets the goals and objectives of the Master Plan
- Review rezoning requests - to confirm requests are consistent with the Village's criteria to consider rezoning including existing conditions, the future land use map, the appropriate timing of the change, consistency with the goals and policies of the Master Plan, and potential impacts on the Village
- Provide a basis for amendments to the Zoning Ordinance and Zoning Map - to help realize and enforce plan goals

- Understand expectations for future land use patterns and desired land use in the community to guide new development and redevelopment
- Identify and recommend physical improvements to important resources such as roadways, access management, streetscape and entryways, non-motorized pathways, parks, and public facilities
- Provide specific design standards related to buildings, landscaping, and other site improvements for development and redevelopment throughout the community

## 1.1 Village Officials and Staff

### Village Council

Gloria Burr, *Village President*  
Tom Colburn, *Trustee, President Pro-Tem*  
Carla McParland, *Trustee*  
Chet Guild, *Trustee*  
Ron Griswold, *Trustee*  
John Moore, *Trustee*  
Cristina Pierce, *Trustee*

### Village Staff

Mark Borden, *Village Manager*  
Andy Andersen, *Department of Public Works Supervisor*  
Tracy Sanchez, *Finance Director/Deputy Clerk*  
Kerri Peterson, *Village Clerk*  
Shirley Drain, *Village Treasurer*

### Planning Commission

Chris Miller, *Planning Commission Chair*  
Gloria Burr, *Planning Commission Vice-Chair*  
Nicole Hadley, *Member*  
Lon Leonard, *Member*  
Sarah Gilman, *Member*

### Downtown Development Authority (DDA)

Mark Borden, *DDA Director*  
Matt Jordan, *DDA Chair*  
Ryan VanderVeen, *DDA Vice-Chair*  
Phil Garcia, *DDA Coordinator*  
Jerald Brown Jr., *DDA Member*  
Gloria Burr, *DDA Member*  
Kristin Callow, *DDA Member*  
Alyx Halsey, *DDA Member*  
Cliff Randall, *DDA Member*

## 1.2 Regional Location and Physical Characteristics

### Location

The Village of Edmore, a small, rural community, is situated in the northeastern section of Montcalm County. Montcalm County is geographically located in the West Michigan region of the Lower Peninsula and principally sits in the south half of the southwest quarter of Section 21 and the north half of the northwest quarter of Section 28. Regional access into the center of the Village is by means of M-46, which runs east and west. Edmore is also located about a mile and half from M-66, which is another primary north-south state trunkline with average daily traffic counts of 2,600-3,800 vehicles. The formal boundaries for the Village of Edmore encompass a land area of approximately 1.5 square miles. The Village is approximately 30 minutes east of US-131 and approximately 20 minutes west of US-127. It is surrounded by Home Township. Figures 1, 2 and 3 include maps with the regional location, County location, and Village boundaries.

The Village of Edmore is a historic small town, characterized by its traditional Main Street business center. Its friendly residential district includes a mixture of single family and multiple family units and outlying agricultural, rural residential, and open space areas. The surrounding townships in Kent, Gratiot, Ionia, and Isabella Counties experienced growth from the 1970s through the early 2000s.



## **Climate**

The weather in Montcalm County influences the recreational opportunities available throughout the year. The area can support a variety of activities from swimming to skiing. Generally, January is the coldest month (23.5 average daily temperature) and has the highest snowfall (10.9 inches). July is typically the warmest month in the County (72.2 average daily temperature). June has the highest average of precipitation (3.39 inches) while February typically has the lowest average (1.47 inches).

Mean daily maximum temperatures during the summer months typically range between 74- and 78-degrees Fahrenheit, while the mean daily temperatures during the winter typically range between 15- and 20-degrees Fahrenheit. Annual precipitation is approximately 33 inches, with average annual snowfall of approximately 90 inches.

## **Topography and Landforms**

The Village is mostly flat with elevations between 980 and 950 feet. The low-lying areas (950 feet) extend along the Wilson Drain, with the drain serving a large portion of the Village area. Originally, Michigan was covered with a dense forest of deciduous trees. As the area was cleared for farming and development, or the trees were removed for timber, the area's forests were replaced with farm fields, open field areas, orchards, and smaller forested areas.

## **Wetlands**

Montcalm County and the Village of Edmore have experienced similar trends with wetlands. Once expansive and large, many wetlands have been reduced due to filling, subsurface drainage and drain construction undertaken to improve agriculture. Most upland wetlands are forested and are less than twenty acres in size. Wetlands provide opportunities for recreational opportunities such as hiking, hunting, nature viewing and environmental learning. The Figure 4 Wetlands Map identifies wetlands areas that serve to provide wildlife habitat, stormwater storage, water quality improvement, natural scenery, and other benefits. Many of the wetlands are located along creeks, streams, drainage ditches and other water bodies, although there are some elsewhere in the Village. Per acre, wetlands produce more wildlife and plants than any other Michigan habitat type. Wetlands also:

- Reduce flooding by absorbing runoff from rain and melting snow and slowly releasing excess water into rivers and lakes - a one-acre swamp when flooded to a depth of one foot contains 330,000 gallons of water
- Filter pollutants from surface runoff, trapping fertilizers, pesticides, sediments, and other contaminants and helping to break them down into less harmful substances, improving water clarity and quality
- Help recharge groundwater supplies when connected to underground aquifers.
- contribute to natural nutrient and water cycles, and produce vital atmospheric gases, including oxygen
- Provide commercial or recreational value to our human economy, by producing plants, game birds (ducks, geese) and fur bearing mammals - many fish are directly connected to wetlands, requiring shallow water areas for breeding, feeding, and escaping from predators
- When wetlands occur adjacent to inland lakes or streams, they serve as nutrient traps that then enrich the larger body of water of which they are part

Hydric soils have also been identified in Montcalm County. These soils formed in the presence of water for sustained periods in a wetland environment and are typical of wetlands. Hydric soils may be unsuitable for certain types of development. They can also be an indicator of high groundwater levels. As wetlands loss has continued to increase, it will be important to protect remaining wetlands. Prior to park and recreation development, the Michigan Department of Natural Resources

(MDNR) should be consulted to discuss the impacts of development within wetland areas. If wetlands will be impacted, an MDNR permit should always be obtained.

### **Soils**

Three general soil types are predominant in the Village of Edmore. Loamy sands of the Rifle-Epoufett-Roscommon series are common around the lakes and streams. Alluvial soils with poor drainage qualities can exist along waterbodies. As described in the preceding section, these areas are flood prone and are highly unsuitable for agricultural activities, as well as more intense development. Most soils are Montcalm-Mancelona and Montcalm-McBride which are sandy loam in nature with slightly to moderate slopes depending on the soil association. The Figure 5 Soil Classification Map identifies these soil classifications.

### **Water Resources and Drainage**

The Stoney Creek Watershed that meanders south-west of Edmore is its most significant water feature. This creek is the source of both aesthetic beauty as well as home to Largemouth Bass, Smallmouth Bass, Bream, and Bluegill. Also on the northern portion of the Village is the Wilson Drain that runs into Sixth Lake, one of the Six Lakes chain of lakes. Montcalm County contains numerous lakes and rivers that are available for recreational pursuits. The County contains 7,200 acres of major lakes and another 477 miles of streams and rivers. There are 24 lakes with public access sites for boat launching in Montcalm County, and many of these are within a short distance of Edmore.

### **Fish and Wildlife**

Montcalm County wildlife is typical of that found in Lower Michigan. Common wildlife includes deer, raccoons, opossums, rabbits, muskrats, beavers, squirrels, rodents, and other small mammals. The area is home to a variety of birds including owls, wild turkeys, pheasants, and others. The area is also a seasonal home to migratory birds including ducks and Canada Geese.

## **1.3 Village History**

In 1878, the Village of Edmore was founded and platted by real estate man, Edwin B. Moore. Employed by the Detroit, Lansing & Northern Railroad Company, Moore built the first buildings in the Village and secured the right of way for the railroad line from Edmore to Big Rapids. Consequently, the Village became a lumbering town and was also a shipping center for various products and agricultural goods. According to Montcalm County, as many as 21 trains historically came through the Village of Edmore each day. Moore's influence led to a portion of his name being used in the naming of the Village. The first Village lot was sold to William Cronkite, who quickly built a small building and opened a shoe shop.

Earlier settlers had made slight improvements in the outlying agricultural areas. One settler, James Gillisoti, arrived in 1865. A native of Scotland, Gillisoti came to America in 1828 and served in the Union army in the Civil War. He was awarded a disability pension following the war, and built the first hotel in the Village shortly after the Village was platted. By May 28, 1878, E.W. Kitchen purchased a lot, built a house, and opened a general store that was stocked with dry goods, boots, shoes, groceries and other essential products. At the same time, a portable sawmill was erected and the lumber that was once brought in from a distance was now manufactured from the timber found in the Village. The manufacture of lumber grew at such a rapid pace that few communities in Central Michigan could compare. By July 1878, a post office was established, and Abraham West was named the first postmaster.

The first election took place on March 8, 1879, electing the following individuals to Village offices:

- President: E.B. Moore
- Trustees: R.S. Robson, H.G. Johnson, C.S. Knight, C.W. Stafford, E.S. Wagar, H. Austin
- Clerk: F.M. Burbank
- Treasurer: O.S. Tower
- Street Commissioner: H.J. Chainey
- Assessor: A.M. Wolaver

In the 1880 election, Moore remained the President, H.G. Johnson and C.W. Stafford remained Trustees and A.M. Wolaver remained the Assessor. A.V. Rowlison was elected as a new Trustee, F.W. Harrison became the Clerk and H.C. Umbenhaur became the Treasurer. During that same year, the municipal water-works plant was constructed. The Chicago, Saginaw, and Canada Railroad along with the Detroit, Lansing and Northern Railroad also continued to flourish and Edmore surpassed other communities in the volume of products received and shipped during the year. This was largely due to the Village's location and rich farming heritage. The train station was referred to as "Edmore Junction."



*Edmore, MI Post Office and Town Hall (1910)  
(Courtesy of Paul Petosky)*

The Village had historic fires that caused devastation and financial loss. In 1901, an entire block of Main Street was destroyed by fire. The fire took the life of a little girl and claimed the town hall, bank building and several other businesses and houses. A second fire in 1901 along Main Street. This fire also wiped out an entire block.

