

FEBRUARY



VILLAGE OF HOMER  
Comprehensive Plan

1999

# COMPREHENSIVE PLAN

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## VILLAGE OF HOMER

PREPARED FOR:

VILLAGE OF HOMER  
HOMER, MICHIGAN

ADOPTED FEBRUARY 25, 1999

PROJECT No. E13706

PREPARED BY:

GOVE ASSOCIATES INC.  
1601 PORTAGE STREET  
KALAMAZOO, MICHIGAN

VILLAGE of HOMER  
COMPREHENSIVE PLAN

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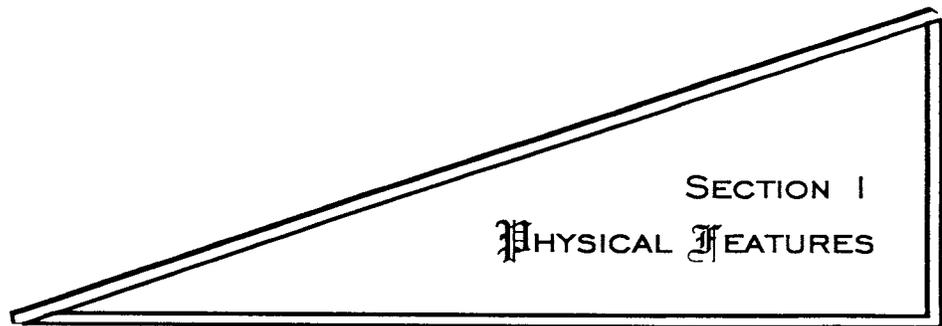
# **PART I – COMMUNITY PROFILE**

**SECTION 1 - PHYSICAL FEATURES**

**SECTION 2 - SOCIAL FEATURES**

**SECTION 3 - COMMUNITY FACILITIES**

**SECTION 4 - EXISTING LAND USE**

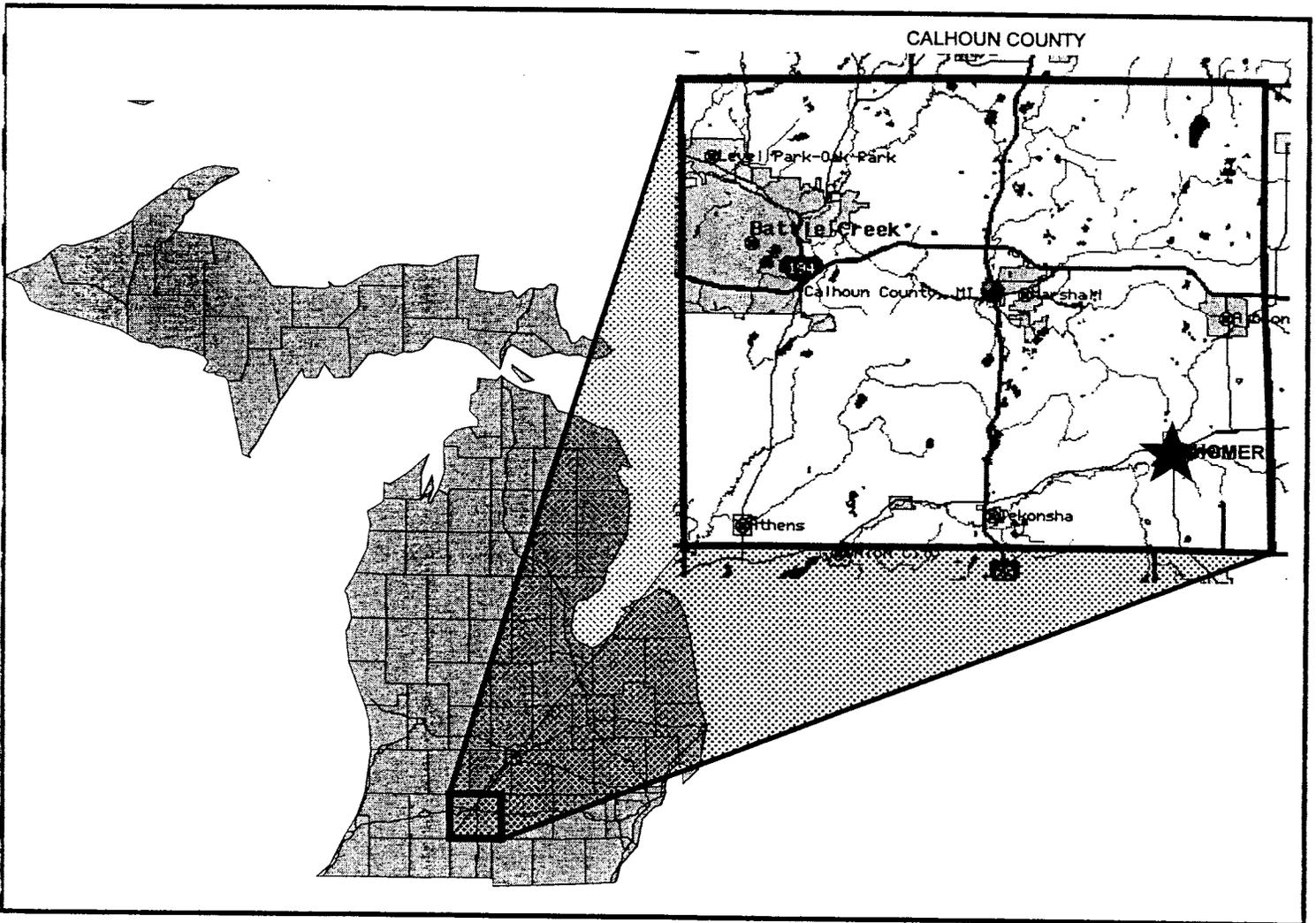


**Location**

The Village of Homer is located in the southeast corner of Calhoun County. It is an incorporated Village in the northwest corner of Homer Township. The townships of

Homer, Albion, Eckford and Clarendon surround the Village. Homer is served by State Highways M-60 and M-99. Ten miles to the west is the M-60 interchange with I-69 at Tekonsha. I-94 is 10 miles to the north at Albion.

LOCATION MAP



Founded in 1832, Homer was one of the earliest settlements in south central Michigan. The Village is significant in that it typifies an early agrarian mill town in Michigan which boomed after the Civil War due to the expansion of the railroads. The commercial core is a two block section of Main Street with two story brick business buildings on both sides. Mature tree lined streets, to the south of the business district, form the heart of the residential section of the Village.

Milton Barney was the founder of the Village and hired a surveyor to plat the town on the west bank of the South Branch of the Kalamazoo River. Mr. Barney built a saw mill, grist mill, general store and hotel. He also encouraged the federal government to develop transportation routes in the area. Homer was called the "Hub" at one time because three rail lines intersected within its boundaries. The cobblestone house that Milton Barney built in 1837 still stands at 303 South Hillsdale Street as a tribute to the success of his endeavors.