A Township and Village Hall were built in 1902 that housed council rooms, jail and post office. The volunteer fire department was also located in the building and included a chief, six men, a hook, ladder, and equipment. An electric light plant was also constructed as a private business owned by J.H. Gibbs and Company. Two other prominent businesses within the Village included the J.H. Barber Creamery Company and the W.K. Roach Canning Company. The creamery brought approximately one-half million dollars in business each year while the canning company paid out approximately \$85,000 to assist local farmers. In addition, the Village shipped a large volume of potatoes, the second highest in Montcalm County behind the City of Greenville. E.E. Curtis was one of the largest potato buyers. The Village had two elevators, owned by J.H. Gibbson & Son and J.I. Thomas.





*Edmore, MI (Main Street) (1910) (Postcard from Paul Petosky)*

Today, the Village maintains its small, rural town qualities. The Edmore post office serves most of Home Township as well as portions of Belvidere Township to the west, Douglass Township to the southwest, Day Township to the south, Ferris Township to the southeast and Rolland Township to the north in Isabella County. Small businesses line Main Street and the Edmore Farmers Market brings in local produce, baked goods, herbs, crafts, flowers, and regional goods from late spring through fall. The Old Fence Rider Museum offers a view of American history and memorabilia. In addition, the Pine Forest Historical Museum offers a stroll back through American history and is housed in the former Our Savior's Lutheran Church, the first church to be built in Edmore in 1891.

## 1.4 Village Government

The Village of Edmore organized as a General Law Village pursuant to Michigan Public Act 3 of 1895. As a General Law Village, the Charter for the Village is part of that Michigan statute. The Village has a seven-member Council that consists of the Village Manager and six Council members. The Village Manager oversees the day-to-day operations of the Village. The President and Trustees constitute the Village Council. The Manager, Clerk, and Treasurer are administrative officials appointed by the Village Council. The Charter also allows for the appointment of subordinate boards such as the Planning Commission, the Downtown Development Authority (DDA) and the Zoning Board of Appeals. Currently, the Zoning Board of Appeals is made up of the current members of the Village Council.

### Planning Commission

The Village Planning Commission is responsible for the review and approval of all site plans and project details for commercial, industrial and Planned Unit Development projects. They are also responsible for the development and updates of the Master Plan and the development of new zoning ordinance regulations. The Commission is organized under the Michigan Planning Enabling Act, Public Act 33 of 2008.

### **Downtown Development Authority (DDA)**

The Village has an active Downtown Development Authority (DDA). In 1986, the Village Manager, Bill Cargo, presented to the Village Council on the adoption of a DDA for the purpose of reinvigorating the downtown district. Several local businesses formed a committee to explore the idea. They liked the concept and the Village Council voted to create the Edmore DDA. Every project, purchase, and action by the DDA requires the approval of the Village Council. One of the most important parts of the DDA is the establishment of a development map. The map establishes properties for redevelopment, and it also creates a tax base paid by those properties from which the DDA could capture any increases in assessed value. The increases in assessed value, and subsequent increases in tax revenues flow into the DDA funds. The idea is to establish the areas that need help and keep those tax dollars for redevelopment within the district. The reinvested tax dollars come only from the properties included in the DDA, which are primarily businesses. Initially, the DDA map of Edmore included most properties between the Edmore Golf Course and Sunrise Development, encompassing both sides of M-46, and including the building known as the General Bag building. It also included the industrial park in Edmore.

When the DDA was initially formed, there was little tax revenue captured. During the first few years, the only monies received were from the inflationary nature of tax assessments. By law, the DDA could issue bonds to stimulate development within the district, but the Village elected not to do this. Gradually, investment within the district created cash flow that permitted the funding of projects. The Village added both Burger King and McDonalds restaurants, and the Maxfield family made a large investment within the district that jump-started the income stream. Slowly, the Village started repairing and extending sidewalks and purchasing and paving parking lots in the downtown district. During the 1990s, the Village was able to assist financially with the expansion of the industrial park and they participated in the redevelopment of the old Edmore Hospital. By the early 2000s, the DDA was bringing in revenue of nearly \$50,000 per year, but they struggled to find enough projects to fund. The Village completed some small projects, but the DDA developed a cash balance of over \$250,000. In 2007, Edmore was approached by the Township about the cash surplus, and agreed to reduce the DDA capture by 50%, because there were no larger projects to fund.

Around 2008, the Fred Meijer trail was rapidly developing south of Edmore. The DDA was presented with the opportunity to purchase the old Bird Fertilizer Plant on South Lewis Street. With that purchase, a trailhead was constructed in Edmore for the Fred Meijer Rails-to-Trails project, which reduced area within in the Village. The Village sold the right-of-way back to the trail, tore down the old buildings onsite, and participated in the construction of a parking lot with bathrooms for the trail riders. Through the development in the area, it was recognized that the old General Bag Building next to the parking lot was salvageable and unique. Unexpectedly, the Village was presented with the opportunity to purchase the General Bag Building for \$15,000 from the Sprosty family. This beautiful, soundly constructed, 28,000 square foot turn-of-the-century factory building was an exciting piece of Edmore history.

Today, the mission of the Edmore DDA is to undertake public improvements that have the greatest impact in strengthening the downtown area and attracting new private investments. Using incremental property taxes collected from downtown properties, the DDA has financed many public improvements, many of which have led to unprecedented private investment.

## 2.0 COMMUNITY

A view of population characteristics and future population trends are necessary for community planning. Past trends, current levels, and future expectations of population growth are important in helping to determine the level to which facility needs must be geared.

### 2.1 Population Trends

Table 1 shows population changes for the Edmore region since 1970. Between 1970 and 2020, the Village of Edmore experienced an overall population increase of 5.3%. The 1990 and 2010 census data show small population decreases, however the overall trend for the Village is a population increase. Home Township, in which the Village is located, experienced population increases between 1970 and 2020 at a greater rate than the Village, but with similar population decreases in 1990 and 2010. Both the Village and Township populations had greater increases than Montcalm County during the same period.

**TABLE 1**  
**Regional Population**

	1970	1980	1990	2000	2010	2020
<b>Village of Edmore</b>	<b>1,149</b>	<b>1,176</b>	<b>1,126</b>	<b>1,244</b>	<b>1,201</b>	<b>1,210</b>
<b>Home Township</b>	2,487	2,614	2,513	2,708	2,542	2,716
<b>Home Township (excluding the Village of Edmore)</b>	1,338	1,438	1,387	1,464	1,341	1,506
<b>Montcalm County</b>	39,660	47,555	53,059	61,266	63,342	39,714
<b>State of Michigan</b>	8,875,083	9,262,078	9,295,297	9,938,444	9,883,640	10,077,331

Source: U.S. Census 1970, 1980, 1990, 2000, 2010, 2020

### 2.2 Population Characteristics

The age distribution of a community influences the types of facilities and programs needed. Table 2 shows the Village of Edmore's estimated median age at the time of the 2020 Census to be 45.6 years. According to the U.S. Census Bureau 2022 American Community Survey (ACS) 5-Year estimate, the median age in the Village will have decreased to 42.9 years. The 2022 ACS results also estimate 24.3% of the population is under 18 years of age and 18.9% are over 65 years old. The Village population is estimated to have nearly an equal number of residents aged 15-19 years and 50-54 years.

**TABLE 2**  
**Median Age in Edmore, 2000-2022**

	2000	2010	2020	2022 Estimate
Village of Edmore	33.7	38.8	45.6	42.9
Montcalm County	35.6	39.3	40.8	NA
Michigan	35.5	39.0	39.8	NA

Source: U.S. Census Bureau, 2020 and 2022 American Community Survey 5-Year Estimates

## 2.3 Housing Characteristics

The Village of Edmore and Montcalm County saw a small decline in household size between 2000 and 2020 but is estimated to increase by 2022. Of the Village's 510 Households in 2020, 107 were occupied by residents over the age of 65 living alone and 95 were occupied by residents with children under the age of 18. Table 3 shows average household size and number of households in 2000, 2010, and 2020, as well as the U.S. Census Bureau 2022 ACS 5-Year Estimate data.

**TABLE 3**  
**Average Household Size and Number in Edmore, 2000-2020 & 2022**

	2000	2010	2020	% Change	2022 Estimate
	Avg. Size	Avg. Size	# of Households	Avg. Size	# of Households
Village of Edmore	2.49	2.43	501	-3.21%	2.57
Montcalm County	2.65	2.68	23,133	-4.09%	2.67

Source: U.S. Census Bureau, 2020 & 2022 American Community Survey 5-Year Estimates

According to the U.S. Census Bureau in 2020, the Village of Edmore has 564 housing units, and 282 of them are owner occupied. The Village of Edmore has a 73.1% homeownership rate which is in line with the State's home ownership rate of 73.2%, and 8.7% lower than Montcalm County's homeownership rate of 79.7%. Of the 564 housing units, 60% are single family units, 36% are multi-family units and 4% are mobile homes. Just over half (53%) of the units were built between 2010 and 2016. Table 4 shows the percentage of housing structures built before and after 1990 by period.

**TABLE 4**  
**Total Housing Units**

Year Structure Built	Village of Edmore
Total Housing Units	564
2017 or Later	4%
2015-2016	22%
2010-2014	31%
1990-1999	13%
Before 1990	7%

Source: U.S. Census 2020 and 2020 American Community Survey 5-Year Estimates



## 2.4 Socio-Economic Characteristics

Socio-economic statistics are indicators of tax growth potential, consumer buying power, community service needs, and planning opportunities. Table 5 shows 2022 ACS median household incomes by household type for the Village. By comparison, the median household income for Montcalm County is \$52,390 and for the State is \$66,986.

**TABLE 5**  
**Median Household Incomes, 2022**

Married Couple Families	\$78,070
Single Parent or Unmarried Parent Families)	\$62,500
Single Individuals (No children)	\$33,958

*Source: U.S. Census Bureau, 2022 American Community Survey 5-year Estimates*

There were 382 employed residents of Edmore in 2020. According to the U.S. Census Bureau, employed residents includes only residents that are 16 years and older. Of employed residents, 75.7% were employed by privately owned manufacturing or retail businesses, and 13% were employed by the Village, County, State or federal governments. The remainder of employed Village residents were either self-employed, employed by un-incorporated businesses or work for non-governmental non-profit organizations.