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### Natural Features

The air, land and water resources within the Homer area define the base upon which all man-made activities occur. The general climate of the area, the composition of local

soils, the predominant vegetation and the quality and expanse of both surface and groundwater all determine the ability of the Village to sustain development. The following describes the natural elements in more detail.

**Landscape and Vegetation** - The Village of Homer and its surrounding area have been shaped by glacial activity. The impressive and pleasing landscape provides significant water features, woodlands, slopes and ridge lines. Woodlands are one of the area's most valuable natural resources. These wooded areas provide ground cover which aids in maintaining water table and retarding erosion. The woodlands support a large variety of wildlife ranging from waterfowl and water-oriented mammals to large and small upland species. Also, the wooded areas provide visual screens, physical barriers and definitions of space.

**Wetlands and Water Resources** - Homer is in two watersheds. The north and east sections of the Village are drained by the South Branch of the Kalamazoo River. The southwest area drains to Homer Lake then through a short tributary to the St. Joseph River. Homer lake is the major water feature

for the area. It is a two lobed lake connected by a narrow necked opening. The lake is 97 acres in size and has three concentrated storm drains that feed into the lake.

The South Branch of the Kalamazoo River is also a valuable surface water feature in the area. A canoe launch is maintained by the County at the M-60 crossing of the River. The Michigan Department of Natural Resources (MDNR) has a public access site on Homer Lake at the Village Park site.

Wetlands, as defined by the U.S. and Wildlife's National Wetlands Inventory, are found throughout the area. These important resources are concentrated around Homer Lake and along the South Branch of the Kalamazoo River. Wetlands support a variety of flora and fauna and contribute significantly to the preservation of water quality and the reduction of flooding. Efforts should be made to reduce development impacts in and around these areas to preserve the benefits the wetlands provide the community. The development of walkways into and along these water resources will provide public access and increase public awareness of the many

benefits these systems contribute to the quality of life in Homer.

Since 1960, and increasingly in the past decade, Homer Lake's water quality has been declining. This has resulted in the shallowing of the lake, siltation of the bottom, dense weed and algae growth, decreased water clarity and a change in fish species and size. A Homer Lake Management Board has been established to address these problems. The Board is chaired by the County Drain Commissioner and has representatives from the Village, Homer Township, Clarendon Township and the Homer Lake Association. An Engineering Feasibility Report has been completed that proposes a three phased program spread over a four year period. The proposed improvements include management of the storm waters to remove sediments, nutrients and other pollutants. Aquatic plants will be removed from the lake and limited dredging may occur.

**Soils** - Soils are the building blocks that define the types of activities that can be sustained on the land. Soils determine the types of vegetation and drainage that occur naturally. They also delineate the

types of crops that can be planted and the location and density of buildings, roads and other man-made structures. Soils can be broken down into the following categories: muck and marsh, loams, sand-loam mixtures and clay-loam mixtures. Sand-loam mixtures are the predominate soils in the Homer area. These soils are generally well drained and considered suitable for urban development. These soils are also very suitable for farming. Most of the well drained soils in the area are classified as prime farmland.

Farmland, woodlots, wetlands and the flood plains need to be preserved whenever possible as more urban development is attracted to the area.



SECTION 2

SOCIAL FEATURES

**Introduction**

Homer is a General Law Village with a 1996 estimated population of 1,865. The Village is surrounded by four Townships. Because Homer Township is a separate civil division from the Village of Homer, the figures in this Plan describing Homer Township do not include the Village unless stated otherwise.

The Townships surrounding the Village are Homer, Albion, Clarendon, and Eckford. These Townships, together with the Village of Homer, are discussed in this document as the Homer Area. The Homer Area boundaries coincide roughly with the Homer market area, which is the area in

which most of the people who shop in the Village of Homer live.

The Homer Area is rural, as defined by the Census Bureau. The Village of Homer is the only City or Village in the Homer Area, and is the area population and business center.

**Population Trends and Projections**

Table 2-1 describes the population levels for places in the Homer Area, and provides comparisons to the County and State. The table shows that the Homer Area population has consistently been approximately five percent of that of Calhoun County.

TABLE 2-1 - POPULATION TRENDS

	1970	% of Calhoun County	1980	% of Calhoun County	1990	% of Calhoun County	Change 1970-1990	July 1996 Estimate
Homer Village	1,617	1.1%	1,791	1.3%	1,758	1.3%	8.7%	1,865
Homer Township	1,097	0.8%	1,250	0.9%	1,117	0.8%	1.8%	1,120
Albion Township	1,582	1.1%	1,413	1.0%	1,256	0.9%	-20.6%	1,315
Clarendon Township	1,137	0.8%	1,176	0.8%	1,100	0.8%	-3.3%	1,103
Eckford Township	1,330	0.9%	1,273	0.9%	1,217	0.9%	-8.5%	1,308
Homer Area	6,763	4.8%	6,903	4.9%	6,448	4.7%	-4.7%	6,711
Calhoun County	141,963	100.0%	141,579	100.0%	135,982	100.0%	-4.2%	140,112
Michigan	8,875,083	6,251.7%	9,262,078	6542.0%	9,295,297	6,835.7%	4.7%	9,594,350

SOURCE: U.S. Census of Population 1970, 1980, 1990; Population Division at Bureau of the Census 1997

The Village of Homer has grown by 8.7 percent from 1970 to 1990, and has continued to grow according to the 1996 Census estimates. The Homer Area, which includes the Village and surrounding four townships, has decreased in population by 4.7 percent during that same period. Albion Township accounts for the greatest portion of that decrease, with a 20.6 percent loss of population.

Table 2-1 shows that from 1970 to 1996, the Village of Homer has continuously had a larger population than any of the Townships, and the population has grown over time relative to the Townships.

From 1990 to July 1996, the estimates by the Census Bureau show that the downward trend in population for the Homer Area is believed to have reversed. The population

in the Village of Homer and each of the Townships is believed to have increased.

The population figures are projected to the year 2020. The projections were calculated by applying the average annual change from 1980 to 1996 to future years. The Homer Village population is growing by approximately 4.6 people per year, while the broader balance of the Homer Area population is decreasing by approximately 12 people per year. The table shows that by the year 2020, the population of Homer Village will reach 1,976, and the Homer Area will have a population of 6,423. If the Village were to undertake an aggressive program to attract new industry, business and housing the village and area population will increase more than projected.