Of Edmore's 1,210 residents, 25.2% or 308 residents live below the poverty level as defined by the U.S. Census. Table 6 shows the Village's 2020 poverty rates by age group.

**TABLE 6**  
**Residents Below Poverty Level in 2020**

	# of Residents	% of Age Group
Residents under the age of 5	40	50.6%
Residents between 5 and 17 years	26	12.9%
Residents between 18 and 34 years	41	34.5%
Resident between 35 and 64 years	154	27.5%
Residents 65 years and over	47	17.7%

*Source: U.S. Census Bureau*

## 3.0 COMMUNITY FACILITIES AND SERVICES

To provide for long-range planning of a municipality, an important requirement is the provision of adequate community facilities. Facility improvements can guide or at least influence the growth of the community. Often the impression created by a community is related to the quality of the facilities which it provides.

### 3.1 Water and Sewer

The Village of Edmore's public water supply system consists of three groundwater production wells designated PW-3, PW-5, and PW-6. All three wells are in regular service and are manually rotated to operate in the lead position. Figure 6 identifies the water utility locations within the Village and Figure 7 also includes the location of fire hydrants.

The Village currently supplements water pressure and supplies emergency storage for the water system with a 200,000-gallon elevated storage tank built in 1954. The tank is also used for water system fire flow capacity. The Village water system has adequate capacity to meet a residential, commercial, or industrial fire capacity classification under projected 2035 maximum day demand considering existing storage and total well capacity.

Because Village of Edmore relies on groundwater for its drinking water, in 2024, the Village instituted a Wellhead Protection Program to develop long-term strategies aimed at protecting the community drinking water supply. Figure 8 shows the Wellhead Protection Areas for the three production wells.

The existing wastewater treatment facility (WWTF), constructed in 195, is located northwest of the Village. Figure 9 contains a map of the Village of Edmore sanitary sewer collection system. The Village owns approximately 9 miles of gravity flow sanitary sewer lines. The Village also operates and maintains four lift stations as identified in Table 7. Wastewater collected throughout the sewer system is conveyed to the Main Lift Station and is pumped into the existing 0.15-acre primary lagoon. Wastewater is then routed from the 0.15-acre lagoon to two additional 0.6-acre facultative lagoons in series for treatment through natural oxidation. The treated effluent is discharged via a 6.5-acre seepage bed.

**TABLE 7**  
**Sanitary Lift Stations**

Station Identification	Design Point	Motor Hp	Type
East Lift Station	200 gpm at 27' TDH	3 Hp	Submersible Duplex
South Lift Station	150 gpm at 16' TDH	2 Hp	Submersible Duplex
North Lift Station	590 gpm at 31' TDH	6.5 Hp	Submersible Duplex
Sunrise Street Lift Station	100 gpm at 20' TDH	3 Hp	Submersible Duplex

### 3.2 Emergency Services

Edmore partners with the Montcalm County Sheriff's Department for police coverage. Michigan State Police or Home Township Police are also available to assist with coverage.

Fire protection services are provided to the Village of Edmore by the Home Township Fire Department, which serves Home Township, the Village of Edmore, and Cedar Lake. The Home Township Fire Station is located on 123 South Third Street in Edmore. Montcalm County Emergency Services operates 10 Advanced Life Support transport units staffed with paramedics, capable of advanced airway management, manual cardiac defibrillation, and the administration of emergency medications. Ambulances are equipped with the latest in pre-hospital medical technology and sophisticated communications systems linking to hospital emergency rooms in the region and State.

Edmore is served by the Montcalm County Central Dispatch Center that provides coverage for approximately 721 square miles in West Central Michigan.

### 3.3 Schools and Churches

Edmore lies within the Montabella Community School District. The district covers over 150 square miles within Montcalm, Isabella, and Mecosta Counties. Montabella Community Schools currently maintains two facilities including Montabella Elementary (PreK – 6th Grade) and Montabella Junior/Senior High (7th-12th Grades). The schools are located at 1390 E. North County Line Road in Blanchard, Michigan, approximately two miles northwest of the Village of Edmore.

The Village of Edmore has three churches within the Village limits.

- Faith United Methodist Church
- Edmore Seventh-Day Adventist Church
- First Church of God

### 3.4 Edmore Culture

The Village of Edmore hosts an annual Potato Festival in the fall. Festivities are typically held in downtown Edmore and at Curtis Park. Events include a car and tractor show, a parade, bounce houses, a potato eating contest and other fun activities.

Edmore has several historic buildings that are of significance. In the late 1800s, the CSX train weaved itself in and around Edmore to pick up and transport local farm produce and manufactured goods. The W.R. Roach & Company canning factory employed several hundred seasonal workers. In 1939, General Bag Corporation of Cleveland, Ohio purchased the canning factory and converted it to manufacture cotton and burlap bags for the farming industry. The company went out of business in the mid-1990s, and the DDA purchased the vacant factory in the fall of 2009. The DDA has developed the building as a four-season marketplace. And because trains no longer stop in Edmore, the old railroad corridor was redeveloped to become part of the Fred Meijer Heartland Trail.

### 3.5 Parks and Recreation

A 5-Year Park and Recreation Plan was completed for Edmore in 2017. This plan contains details of local park and recreation facilities.

## Edmore Park and Recreation Facilities

Edmore maintains a variety of park and recreational facilities. Parks range from small neighborhood parks to large regional parks. There are four Village parks totaling over 24-acres, shown on Table 8.

**Table 8**  
**Edmore Park and Recreation Facilities**

Park	Acreage	Location	Facilities
Glen D. Curtis Memorial Park	2.5-acres	Bordered by E. Pine, E. Forest, Third, and Fourth Streets	Skateboard Ramps, Playground Equipment, Picnic Pavilion, Restrooms
Fred Meijer Heartland Trail Staging Area	Linear Park Trailhead	Between E. Gilson and E. Forest Streets, east of Fifth Street	Access to Trail, Trailhead Parking, Restrooms
Tennis Court Park	1.5-acre	Johnson Street between First and Fifth Streets	Basketball Court, Tennis Courts, Restrooms
Cemetery & Ballfield	20-acres (5.75-acres of park space)	North of Deaner Road between Wyman Road and Fifth Street	Cemetery (14.25-acres) 3 softball fields, tennis court, restrooms

## Montcalm County Parks

Montcalm County Parks & Recreation Commission owns and maintains seven parks including six day-parks and one overnight facility, as shown on Table 9.

**Table 9**  
**Montcalm County Parks**

Park	Acreage	Location	Facilities
Artman Park	30-acres	Reynolds Township at M-82 at Army School Road	Vault toilets, picnic tables, gravel parking
Bass Lake Park	2-acres	Richland Township on Bass Lake	Picnic tables, gravel parking, beach, boat launch
Camp Ford Lincoln Park	3-acres	Cato Township on Townline Lake at Schmeid Road	Lodging cabins, dining hall/kitchen, swimming area, picnic shelter, restrooms, showers, potable water
Krampe Park	20-acres	Winfield Township at Church and Amble Roads	Picnic shelter, restrooms, 30 picnic tables, lake access, playground, potable water
Bill McCarthy Park	26-acres	Montcalm Township on M-91	Flat River access, picnic shelters, grills, vault toilets, playground
Schmeid Park	4-acres	Belvidere Township at Robin and Caroline Streets	Lake access, picnic tables, playground, paved parking
Carl Paepke Flat River Nature Park	62-acres	Montcalm Township on the Flat River	Flat River access, trails, gravel parking, playground, potable water

## Montcalm County Recreation

There are numerous golf courses, campgrounds, ski areas, boat launches, and other recreational sites within Edmore, Montcalm County, and in the surrounding area providing recreational activities for residents and visitors to the Edmore area.



### **Montcalm County State Game Areas**

- Stanton State Game Area – 4,725 acres
- Langston State Game Area – 3,257 acres
- Vestaburg State Game Area – 2,993 acres
- Flat River State Game Area – 11,235 acres (Montcalm and Ionia Counties)
- Edmore State Game Area – 3,565 acres (Montcalm and Isabella Counties)

## **4.0 PLANNING**

The Master Land Use Plan for the Village of Edmore is a long-range plan to enable the Village to establish goals, objectives, and policies. Regular review of the Plan should be undertaken to recognize changing future conditions. The Master Plan is designed to encourage growth and innovative ideas.

### **4.1 Land Use**

Following are the Village of Edmore land use categories. Current Land Use Map, the Village is largely comprised of single-family residential parcels and commercial development. Agricultural use continues to be present with three large parcels found within the Village. Recent growth has occurred in the southern portion of the Village because this section of the Village has public water and sewer.

#### **R-1 Single-Family Low Density Residential**

Single-Family R-1 Residential is defined as a building which is surrounded by open space on its building lot, used and designed for one family only. Residential growth is encouraged a logical progression from presently developed areas. It is anticipated that increased residential development can continue in the Village based upon the community facilities available.

Single family residential areas are located throughout the Village. A large section is in the northwestern section of the Village on the eastern side of the Edmore Golf Course. It is divided in the northern middle section of the Village by an Industrial District and continues in the northwestern section of the Village. Another larger section of single-family residential homes is in the southern section of the Village, north of Forrest Street and extending down near Johnson Street. A small section is also located east of First Street in the very southern section of the Village limits.

#### **R-2 One- and Two-Family Residential**

One- and Two- Family Residential is defined as a detached building used or designed for use by two families living independently.

One- and two-family residential areas are in the northwestern section of the Village between First Street and Fifth Street and north of Home Street. In addition, there is a larger section in the middle portion of the Village of Edmore, south of Main Street and north and south of Greenfield Street. Another section is in the southern portion of the Village along Johnson Street, Charlotte Street and Brown Street.

#### **R-3 Medium Density Multiple-Family Residential**

Medium Density Multiple-Family Residential is defined as a building used or designated as a residence for three or more families living independently of each other, including apartments

and condominiums. Mobile home parks are also listed as a special use under the R-3 Medium Density Multiple-Family Residential District.

Multiple family residential properties are scattered throughout the Village. There is a section in the northwestern side along First Street and North Street, another larger section on the western side of the Village, south of Main Street and a third area on the south end of the Village on the east side of First Street and south of Charlotte Street. Mobile home parks are found in the middle western portion of the Village.

### **B-1 General Business District**

Areas designated B-1 in the General Business District benefit from street access and existing development. The General Business District occupies land and structures used to provide retail and wholesale goods.