TABLE 2-2 - POPULATION PROJECTIONS

	Census Figures		Census Estimate	Projections		
	1980	1990	1996	2000	2010	2020
Homer Village	1,791	1,758	1,865	1,884	1,930	1,976
Homer Township	1,250	1,117	1,120	1,088	1,006	925
Albion Township	1,413	1,256	1,315	1,291	1,229	1,168
Clarendon Township	1,176	1,100	1,103	1,085	1,039	994
Eckford Township	1,273	1,217	1,308	1,317	1,339	1,361
Homer Area	6,903	6,448	6,711	6,663	6,543	6,423

SOURCE: U.S. Census 1980/ 1990; Population Division - Bureau of the Census 1996; Gove Associates 1998

TABLE 2-3 - POPULATION PROJECTIONS - 10 YEAR RATES OF CHANGE

	1980-1990	1990-2000	2000-2010	2010-2020
Homer Village	-2%	7%	2%	2%
Homer Township	-11%	-3%	-7%	-7%
Albion Township	-11%	3%	-5%	-5%
Clarendon Township	-6%	-1%	-4%	-4%
Eckford Township	-4%	8%	2%	2%
Homer Area	-7%	3%	-2%	-2%
Calhoun County	-4%	5%	2%	1%
Michigan	0%	5%	3%	3%

SOURCE: U.S. Census 1980/1990; Population Division - Bureau of the Census 1996; Office of the State Demographer 1996; Gove Associates 1998

## Households

Table 2-4 shows the numbers of households by place from 1970 to 1990. Like the population trends, more households are found in the Village of Homer than in any one of the Townships. The number of households has grown in Homer by 34.9 percent between 1970 and 1990. That growth rate is faster than for any of the Townships.

Unlike the population trend for the Homer area however, the number of households has grown. As household size has fallen, the number of households increased by 18.0 percent in the Homer Area from 1970 to 1990. The number of households has increased everywhere in the area, except Albion Township, which lost one household over the 20 year period.

Household formation has occurred at a similar rate across Calhoun County. Households increased by 16.8 percent in the County over the 20 year period compared to the 18.0 percent increase in the Homer Area. Households increased at the faster rate of 28.8 percent in Michigan at large.

Table 2-5 describes the households for places in the Homer Area in 1990, and provides comparisons to the County and State. Seventy-two percent of households in the Village of Homer are family households, and 28 percent are nonfamily households.

**SECTION 2 - SOCIAL FEATURES**

TABLE 2-4 - HOUSEHOLD TRENDS 1970-1990

	1970	% of Calhoun County	1980	% of Calhoun County	1990	% of Calhoun County	Change 1970-1990
Homer Village	482	1.1%	634	1.2%	650	1.3%	34.9%
Homer Township	312	0.7%	396	0.8%	414	0.8%	32.7%
Albion Township	457	1.0%	472	0.9%	456	0.9%	-0.2%
Clarendon Township	331	0.7%	373	0.7%	390	0.8%	17.8%
Eckford Township	404	0.9%	437	0.9%	434	0.8%	7.4%
Homer Area	1,986	4.5%	2,312	4.5%	2,344	4.5%	18.0%
Calhoun County	44,416	100.0%	51,123	100.0%	51,856	100.0%	16.8%
Michigan	2,653,831	5,974.9%	3,195,213	6,250.0%	3,419,331	6,593.9%	28.8%

SOURCE: U.S. Census of Population 1980, 1990

TABLE 2-5 - HOUSEHOLD COMPOSITION

	Family Households	Nonfamily Households	Total Households		
Homer Village	72%	28%	100%	650	
Homer Township	80%	20%	100%	414	
Albion Township	83%	17%	100%	456	
Clarendon Township	82%	18%	100%	390	
Eckford Township	80%	20%	100%	434	
Homer Area	79%	21%	100%	2,344	
Calhoun County	71%	29%	100%	51,856	
Michigan	72%	28%	100%	3,424,122	

	Married Couples Households	Single or Separated Female With Own Children	One Person Households	Other Households	Total Households
Homer Village	54%	9%	25%	12%	100%
Homer Township	72%	2%	18%	8%	100%
Albion Township	69%	7%	15%	9%	100%
Clarendon Township	73%	5%	16%	6%	100%
Eckford Township	73%	1%	15%	11%	100%
Homer Area	67%	5%	18%	10%	100%
Calhoun County	55%	9%	25%	11%	100%
Michigan	56%	8%	24%	12%	100%

SOURCE: U.S. Census 1990

The types of households found in the Village of Homer in 1990 closely resemble those of Calhoun County, and those across Michigan. As shown on Table 2-5, proportions of household types in the Village, across the County, and across the State, only differ by one or two percentage points. For example, 72 percent of households in the Village of Homer and across Michigan are family households, as are 71 percent of households in Calhoun County.

By contrast, the types of households found in the four Townships are different from those in the Village of Homer, and across the County and State. More of the households in the Townships are families, more are married couples, fewer are single or separated mothers, and fewer are one-person households. Households in the Townships are, however, similar to one another. The proportions of family and non-family households, and of one-person households, are within three percentage points of one another.

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**Age**

Age distribution patterns show that over half of the people in the Village of Homer (56.5%) and across the Homer Area (59.1%) were between the ages of 18 and

64 (Table 2-6) in 1990. In different places in the Homer Area, the share of the population over 65 falls between 10 and 13 percent, and the share of the population under five years of age lies between 6 and 10 percent.

The proportion of the population under 18, the ages of 5 and 18 has decreased slowly but steadily across the Homer Area, the County, and the State between 1970 and 1990. The proportion of the population ages 18 to 64, and 65 and older, has been increasing across those same areas during that period of time.

Between 1970 and 1990, the proportion of the population under 18 years of age has decreased in the Homer area. It has gone from 38.8 percent in 1970 to 29.2 percent in 1990 in the area. The declining percentage of this segment of the population has also been experienced at the County and State level.

The age distribution between the different places in the Homer Area is similar. The relative proportions of the population in different age groups only differ by a few percentage points between those places. The population also shows similar age distribution across the County and State.

**SECTION 2 - SOCIAL FEATURES**

TABLE 2-6 - AGE DISTRIBUTION

<b>1970</b>					
	Population	Under 18	18 to 64	65 and over	
Homer Village	1,617	37.3%	51.6%	11.1%	
Homer Township	2,714	38.4%	51.9%	9.7%	
Albion Township	1,582	39.2%	52.3%	8.5%	
Clarendon Township	1,137	41.0%	52.3%	6.7%	
Eckford Township	1,330	39.2%	52.3%	8.5%	
Homer Area	8,380	38.8%	52.1%	9.1%	
Calhoun County	141,963	37.1%	53.5%	9.4%	
Michigan	8,875,083	38.6%	52.9%	8.5%	
<b>1980</b>					
	Population	Under 5 years	5 to 18	18 to 64	65 and over
Homer Village	1,791	8.2%	24.6%	56.2%	11.1%
Homer Township	1,250	8.6%	24.5%	59.7%	7.2%
Albion Township	1,413	7.4%	23.1%	59.6%	9.8%
Clarendon Township	1,176	7.6%	27.6%	55.5%	9.4%
Eckford Township	1,273	8.6%	22.7%	58.4%	10.3%
Homer Area	6,903	8.1%	24.4%	57.8%	9.7%
Calhoun County	141,557	7.4%	21.5%	59.8%	11.3%
Michigan	9,262,078	7.4%	22.3%	60.4%	9.8%
<b>1990</b>					
	Population	Under 5 years	5 to 18	18 to 64	65 and over
Homer Village	1,758	8.5%	22.3%	56.5%	12.7%
Homer Township	1,117	7.5%	21.5%	60.3%	10.7%
Albion Township	1,256	7.9%	19.5%	60.3%	12.3%
Clarendon Township	1,100	6.8%	22.7%	60.0%	10.5%
Eckford Township	1,217	9.9%	18.5%	59.4%	12.2%
Homer Area	6,448	8.2%	21.0%	59.1%	11.8%
Calhoun County	135,982	7.4%	19.2%	60.0%	13.4%
Michigan	9,295,297	7.6%	18.9%	61.6%	11.9%

SOURCE: U.S. Census 1970/1980/1990; Gove Associates 1998



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**Education**

The education levels among the population of each place in the Homer Area are similar, and resemble the general population across Calhoun County. In each place, the resident citizen with the median level of education was a high school graduate with no college background. In the Village of Homer, 14 percent of the population 25 years of age and older had less than a ninth grade education, another 14 percent had some high school but no diploma, 45 percent were high school graduates with no college background, and 17 percent had some college course work but no degree. Ten percent had a college degree, and among those, two percent had a graduate degree.