The General Business District is located along Main Street in the middle section of the Village. Unless authorized by the Zoning Administrator, all businesses shall be fully contained within a building. A list of examples for commercial activity permitted in the B-1 General Business District are in the Village's Ordinance No. 233-89. Businesses and professional facilities clustered along and around Main Street include fast food establishments, restaurants, salons, pharmacies, and auto shops along with a home goods shop, ice cream shop, pet supply store, a funeral home, and a natural food store.

### **B-2 Highway Business District**

B-2 Highway Business District parcels are typically located along major highways. In these areas, major uses are freestanding structures that cater to the traveling public. It is the intent of planners to develop attractive and efficient grouped business areas which are convenient and have buildings of harmonious design.

Parcels that are part of the B-2 Highway Business District are primarily located in the eastern section of the Village with a small section on the western side of the Village limits.

### **Industrial District**

Industrial parcels are suitable for industrial development, but certain industrial operations may directly affect nearby non-industrial development.

The Industrial District is in the eastern section of the Village. There is one section on the northern side of North Street, a smaller section on the eastern side of Lewis Street, a large section east of Sheldon Street and south of Industrial Park Drive, and a fourth section east of Neff Road.

### **Planned Unit Development (PUD)**

According to Village ordinance, Planned Unit Development (PUD) properties must be authorized as a principal or accessory use, or as any other legal land use not otherwise authorized in the Ordinance. This is subject to adequate public health, safety and welfare protection being planned for the development. For Village approval, a PUD must meet other Village criteria such as minimum size and demonstration of applicability.

Currently, the Village does not have any land use areas categorized as PUD.

## Village-Owned Properties

The Village maintains a variety of parks and recreation facilities. Parks range from small neighborhood parks to regional parks with a picnic pavilion. The Village maintains parks covering over 24 acres.

**Table 10**  
**Village of Edmore Zoning**

USE	DESCRIPTION	ACRES	% OF AREA
Residential (R1)	Low Density	308.9	34.7%
Residential (R2)	Low/Medium Density	131.8	14.8%
Residential (R3)	Medium Density	53.1	6.0%
Business (B-1)	Central Business District	17.2	1.9%
Business (B-2)	Highway Commercial	140.1	15.7%
Industrial (I1)	Industrial	205.8	23.1%
Undeveloped Platted streets	Undeveloped, Platted Streets	8.9	1.0%
Village-Owned Properties	Parks, Cemetery	24.0	2.7%
<b>Totals</b>		<b>889.8</b>	<b>100%</b>

Source: Village of Edmore Zoning Map 2023, GIS

## 4.2 Zoning Plan

The Michigan Planning Enabling Act of 2008 (Act 33) requires a community that has a zoning ordinance to include a Zoning Plan in their Master Plan. The Zoning Plan ties recommendations of the Future Land Use Plan to the current and future zoning ordinance. The Current Land Use Map was last updated in 2014 and is included as Figure 10.

No significant changes have been made to the Future Land Use Map, however, the Village added mixed use and residential use language to Ordinance No. 233-89 in the B-1 General Business District. Marijuana operations were added to the B-1 General Business District, the B-2 Highway Business District, and the Industrial District designations. There have been marijuana growing facilities and marijuana shops that have opened operations in the Village in recent years.

The Village does need to develop additional areas with single or multi-family homes, mobile homes, or apartment buildings as the population in the Village has stayed relatively consistent over the last fifty years. The Village has had requests for apartments to be built above single or multi-family home garages. Currently, the Village does not allow this, but it is under consideration.

Of particular importance to the Village is the need for an assisted living facility. The Village believes this would be a beneficial addition as the population in the Village is aging. This is a short to mid-term priority of focus, with partnerships formed between the Village, DDA, and local developers.

## 4.3 Infrastructure Improvements

Regular maintenance, upgrades and replacement of minor and critical infrastructure is essential. Planning and securing funding sources are key components. From an economic and social perspective, failing infrastructure is not always apparent to citizens. Municipalities must plan

projects carefully while also taking advantage of available funding opportunities. Recommendations included in this section are described for each category of infrastructure but also define specific areas for improvement that can address multiple needs.

## **Streets**

Most streets in the Village are paved and all streets and alleys within the Village limits are owned and maintained by the Village. Main Street, also known as Michigan Highway 46, is a Class A Highway. Figure 11 reveals the current street conditions within the Village, classifying streets as good, fair or in poor condition. The Village highlighted improvement priorities which are further described in Section 6.0 Key Priorities, Goals and Objectives, identified within the Village of Edmore Capital Improvement Plan (CIP).

## **Sidewalks**

Walkability measures how friendly and accommodating an area is for walking, and has health, environmental and economic benefits. One of the primary factors that influences walkability is the presence or absence of sidewalks, trails, and paths. Unfortunately, there are not sidewalks in place throughout the entire Village, and most of the Village's sidewalks need some repair.

Although the Village would like to see all sidewalks connecting to one another throughout the Village, they are committed to replacing and/or repairing existing sidewalks first. Consequently, repair of sidewalks is a short to mid-term priority while the addition of new sidewalks is a long-term priority. The Village would like to develop a strategic plan for updating sidewalks. Figure 12 indicates where the existing sidewalks are in the Village, and locations of proposed future sidewalks in the southwest section of town.

## **Water and Sewer**

The Village's water system is a significant priority for improvement due to outdated water mains and equipment. The Village's focus is on obtaining grant funding, building the water fund, and improving the system.

Based on an evaluation of the water distribution system, it has been determined that water flow is restricted in some areas of the Village due to undersized water mains. Approximately 12% of the water distribution system is served by 4-inch water mains. It is recommended that the Village consider the use of 8-inch or greater water mains for future replacements or extensions.

### **Short-term Water Supply Improvements (within 5 years):**

- Install 3,000 feet of 10" watermain on Main Street (M-46) from Second Street to Juniper Street, on Juniper Street from Main Street to Pine Street, and on Pine Street from Juniper Street to the west dead end.
- Install 2,750 feet of 8" watermain on Railroad Street from Main Street (M-46) to Fifth Street, on Fifth Street from Railroad Street to North Street, and on North Street from Fifth Street to First Street.
- Install water meters for all residential water customers.
- Install a generator plug at PW-3.
- Install cathodic protection system for water storage tank as part of 2016 water storage tank improvements project.
- Replace municipal wells PW-3 (1972) and PW-5 (1974)

### **Long-term Water Supply Improvements (over the next 20 years):**

- Install 7,600 feet of 8" watermain on Forest Street from 300 feet west of the Sheldon Street intersection to Fifth Street, on Fifth Street from Forest Street to the south Village Limits,



along the south Village Limits from Fifth Street to First Street, and on First Street from the south Village Limits to Forest Street.

- Replacement of any remaining 4" watermain within the Village.
- Install a permanent generator at PW-6.
- Replace of Municipal well PW-6 (1987)

The Village has developed a Wastewater Asset Management Plan. The scope of the design of the wastewater collection and treatment system improvements project originated from a Preliminary Engineering Report for the Village of Edmore, as amended in August 2010. The report identified deficiencies and concerns with the existing collection system, sanitary lift stations, and at the Wastewater Treatment Facility (WWTF). The following objectives were identified:

- Continue to provide reliable wastewater treatment to the Service Area throughout the next 20-year planning period
- Mitigate groundwater quality issues
- Bring the WWTF up to current design standards
- Ensure compliance with proposed discharge permit limitations
- Minimize the financial burden on sewer customers

Recommended enhancements to the collection system include improvements at the three existing sanitary lift stations, installation of additional sanitary sewer and a new sanitary lift station located at the old Hitachi site and cured-in-place-pipe (CIPP) rehabilitation at various locations throughout the system. Figure 9, Sanitary Sewer System, contains a map of the Village of Edmore sanitary sewer collection system.

## 5.0 FUNDING SOURCES

Five possible sources of funding have been identified for the Village of Edmore to complete improvement projects.

### **USDA - Rural Utilities Service Grants or Loans (formerly FHA)**

Rural Utility Service (RUS) offers grants and loans for water improvements to communities with a low to moderate average household income. The Village may qualify for a grant or loan. There are two types of loans available from RUS - direct loans and guaranteed loans.

Direct loans are only issued if the Village is unable to obtain funding from other sources at reasonable rates. There are two interest rates the Village could qualify for, including the poverty interest rate and the intermediate interest rate. In the past, the poverty interest rate has been lower than the intermediate interest rate. Guaranteed loans are made and serviced by lenders such as banks and savings and loan associations. Guarantees will not exceed 80% on any loss of interest and principal on the loan.

### **Drinking Water State Revolving Fund (DWSRF)**

The Drinking Water Revolving Fund (DWRF) is a low interest loan program sponsored by EGLE. The loan period is 20 years, and on a \$1M project, the Village would save approximately \$400,000 in interest compared to conventional bonding. For DWRF funding, projects are scored on a point system that ranks them on a priority list. Not all projects are funded so it is important to maximize points on the application. Requirements include an extensive project plan, but most expenses including the project plan are eligible activities that can be included in the loan. Applications are submitted annually by May 1st.

### **Special Assessment Bonds**

Special assessments levied under PA 188 of 1954 a common way to finance infrastructure improvements. The Village may levy special assessments against properties that receive special benefits from a public improvement. Property owners have petition rights that must be satisfied before the special assessment can go forward. The current bond rate is approximately 4.5-6 percent. Special assessments can be repaid in installments with interest. The bonds may not exceed the amount of the special assessment roll and may be secured secondarily by a pledge of the Village's full faith and credit.

### **Revenue Bonds**

Revenue bonds are authorized by PA 94 of 1933. They authorize the Village to borrow money and issue bonds. They are paid from user fees generated by the operation of the improvements. Revenue bonds are subject to the right of referendum. Petitions for a public vote can be filed by registered Village voters during a 45-day referendum period. Voter approval is not required if the referendum period expires without petitions being filed. The current bond rate is approximately 4.5-6 percent.

### **Contract Bonds**

Contract bonds are authorized by several state laws. They authorize the Village to enter into an agreement with the County or a public authority to have the County or authority issue bonds on

behalf of the Village. The Village may want to consider a contract bond as the County may be able to borrow at a more favorable rate than the Village if they are willing to pledge its taxing power as secondary security for repayment of the bonds. Also, contract bonds may be paid back by sources such as specials assessments, connection fees, and user fees. The current bond rate is approximately 4.5-6 percent.