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**Employment**

Analysis reveals that employment patterns differ very little between the places within the Homer Area. Across the Homer Area, 26 percent of the working residents are in durable manufacturing. Fourteen percent are in retail trade, nine percent in agricultural work, seven percent in education, seven percent in manufacture of non-durable goods, six percent in health services, six

percent in finance or insurance or real estate, and five percent in construction.

The occupations of wholesale trade, business and repair services, transportation, and public administration each employ three percent of the working labor force. Two percent are employed in the category of personal services, entertainment and recreation. The industries of entertainment, and communications and public utilities each employ two percent of the working labor force.

The only noteworthy differences between Homer Village and the Homer Area is that 31 percent of the workers living in the Village work in durable manufacturing compared to 26 in the Area, and only one percent of Village workers were agricultural employees, compared to nine percent in the Area.

The following are the major employers and number of employees in the Village as of Fall 1998.

	<u># of Employees</u>
Collins and Aikman	- 375
Homer Community Schools	- 170
Rennco	- 100
Miller Brothers Manufacturing	- 87
Calhoun Foundary	- 57

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**Regional Economy**

The Homer commercial trade market area encompasses those households that would most likely be attracted to Homer to shop for convenience items (food, hardware, gas, drug store, etc.), and occasionally for comparison goods (appliances, clothing, etc.). This attraction is based upon the proximity and size of Homer compared to other competing communities. The boundary of this market area is based on a formula called Reilly's Law of Retail Gravitation, which basically states that two communities will attract retail trade from an intermediate point in direct proportion to the population of each community and in inverse proportion to the square of the distance the point lies between the two communities.

The Homer market area encompasses a region whose boundaries are generally four miles to the east of Homer, two miles to the north, four miles to the south, and four miles to the west. The Homer market area covers about 54 square miles. The shape of the total market area is defined by the influences of Albion, Jackson, Hillsdale, Litchfield, Coldwater, Tekonsha, Marshall and Battle Creek.

The shopping opportunities in those communities confine the Homer market area to portions of four Townships in southeastern Calhoun County. Areas covered by the market area include most of Homer Township, part of the eastern half of Clarendon Township, and small portions of Albion and Eckford Townships. No Cities or Villages are found within the market area other than Homer.

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**Housing Occupancy, Value and Age**

Aspects of the 1990 housing market and inventory in the Homer Area are examined, including the vacancy rate, age, and cost of housing. Compared to the Michigan averages, the housing stock in the Homer Area is generally older, and has lower rents and home values. Vacant rates in the Homer Area are similar to those across Michigan.

In 1990 the Homer Area housing market was softer for rental units than for owner-occupied units, as indicated by the higher vacancy rate of 7.1 percent among rental units. Outside the Village the vacancy rate for housing for owner-occupied is less than 1.5 percent. The Michigan State Housing Development Authority has identified a vacancy rate of 3.5 percent as the norm for

places in the North Central region of the United States.

For rental units, the market is soft, although the vacancy rate is lower than that for Calhoun County or Michigan. Vacancy rates in rental housing markets are generally expected to be somewhat higher than for owner-occupied units.

Median housing values are highest in Albion Township. Median housing values across the Area are approximately the same as those for Calhoun County, and lower than those from the State. The median gross rent is lowest in the Village of Homer. Except in

Eckford Township, rent in all parts of the Homer Area is low compared to rent across the County and State.

The Village of Homer has the oldest housing stock in the Homer Area. Fifty percent of the housing was constructed during or before the year 1949. The housing stock across the Homer Area and Calhoun County is old compared to that across the State, where the median year of construction was 1960.

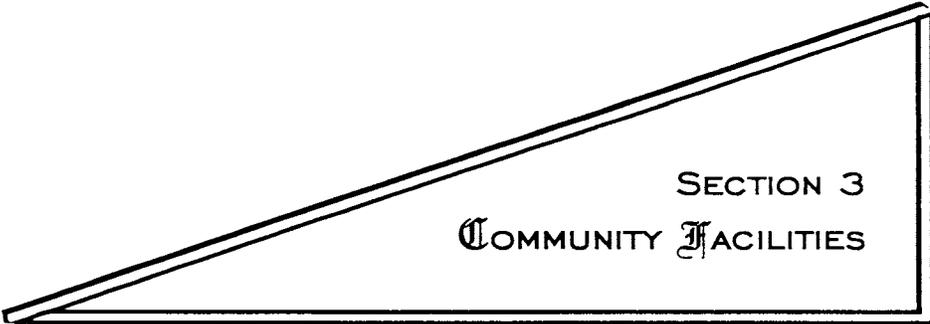
Of the 1990 occupied units in the Village, 30 percent were rental units and 70 percent owner-occupied.

TABLE 2-7 - HOUSING - 1990

	Total Housing Units	Owner-Occupied Units	Renter-Occupied Units	Vacant Units for Sale	Vacant Units for Rent	Median* Value	Median* Gross Rent	Median Year* Structure Built
Homer Village	685	454	195	3.8%	5.8%	\$34,000	\$305	1949
Homer Township	417	339	57	0.8%	9.3%	\$35,200	\$310	1953
Albion Township	496	344	116	0.0%	8.3%	\$51,300	\$344	1956
Clarendon Township	401	316	59	1.3%	7.8%	\$36,600	\$344	1958
Eckford Township	477	359	74	0.8%	6.3%	\$47,100	\$425	1950
Homer Area	2,476	1,812	501	1.5%	7.1%	N/A	N/A	N/A
Calhoun County	55,619	36,806	15,006	1.1%	8.8%	\$42,400	\$374	1955
Michigan	3,847,926	2,427,472	991,959	1.3%	7.2%	\$60,100	\$423	1960

\* Homer Township median figures include the Township and the Village

SOURCE: U.S. Census 1990



SECTION 3

COMMUNITY FACILITIES

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## Public Utilities

**Wastewater** is treated at the aeration facility located on a 120 acre site on the north side of the Village. It consists of two aeration cells and three stabilization ponds. After the solids have settled to the pond bottoms the treated wastewater is then discharged into the South Branch of the Kalamazoo River at L Drive South. The treatment plant was completed in 1980 and was designed to serve a population of 2,500. It has a design flow of 285,000 gallons per day. The current average daily flow is 200,000 gallons per day.

**Water** for Village customers is obtained from two primary wells located south of Waterman Street near Homer Lake. One secondary or backup well is located at the Webster Street Park site. The maximum pumping capacity of the water system is 800,000 gallons per day. The current average daily use of water is between 150,000 and 180,000 gallons per day. In 1993 the Village constructed a new 200,000 gallon elevated water storage facility just north of the downtown. Cost of the water tower was \$500,000. Revenue bonds were sold and payments run until the year 2010.

**Storm sewers** and how the drainage is handled in the Village is presently under study. This effort is directed at improving the Homer Lake water quality. A Homer Lake Board has been formed and is chaired by the County Drain Commissioner. An Engineering Feasibility Report and cost estimates have been completed. This report proposes a three phased program with a projected cost of \$250,000. The Board is considering an assessment district and various grants to fund the improvements over a five year period.

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## Parks and Recreation

Recreation opportunities are available for all ages, all year long. Through a unique cooperative relationship the Village and Homer Community Schools provide recreational services. The following recreational facilities are located in the Village:

**Lake Front Park** is located at the northeast corner of Homer Lake. A public access site is provided for fishing and boat launching.

**Webster Street Park** is being proposed for development in 1999. It is located on Webster Street north of M-60. When completed it will contain a playground, shelter and ice rink.

**Gristmill Park** is currently undeveloped and is located on the shores of the South Branch of the Kalamazoo River. This facility is also being planned for development improvement in 1999 or 2000.

**Greg Barton Circle** contains a paved walkway with stone wall and benches, landscaped with flowering trees, ground covers and annual display garden. The center evergreen tree and period lamppost lights highlight the circle and are prominently lighted at Christmas. It is located in the circle at Main Street and Hillsdale Street.

**Roadside Park** is undeveloped and located on the north side of M-60 west of the river. It will become part of the expanded and improved Village Park and trail system.

**R.K. Curry Athletic Facility** is owned and maintained by the Homer Community Schools. This 60 acre site, together with the other school property, contains four softball diamonds, two baseball diamonds, two soccer or football fields, a track and field facility, two tennis courts, three playgrounds and two gymnasiums.

**County Canoe Launch** site is maintained by the Calhoun County Community Development Department (Road Commission) on the river at the M-60 crossing.

**The Homer Community House** was built in the 1930s and has just been extensively renovated. It is available to the community for social events, reunions, elections and special events. The Village also uses it for special meetings. Capacity of the building is 300 persons and is used 25 to 30 times a year.

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### **Public Facilities**

Police headquarters are located at the Village Municipal Building. The three full-time officers include a Police Chief, a sergeant, and a patrol officer. Part-time officers and unpaid volunteers also serve the Village. The police jurisdiction is limited to the Village of Homer, although officers may be called by the County Dispatcher to assist anywhere in Calhoun County. The County Sheriff's deputies are also used as backups for the Village as needed.

The Fire Department is also located in the Village Municipal Building. The jurisdiction covers the Village of Homer, Homer Township, and portions of Clarendon Township, and Eckford Township. All the fire fighters are volunteer.

Homer Public Library is located in the Village at 104 S. Hillsdale. The library contains approximately 10,000 books. Regular hours are maintained six days a week. The existing historic library building is only 800 square feet. Seed money has been offered to expand the library into an adjacent building.

The Homer Fire Station is the home of the Homer Fire Museum established in 1984. It houses a display of fire fighting equipment including a horse drawn steam pumper, leather water buckets and iron lined wooden pitcher pumps. Also included are some general displays of Homer's past. Open by appointment.

Fairview Cemetery off M Drive South covers 17.26 acres. Fairview Cemetery is in Homer Township.

The Village does have the Oaklawn Medical facility. Ambulance service transports emergency cases to hospitals in the region, including Oaklawn Hospital in Marshall and Trillium Hospital in Albion.

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### **Schools**

The Homer Community School District had a school enrollment of 1,045 for the 1997-1998 school year. This is a 2.2 percent

increase from 1990, increasing by 22 students. In the Homer High School building, 349 pupils were enrolled in grades six through eight, and 258 pupils in ninth through twelfth grade. At the adjacent Lillian Fletcher Elementary, 438 pupils were enrolled in kindergarten through the sixth grade. In 1990, 2.97 percent of the children attending school in the district were enrolled in private school, mostly at Cooks Prairie Church and Maple Grove Church northwest of the Village. The Homer Community Schools administration included 65 teachers in 1997-1998, down from 83 in 1990.

The Homer High School site covers 10.1 acres, and the Lillian Fletcher Elementary site covers 7.42 acres. The size of Homer High School is approximately 2.6 acres, and the Lillian Fletcher Elementary building is approximately one acre.

The capacity of the two buildings together is approximately 1,300 pupils. Future enrollments are not expected to exceed that capacity, with enrollment projections of from 1,100 to 1,300 pupils for the foreseeable future. A new gymnasium was built at the Homer High School in the early 1990s. No new construction is planned for either site in the near future.

The current operating expenditure per pupil is \$5,790, which is 1.5 percent more than the \$5,707 in total revenue per pupil. As of 1990, 49 percent of revenues came from state sources, 47 percent from local sources, and four percent from federal sources. Property taxes supplied most of the funding from local sources. The average teacher salary was \$43,593 in 1990.

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### **Transportation**

Transportation facilities shape and support the development of the Homer Area. In most instances, providing a major road directly induces development.

Currently, limited public transit is provided for seniors and disabled persons in the Homer Area. Vehicle ownership is therefore a virtual necessity for Homer Area residents.

Two state trunklines pass through the Village of Homer. One, M-60 or Leigh Street, runs east and west. The other, M-99 or Hillsdale Street, runs north and south. M-60 runs from Jackson to Cass County. M-99 runs south to the Ohio border, and extends north to Lansing.

Major streets in the Village include Leigh, Hillsdale, Main, Elm, Byron, Hamilton, Depot, Burgess, School, Platt, and the section of Clay south of Hamilton. All other roads in Homer are classified as local streets.

Most streets in Homer are paved with asphalt over a gravel base. Gravel and double chip seal roads include Platt, Terrace, Waterman, Memorial, Lake, and sections of Burt, Water, Plain, Goldup, Adams, Everett, Clay, Sophia, and Powers.

Table 3-1 provides a physical description of the Village street system. The Michigan Department of Transportation (MDOT) roads are not the Village of Homer's maintenance responsibility.

If the Village desired to bring all the fair and poor condition roads up to a good or excellent rating, the reconstruction costs would be over \$3,000,000. The 1995 Capital Improvements Plan states that the Village receives approximately \$64,000 per year for major street maintenance and \$24,500 for local street maintenance.