## 6.0 KEY PRIORITIES

Priorities, Goals and Objectives should be reviewed and updated every five (5) years as required by the Michigan Planning Enabling Act.

### 6.1 Key Priorities

This section identifies the Village of Edmore Key Priorities as specified in the 2019-2024 Village of Edmore Capital Improvement Plan (CIP), and the 2024 Village of Edmore Drinking Water State Revolving Fund (DWSRF) Project Plan.

#### Capital Improvement Plan (CIP)

The CIP is a five-year schedule of proposed capital improvement projects. Information includes project priorities, cost estimates, methods of financing and annual estimated operating and maintenance costs for the proposed projects. The most recent update of the Edmore CIP was for 2019-2024. An executive summary of proposed projects for 2019-2024 are identified in Table 11, including a listing of proposed annual capital improvement projects, and projected costs. The following list of acronyms are used in the executive summary for funding of proposed projects.

- DDA – Downtown Development Authority
- ERF – Equipment Replacement Fund
- GF – General Fund
- LS – Local Street Fund
- LG – Local Grant
- MS – Major Street Fund
- SF – Sewer Fund
- SG – State Grant
- WF – Water Fund

**TABLE 11**  
**Capital Improvement Plan – Executive Summary**

2019-2020 Fiscal Year		
Project	Cost	Funding Source
Streetscape Project/Tree/Curb	\$50,000	DDA/SG
Municipal Parking Lot Repair	\$3,500	GF
Sidewalks on 3 <sup>rd</sup> Street	\$14,000	GF/LS
Repair DPW Bldg. (641 Gilson)	\$20,000	GF
Chlorinators	\$11,000	WF
Park Play Equipment	\$30,000	LG
Street Sign Replacement	\$10,000	LS/MS
2020-2021 Fiscal Year		
Project	Cost	Funding Source

Park Lighting Improvements	\$15,000	GF/SG
Line sewer	\$10,000	SF
DPW Pickup	\$30,000	ERF
Cemetery Top Coat	\$40,000	GF
Mobile Back-Up Generator	\$50,000	GF/WF/SF
<b>2021-2022 Fiscal Year</b>		
<b>Project</b>	<b>Cost</b>	<b>Funding Source</b>
Park Development	\$100,000	LG/SG
Well Repairs/Reline/Inspection	\$5,000	WF
Lead and Copper Compliance	\$135,000	SG,WF
DDA Marketplace Enhancement	\$100,000	SG/LG/DDA
<b>2022-2023 Fiscal Year</b>		
<b>Project</b>	<b>Cost</b>	<b>Funding Source</b>
Gilson Street Rehab/Curb	\$1,500,000	LS/MS/WF/SF/SG
Industrial Drive Repave	\$60,000	LS/SG
Dump Truck/Plow Truck	\$80,000	ERF/SG/FG
Lawn Tractor	\$20,000	ERF
LED Lights East of Downtown	\$10,000	SG/GF
<b>2023-2024 Fiscal Year</b>		
<b>Project</b>	<b>Cost</b>	<b>Funding Source</b>
Spray Park	\$100,000	GF, LG, SG
Hydrant Replacement	\$40,000	WF/SG
Parking Lot Repair/Muni Lots	\$10,000	GF/DDA
<b>2024-2025 Fiscal Year</b>		
<b>Project</b>	<b>Cost</b>	<b>Funding Source</b>
Valve Replacement	\$25,000	WF, SG
Water Reliability Study	\$5,000	WF
Valve Replacement Program	\$60,000	WF/SG
Residential Water Meters	\$850,000	WF/SG/GO

### Drinking Water State Revolving Fund (DWSRF)

The State of Michigan DWSRF program provides funding for municipalities for improvements to their drinking water supply systems. The Village of Edmore is an eligible recipient of grant funding for water system improvements. Following are the improvements planned for in the 2024 grant application.

#### A. Lead Service Line Replacements

There are approximately 587 service lines in the Village system. The Village estimates there are approximately 500 lead or, more likely, galvanized services that are connected to a lead “goose neck” that need to be replaced to comply with the Michigan Lead & Copper Rule (LCR). The LCR requires water suppliers to fully replace all LSLs (including galvanized services that are currently or were historically connected to lead) by January 1, 2041. The Village will need to replace approximately 500 known and suspected LSLs to maintain compliance with State law and to ensure that water is safe for consumption.



## **B. Water Main Improvements**

Replace 4-inch and 6-inch watermain with 12-inch watermain on the north side of Main Street, Juniper Street to Lewis Street, including replacing the following water services:

- North Side Services (2nd Street to Lewis Street)
- South Side Services (2nd Street to Lewis Street)
- Abandon the 2-inch watermain on the north side of Gilson Street, and install 3 new service lines to connect to the existing 8-inch watermain on the south side of Gilson Street
- Add watermain loop at the DPW property
- Replace 2-inch watermain with 8-inch watermain on 4th Street from Pine Street south to 4th Street dead end
- Replace 2-inch watermain with 8-inch watermain on 5th Street from Home Street to Main Street
- Replace 2-inch watermain with 8-inch watermain on 3rd Street from North Street to Home Street

## **C. Water Treatment Improvements**

Make improvements and upgrades to Municipal Well 3 to improve performance and prolong its life.

- Clean, inspect, repair well & pump
- Add generator plug

## **D. Water Storage Improvements**

- Install cathodic protection in 200,000-gallon elevated water tank
- Replace mixer in 200,000-gallon elevated water tank

## **6.2 Goals and Objectives**

Village of Edmore Goals are developed with involvement of the Village Planning Commission and Downtown Development Authority (DDA). Goals are general targets for which the community is aiming, while Objectives are specific steps that can be taken towards that Goal.

Edmore Goals are developed through Village planning and augmented with public meeting engagement and public survey results. Goals are reviewed annually by the Village Council, Planning Commission and DDA to ensure applicability, and to continue to seek and utilize public input.

Edmore has benefitted from recent Village and Regional studies. The Village, with Fleis & VandenBrink Engineering, completed a Water Asset Management Program Assessment in December 2017, which was updated in May 2020. Additionally, a 5-Year Park & Recreation Plan was completed for 2017-2021. If additional studies are completed in future years, that information will be considered by the Village in reviewing and updating Edmore's Goals and Objectives. Goals and Objectives for the Village are outlined below.

## **GOAL I: Preserve & Protect the Health, Safety, and Welfare of the Village & Residents by Maintaining and Improving Village Infrastructure and Properties to meet Residential and Business Community Needs**

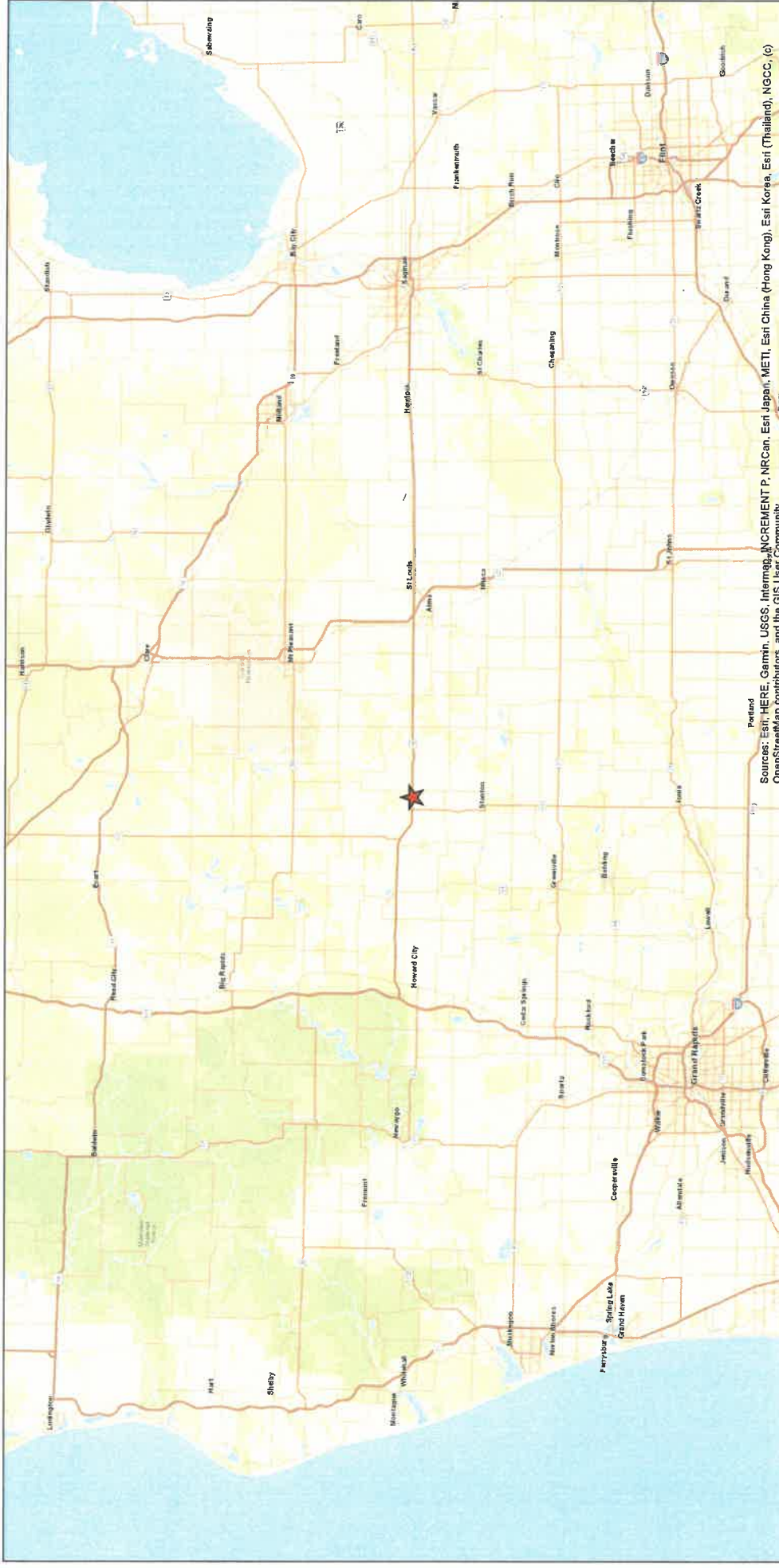
- A. Maintain Village Infrastructure, including Water, Sewer, Streets and Sidewalks. Seek grants or other funding for infrastructure improvements.
- B. Work with Edmore Downtown Development Authority to undertake public improvements that have the greatest impact in strengthening the downtown area and attracting private investments.
- C. Improve condition and availability of sidewalks to provide better access to Village properties.
- D. Continually review city ordinances to ensure that ordinances are enforceable and relevant to the Village of Edmore, with particular emphasis on blight control, building codes, parking, and zoning.