**SECTION 3 - COMMUNITY FACILITIES**

TABLE 3-1 - HOMER STREET SYSTEM

	Linear Feet	Percent
<b>Street System*</b>		
Gravel	13,529	22%
Bituminous	41,025	67%
Gravel with Asphalt Surface Treatment	345	1%
Bituminous Over Concrete	6,194	10%
Total	60,824	100%
<b>Village Responsibility</b>		
Gravel	13,259	24%
Bituminous	37,739	70%
Gravel with Asphalt Surface Treatment	346	1%
Bituminous Over Concrete	2,857	5%
Total	54,201	100%
<b>Streets by Condition (excluding MDOT roads)</b>		
Excellent	3,730	7%
Good	13,557	25%
Fair	20,446	38%
Poor	16,468	30%
Total	54,201	100%
*includes MDOT roads (3,286 LF on M-99; 3,337 LF on M-60)		

SOURCE: Fishbeck, Thompson, Carr & Huber 1995

The average daily weekday volume of traffic on a roadway provides a reasonable measurement for use in designing that roadway. The Michigan Department of Transportation has taken average daily traffic counts for points in and around Homer on Leigh and Hillsdale Streets.

Traffic has increased between 1990 and 1997 at each of the sections of road studied. On the section of Hillsdale running from the south side of the Homer Village limits to the intersection with Leigh, average daily traffic

counts increased from 3,800 vehicles per day in 1990 to 4,200 in 1997, increasing by 11 percent. On the section of Leigh Street running from the east side of the Homer Village limits to the intersection with Hillsdale, average daily traffic counts increased from 6,000 in 1990 to 6,800 in 1997, increasing by three percent. On the section of Leigh Street running from the intersection with Hillsdale to the west side of the Homer Village limits, average daily traffic counts increased from 4,700 to 8,100, representing a substantial increase of 72

percent over the seven year period. On the section of M-60, or Leigh Street, running west from the Homer Village limits to the junction of M-99, average daily traffic counts increased from 4,100 in 1990 to 5,600 in 1997, representing a 37 percent increase.

The Village spent approximately \$10,000 per year on sidewalks during 1993, 1994, 1995. This sidewalk repair and replacement program was reestablished in 1998 with \$32,500 budgeted.

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### **Historic District**

On July 25, 1996 the Homer Village Historic District was placed on the National Register of Historic Places. A group of Eastern Michigan University Historic Preservation students completed the necessary survey, documentation and application work to achieve this designation.

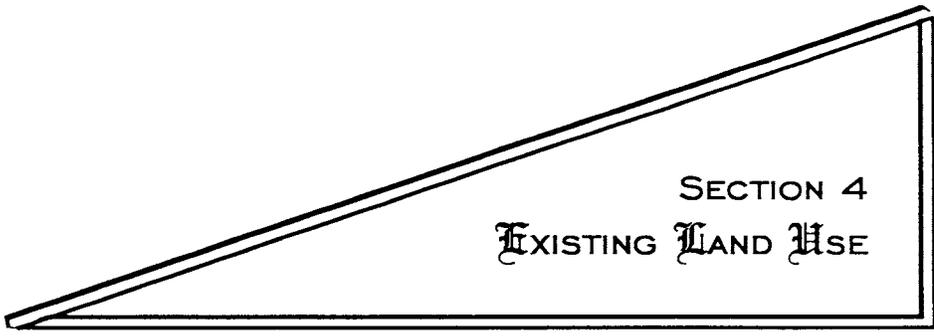
Streets in the Homer District generally include Main, Adams, Everett, and Hamilton between Burgess and Clay. The district also extends south on Hillsdale Street (M-99) to include the High School. Contributing to the historic character of the district are 188 sites and structures retaining integrity adequate to reflect the early settlement and growth of the Village. Twenty-two structures, within

the district, were classified as non-contributing elements.

This new distinction will help promote the understanding and appreciation of the rich historical, cultural and architectural resources that exist in the Village. Now that the district is registered it should be used to teach the history of the Village to students, residents of the area and visitors.

Having a National Register Historic District does not place any restrictions on what a private individual does with buildings in the district. It will, however, require that any federally funded projects meet the Secretary of the Interior's Standards for Rehabilitation prior to structural alternations.

Other benefits of the National District include federal tax credits for business structures and possible grants for public or nonprofit projects. The Village could establish a Local Historic District under Michigan Public Act 169 of 1970. With a local district, regulations and guidelines would be adopted to foster the preservation and rehabilitation of the structures within the district.



SECTION 4

EXISTING LAND USE

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**Introduction**

An existing land use inventory is a necessary first step in planning for the future of a community. The inventory depicts the 1998 distribution and location of land uses within the Village of Homer and the Homer area. The existing land use map (Map 4-1, page 4-4) is based upon a field check done by the Consultant. Below are the classifications used in the land use inventory.

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**Land Use Classifications**

**Residential** - The area in which dwellings with their accessory buildings occupy the major portion of the land. This includes the following subcategories:

**One- and Two-Family Residential** - One detached or attached (duplex) dwelling unit on a single parcel. All units in this subcategory are built on foundations or basements using traditional building methods.

**Multi-Family Residential** - One or more buildings containing three or more dwelling units each. All units in this subcategory are built on foundations or basements using traditional building methods.

**Mobile Home Park** - A designated area for the placement of mobile homes for occupancy that meet minimum design requirements.

**Public and Quasi-Public** - An area or facility used by the Village, Township, County, School District, State agency, or Federal facilities to meet the needs of the community. This includes Village and township offices, schools, public meeting spaces, public parking lots and other public uses. This category also includes a facility used by a limited number of persons with particular interests and nonprofit organizations, such as churches, day care centers, private schools, private clubs and related activities, public utilities and cemeteries.

**Commercial and Business** - An area or facility used for the sale of retail or wholesale goods or the provision of personal, business, or professional services. The subcategory includes structures, adjacent land and parking areas dedicated for the use of employees and customers.

**Industrial and Warehouse** - An area where raw or unfinished materials or commodities are used to produce a product or service.

This can also include wholesale business activities.

**Vacant and Agricultural** - This category may consist vacant lands or croplands, permanent pasture or orchards. Agricultural lands include the farmstead and other structures occupying the land.

quasi-public areas. Table 4-1 and Map 4-1 show the 1998 distribution of major land uses by acreage and percentage.

Undeveloped areas within the Village account for some 46 percent of the total area. These lands are located to the northwest, southwest and southeast sections of the community. Future development within the Village will take place on these sites. Some of these areas are restricted from developing because of natural or legal restrictions. The Village owned land around the wastewater treatment facility is such an example. This land use category accounts for 85 percent of the Township areas around the Village within the Planning Area.

**Land Use Inventory**

Homer has an area of approximately 940 acres or 1.5 square miles. The Village is made up primarily of vacant or agricultural lands, single-family homes, and public and

TABLE 4-1 - EXISTING LAND USE: 1998

	One & Two Family Residential	Multi-Family Residential	Mobile Home Park	Commercial and Business	Industrial and Warehouse	Public and Quasi-Public	Streets	Surface Water	Vacant and Agricultural	Sum
Homer Village	156	7	18	15	43	128	123	18	435	943 Ac.
Township Areas	96	0	0	4	16	36	71	108	1,963	2,294 Ac.
Homer Area	252	7	18	19	59	164	194	126	2,398	3,237 Ac.
Homer Village	16.8%	0.7%	1.9%	1.6%	4.7%	13.6%	13.0%	1.9%	46.1%	100.0%
Township Areas	4.2%	0.0%	0.0%	0.2%	0.7%	1.6%	3.1%	4.7%	85.5%	100.0%
Homer Area	7.8%	0.2%	0.6%	0.6%	1.8%	5.1%	6.0%	3.9%	74.0%	100.0%

SOURCE: Gove Associates Inc.

Another dominant Village land use is single- and two-family residential at almost 17 percent. Adding in the multi-family and mobile home park residential uses expands the percentage to just over 19 percent of the Village being used for residential dwellings.

The commercial and business category is only 1.6 percent (15 acres) while the industrial and warehouse uses account for 4.7 percent of the total Village area. The combined commercial and industrial categories represent 6.3% or 58 acres. Some 28.5 percent of the Village is provided for streets, surface water, public or quasi-public uses.

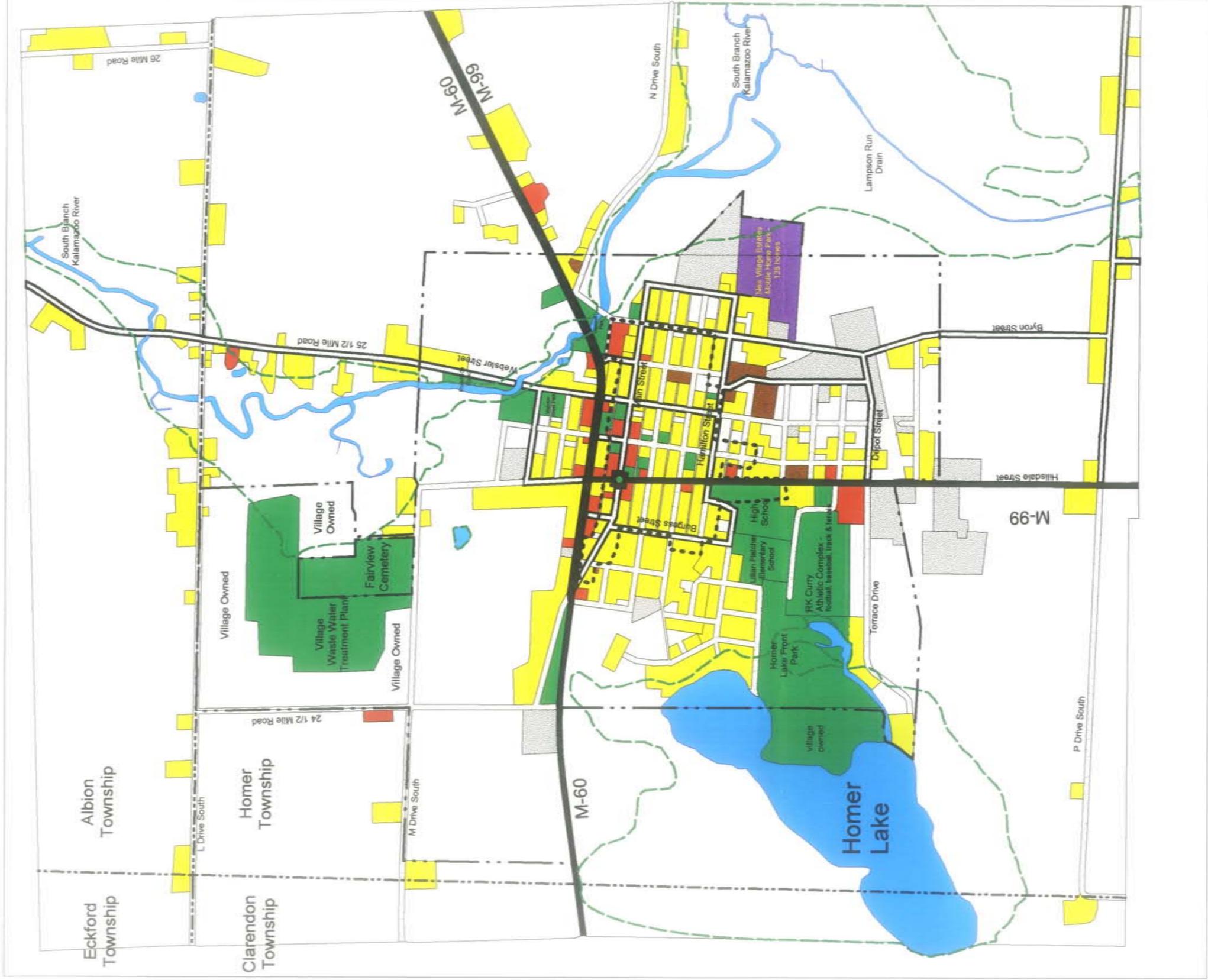
Existing development in the Village of Homer is concentrated in an area about 10 city blocks by 10 city blocks. This compact traditional Village layout has many community characteristics that people are looking for when choosing a place to live or locate new industry. Homer has it all. A main street shopping and service area. Good schools, parks, churches and natural areas. Quiet, safe residential areas with sidewalks and street trees and other amenities are in close proximity to each other. Village residents can walk to all services and facilities.

Three advantages of small-town living have been expressed by James Rouse, the innovative developer of Columbia, Maryland:

- The greater likelihood for a broader range of relationships and friendships.
- An increased sense of mutual responsibility and support among neighbors.
- A closer relationship to nature through informal outdoor recreational opportunities.

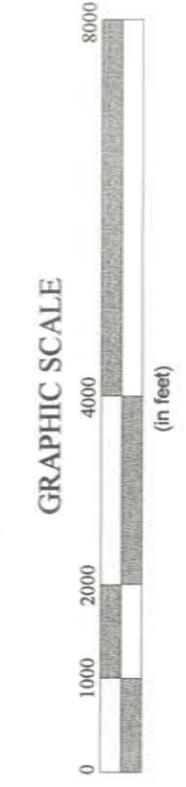
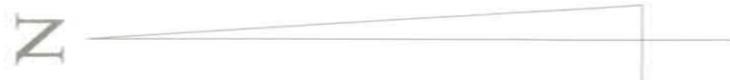
The challenge that Homer residents and leaders face is how to maintain the sense of community that exists while improving and expanding opportunities, services and facilities to meet the needs of existing and future residents.