## **GOAL II: Provide Improvements to Park and Recreation System to Benefit Residents**

- A. Provide for continued and future maintenance of community parks in alignment with the 2017-2021 Parks and Recreation Plan.
- B. Consider the development of parks for 4-Season Use including heated warming shelters and restrooms for winter use.
- C. Improve and expand park facilities.
  - Provide accessible play areas
  - Increase paved parking
  - Provide barrier-free, paved access to park features
  - Create a corridor to direct Fred Meijer Trail traffic to downtown establishments
  - Explore adding or improving recreational facilities (i.e., pickleball courts, disc golf, sledding hill, BMX course).
- D. Improve or expand recreational programs in conjunction with other public or private groups or agencies.
  - Encourage volunteer participation
  - Work with neighboring communities to promote a regional recreation advisory board
- E. Expand the network of non-motorized paths linking residential areas to local parks, schools, and commercial centers, and to link Edmore to adjacent communities.
  - Provide opportunities for recreation as well as safe access to destinations within the Village, including parks, schools, and businesses
  - Explore cooperative efforts with neighboring communities to manage, oversee, plan, and seek joint funding for trails in the area, to ensure the best regional outcomes

### **GOAL III: Encourage Residential Development that accommodates changing population needs.**

- A. Promote the development of a Senior living or assisted care housing to serve the aging population of Edmore.
- B. Consider the development of multi-family housing if needed by the community.
- C. Consider permitting the use of garage apartments to accommodate residential needs.



**NORTH**

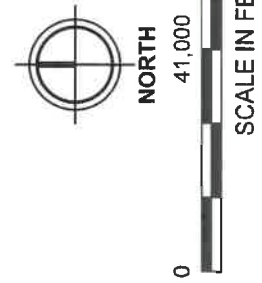
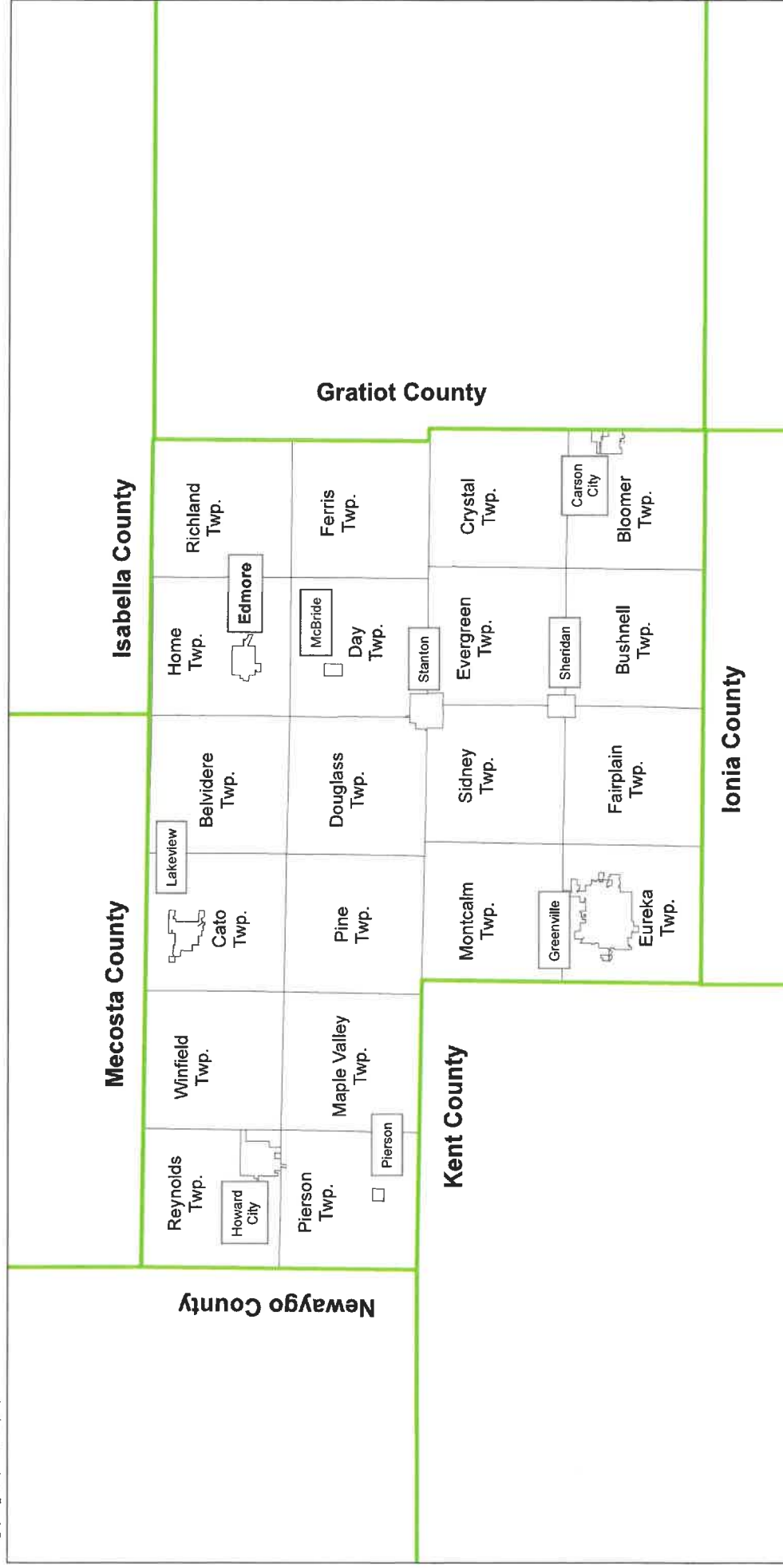
0 100,000 200,000

SCALE IN FEET



APPROXIMATE SITE LOCATION  
MONTCALM COUNTY



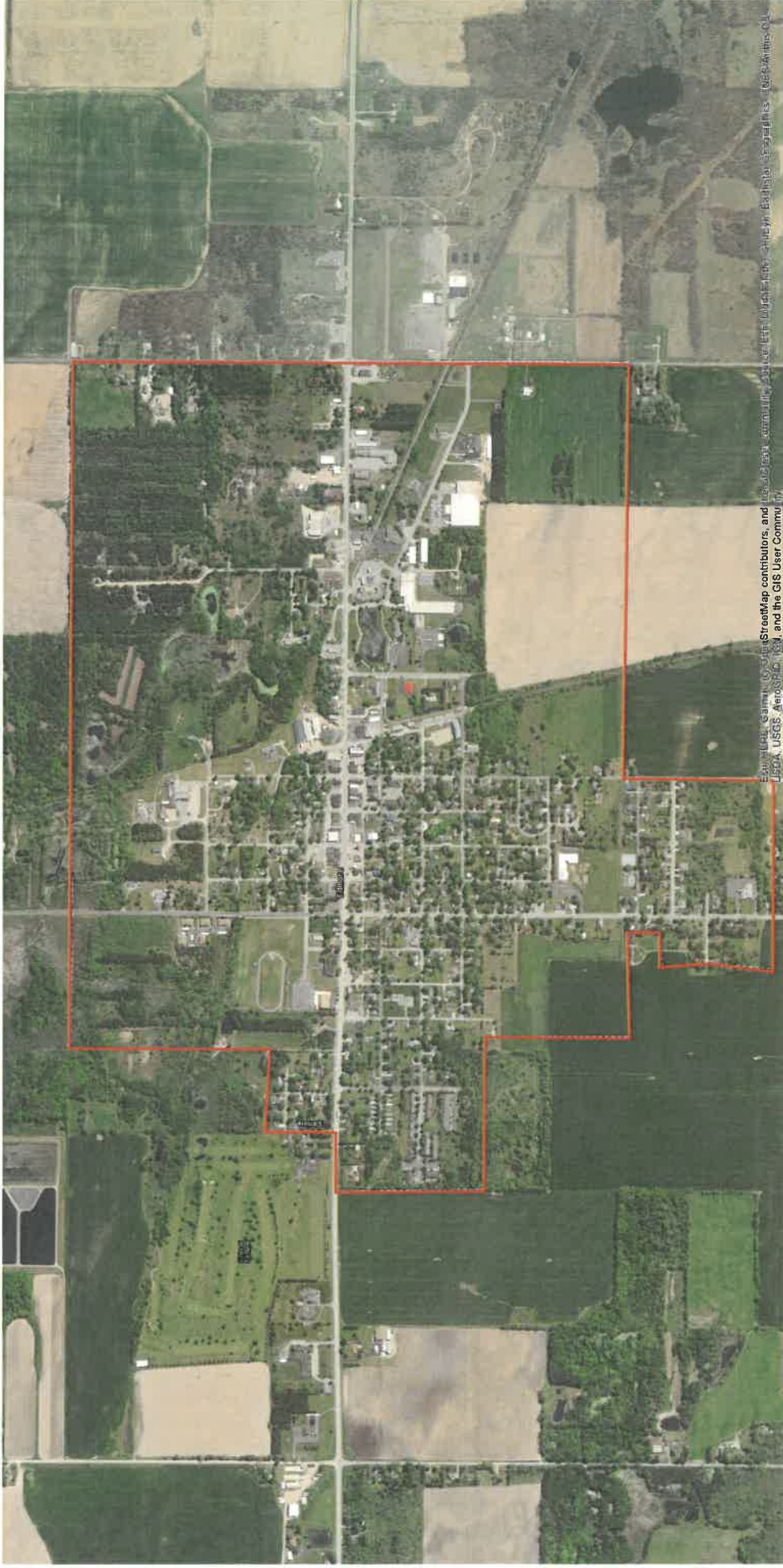


## Legend

County Boundary

Township Boundary

Village of Edmore  
MONTCALM COUNTY, MICHIGAN  
Master Plan  
Figure 2 County Location Map



NORTH  
1,750

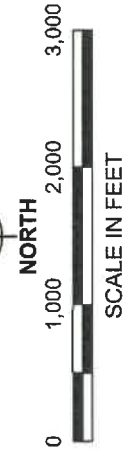
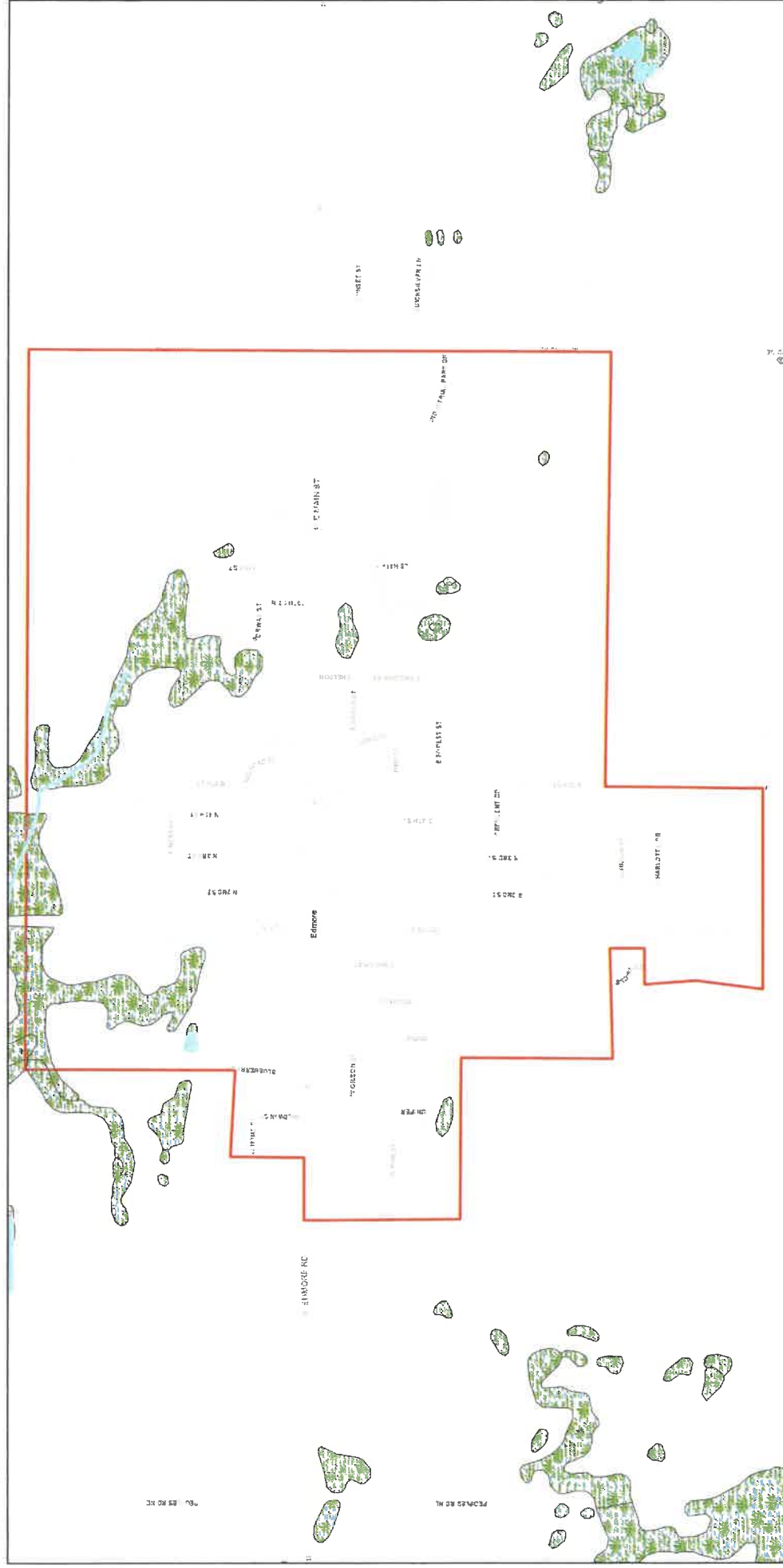
3,500

SCALE IN FEET

## Legend

— Village Boundary

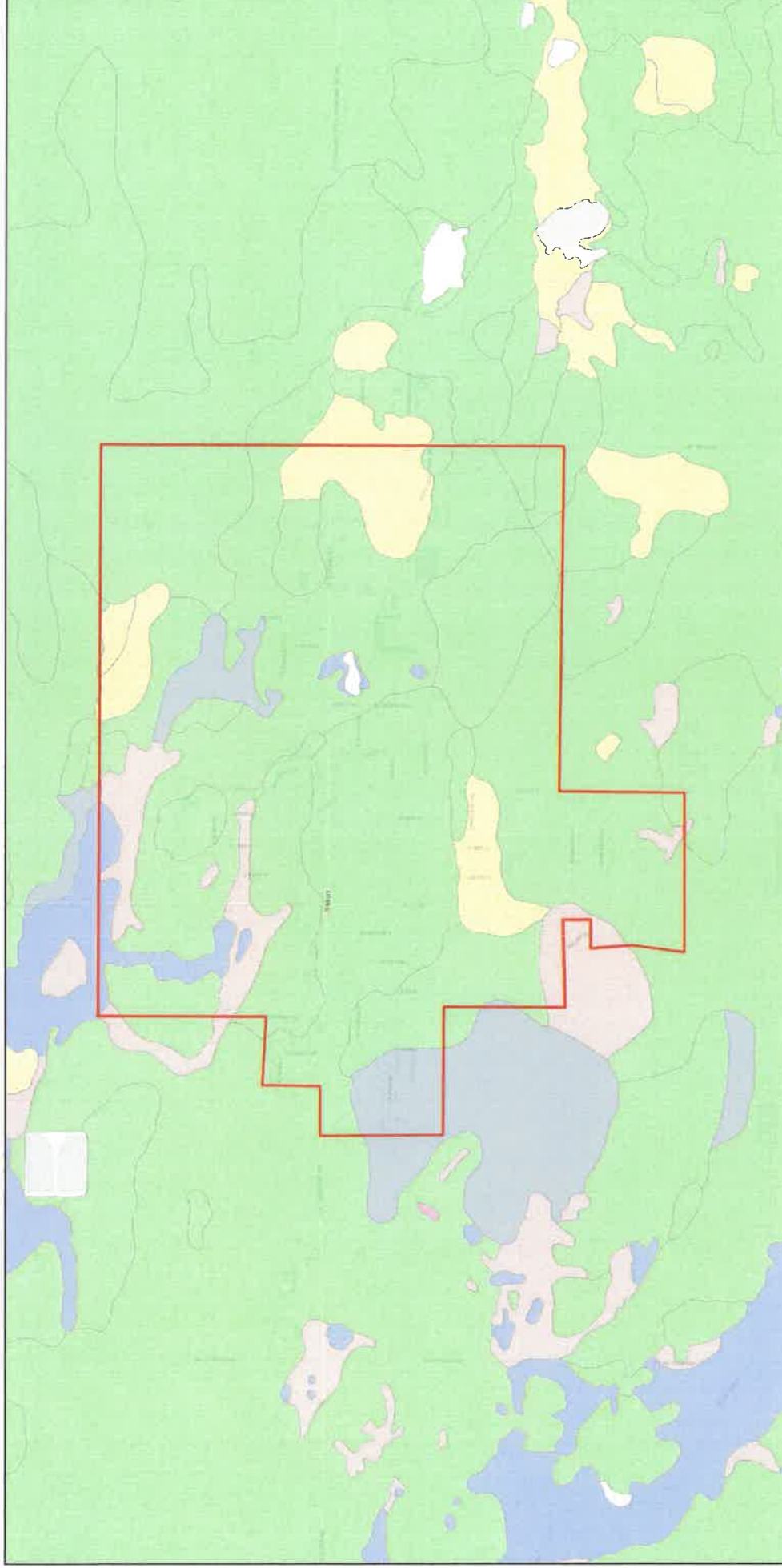
Village of Edmore  
MONTCALM COUNTY, MICHIGAN  
Master Plan  
Figure 3 - Village Boundary



### Legend

- Village Boundary
- Surface Water
- Wetlands





NORTH

0 2,000 4,000

SCALE IN FEET

Legend

- Loam
- Loamy sand
- Muck
- Peat
- Sand

- Sandy loam
- Silt loam
- Not rated or not available
- Village Boundary

F&V PROJECT NO. 030301  
Village of Edmore  
MONTCALM COUNTY, MICHIGAN  
Master Plan  
Figure 5 - Soil Classification

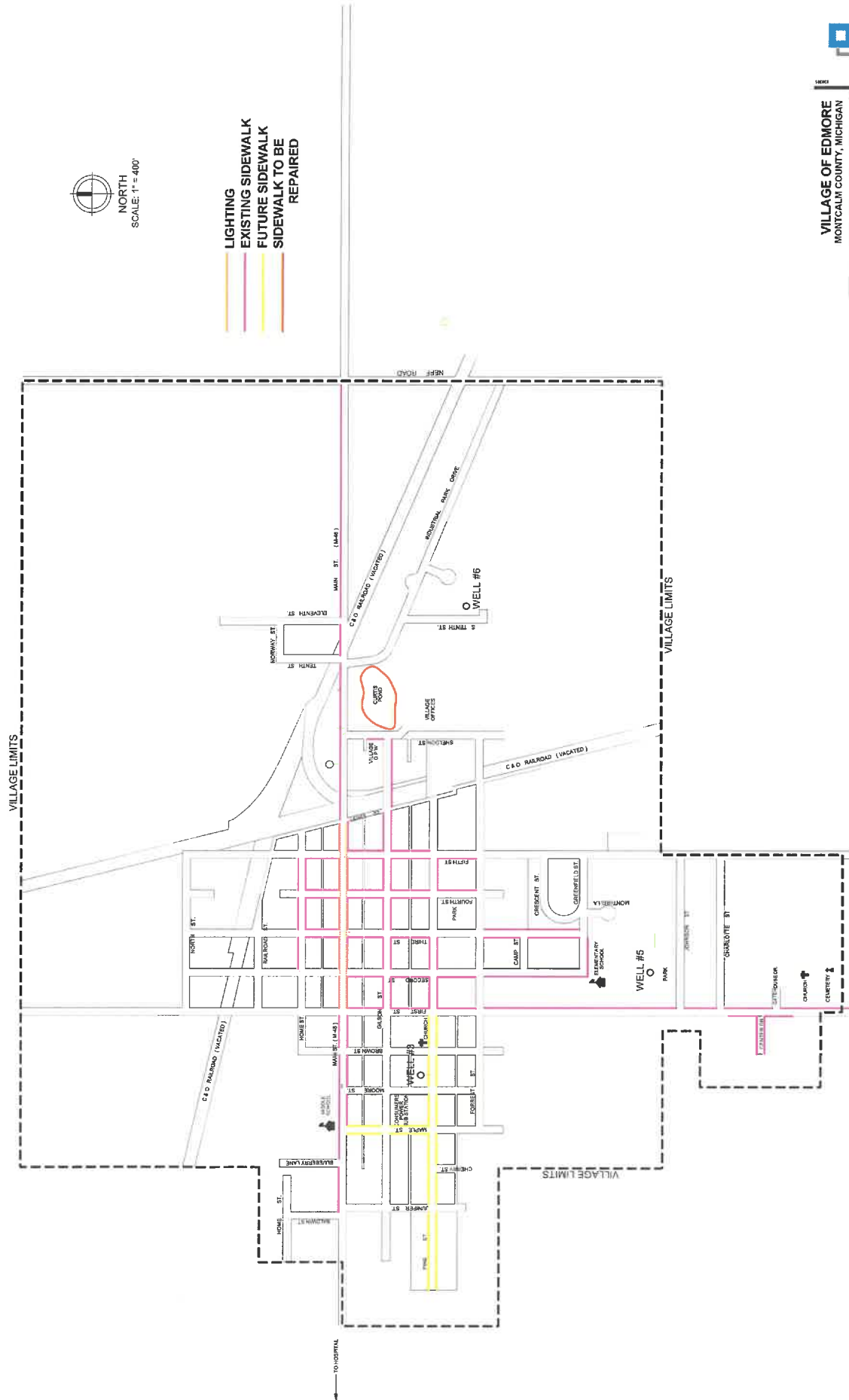








### Figure 8 - Street Conditions



**Figure 9 - Streets, Sidewalks & Lighting**



## LEGEND

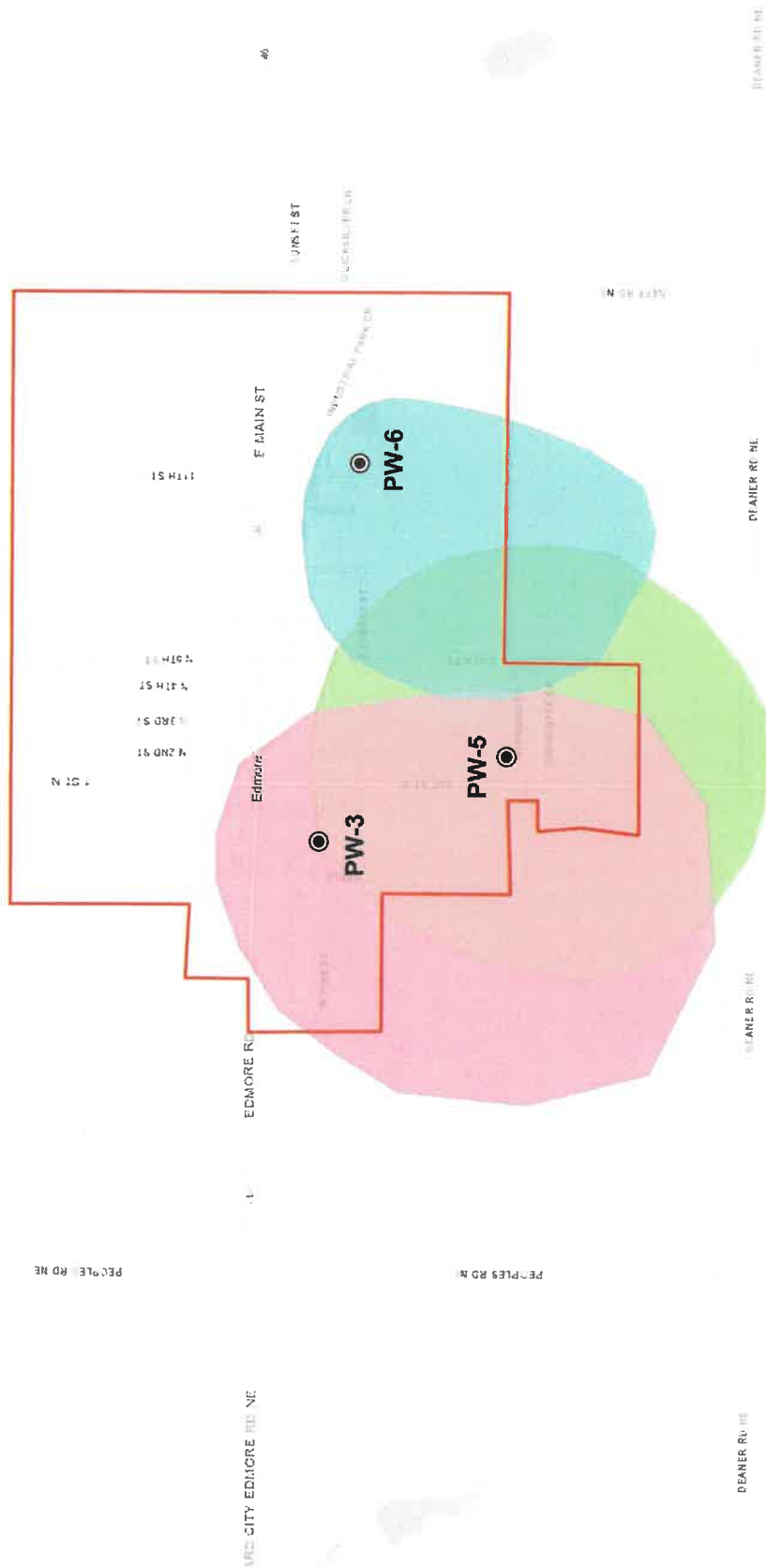
## WATERMAIN AND SIZE

VALVE

### Figure 10 - Water System Map



### Figure 11 - Water System Map with Hydrants



### Legend

- Type I Public Water Supply Well
- Village Boundary
- Type I Traditional WHPA
- Type I Provisional WHPA
- Low Vulnerability WHPA



NORTH

0 2,000 4,000

SCALE IN FEET

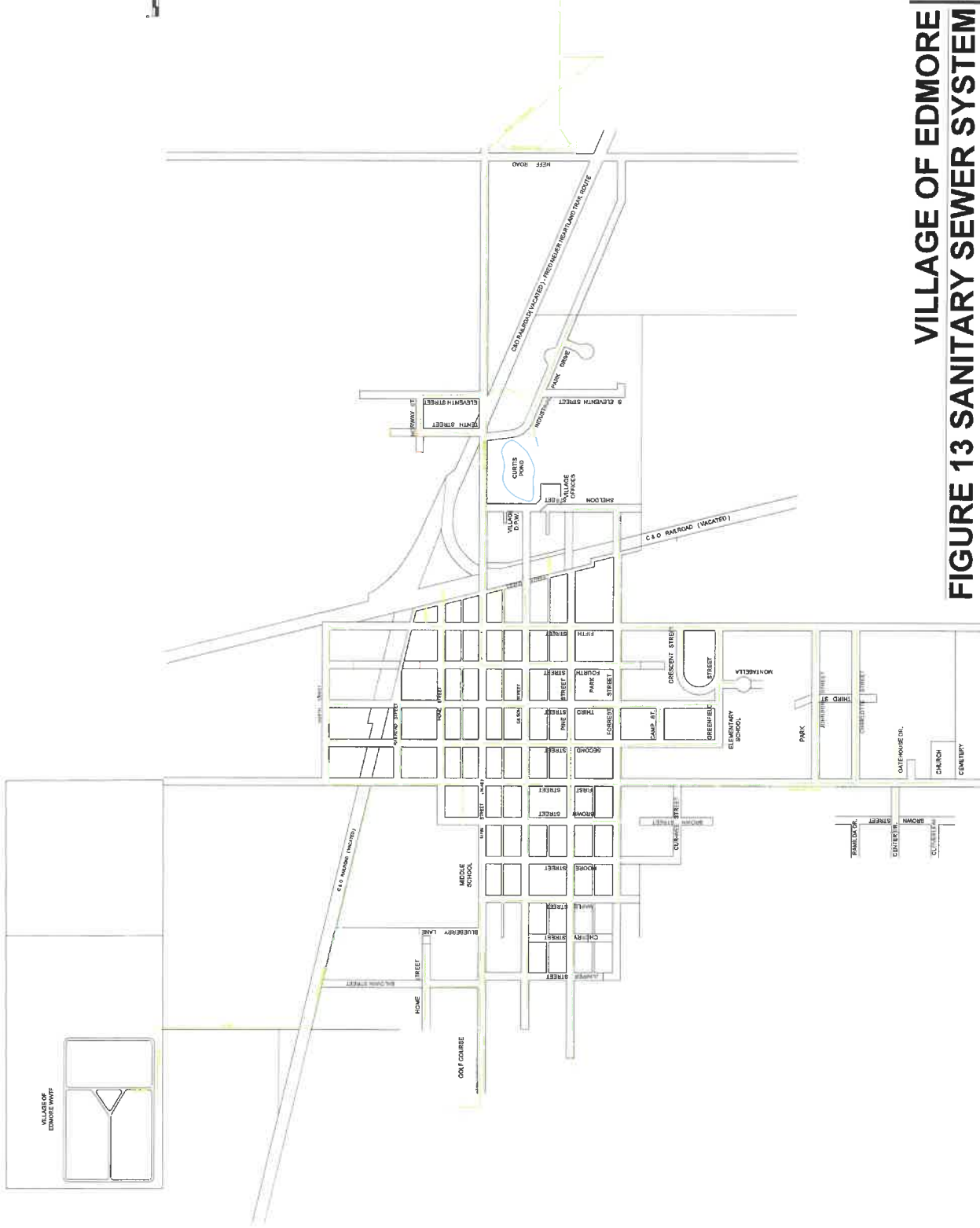




NORTH  
SCALE  
0 20 40  
FEET

LEGEND

- LIFT STATION
- SANITARY SEWER
- SEWER LINE



VILLAGE OF EDMORE  
FIGURE 13 SANITARY SEWER SYSTEM