# Homer Area Existing Land Use - 1998



**Legend**

One or Two Family Residential	Multiple Family Residential	Mobile Home Park	Commercial & Business	Industrial & Warehouse	Public & Quasi Public	Surface Water	Vacant & Agricultural	State Highway	Major Streets	Local Streets	Village Boundary	Township Line	Floodplains	National Register	Historic District
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**Gove Associates Inc.**  
 1601 PORTAGE STREET  
 KALAMAZOO, MI 49001-3899  
 (616) 385-0011  
 December 1998

**1998 Land Use In Acres**

	One or Two Family Residential	Multiple Family Residential	Mobile Home Park	Commercial & Business	Industrial & Warehouse	Public & Quasi Public	Streets	Surface Water	Vacant & Agricultural	SUM
Homer Village	156	7	18	15	43	128	123	18	435	943
Township Areas	96	0	0	4	16	36	71	108	1,963	2,294
Homer Area	252	7	18	19	59	164	194	126	2,398	3,237
	16.5%	0.7%	1.9%	1.6%	4.7%	13.6%	13.0%	1.9%	46.1%	100%
	4.2%	0.0%	0.0%	0.2%	0.7%	1.6%	3.1%	4.7%	85.5%	100%
	7.8%	0.2%	0.6%	0.6%	1.8%	5.1%	6.0%	3.9%	74.0%	100%

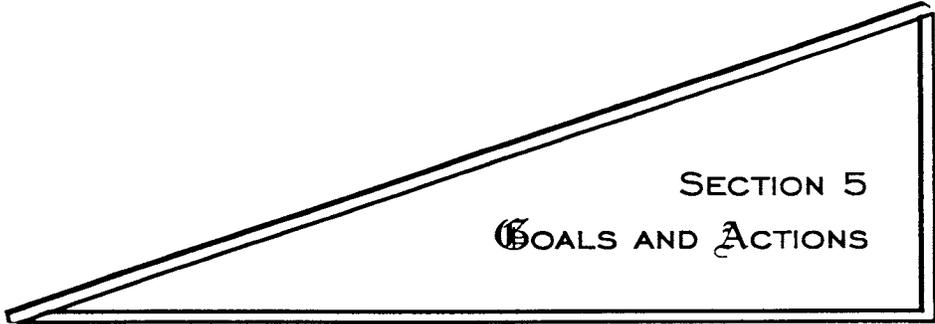
MAP 4-1 - EXISTING LAND USE

# PART II - COMPREHENSIVE PLAN

SECTION 5 - GOALS AND ACTIONS

SECTION 6 - FUTURE LAND USE

SECTION 7 - IMPLEMENTATION



SECTION 5

GOALS AND ACTIONS

## Introduction

The issues, goals and actions of this Plan establish the overall guidelines for future public and private decisions relating to the development of the Homer area. Issues were identified through analysis of existing and recently gathered information, communications with local leaders and a community survey conducted in the Fall of 1998.

In 1992 and 1993 a group of some 70 people attended a visioning session and developed the following vision statement that is still valid for this planning effort.

### ***Vision Statement***

*To create a community that is capable of providing jobs and housing for the young people who wish to stay in Homer. A community that people are proud of where we maintain our physical and natural environment, support a busy and prosperous downtown, and have recreational and special services for our youth and elderly populations. We want a community that can offer services that enhance our quality of life and one in which we feel proud and take time to celebrate.*

From the results of the 1998 survey (see Appendix) and previous surveys it is clear that people like the Homer area because it is a quiet, safe, caring and friendly place to raise a family. Residents value the rural setting, neighborhood atmosphere and the feeling of social and physical closeness in the community. The schools, churches and natural resources of the area are given special recognition.

For the future, residents want to see the creation of new retail stores and service businesses downtown. The attraction of new industrial development is also very much favored. The preservation of historic structures, natural resources and farm land is supported by residents of the area. The provision of single-family housing of various types is favored by people who responded to the surveys. All would like a community that looks good, has buildings that are well maintained, sidewalks, trees and lawns mowed. The provision of more recreational opportunities for youth and adults is another goal of many people in the community. New opportunities will be provided with the improvement of park areas and the expansion of the library facility.

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**Goals and Actions**

The goals contained in this Plan are a set of policies developed by the Homer Planning Commission to reflect the community desires for the future. Following the goal statements are a number of specific recommendations for action. These actions are selected to help the community achieve the stated goals.

**GOAL 1:** Encourage the expansion of existing retail and service businesses and also seek to attract new businesses to the community.

**Action A:** Work with the Main Street Merchants Association to develop short-term and long-term objectives.

**Action B:** Complete an inventory and improvement plan for the downtown area that will enhance appearance and promote pedestrian traffic.

**Action C:** Identify and attract the types of business that are desirable and sustainable.

**Action D:** Consider joining the National Trust for Historic Places' National Main Street Program to obtain resources and assistance.

**Action E:** Expand off-street parking as needed and add signage to identify parking areas.

**GOAL 2:** Encourage and promote the expansion of industrial development that creates new jobs for the residents of the Homer area.

**Action A:** Develop or support the establishment of an industrial park with adequate streets and utilities.

**Action B:** Work with existing employers to maintain and expand the existing job base of the community.

**Action C:** Identify assistance and funding to finance improvements and programs that will encourage expansion of the community industrial employment base.

**GOAL 3:** Provide an array of active and passive recreation areas and programs for all ages.

**Action A:** Complete the Village Parks and Recreation Plan and update it every five years.

**Action B:** Develop and maintain Village Park and trail system for passive and active recreation.

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## SECTION 5 - GOALS AND ACTIONS

**Action C:** Explore all possible funding opportunities to support the development and maintenance of the Village Park system.

**Action D:** Coordinate the development of facilities and the programming of activities with the School District.

**Action E:** Establish a permanent Village Parks and Recreation Advisory Committee.

**GOAL 4:** Encourage the development of more housing units of various types and price ranges and preservation of existing housing.

**Action A:** Complete a housing market assessment to identify the type and price range of housing needed.

**Action B:** Review existing zoning ordinance and propose amendments that will remove procedures not needed and add provisions to encourage new housing developments.

**Action C:** Contact residential builders from the area to build housing units identified as being needed in the area. Provide developer incentives where possible.

**Action D:** Promote use of residential grant and loan programs to improve the quality of existing housing.

**Action E:** Educate residents on how repairs to dwellings impact property taxes and property values.

**Action F:** Civic groups should develop programs to assist needy and elderly homeowners with painting and cleanup of their properties.

**GOAL 5:** Beautify the Village in ways that distinguish it as a quality place to live, work, play, or visit.

**Action A:** The Village should enforce existing property maintenance codes and consider new regulations as needed.

**Action B:** Inventory appearance problems along M-60 and M-99 in the Village and then develop an improvement plan to upgrade the appearance of the three major entry corridors (east, west and south).

**Action C:** Plant and maintain more trees along public streets, in public parks and along the linear park/trail system.

---

## SECTION 5 - GOALS AND ACTIONS

**GOAL 6:** Maintain and improve basic community facilities and services.

**Action A:** Complete improvements to the wastewater treatment system.

**Action B:** Continue to repair, replace and construct new sidewalks in areas of highest need.

**Action C:** Work with other groups, such as the Homer Lake Association, to reduce the impact that the Village storm runoff has on Homer Lake and the South Branch of the Kalamazoo River.

**Action D:** Complete a study of the Village water system to ensure that surface water does not negatively impact the ground water (Wellhead Protection Study).

**Action E:** Support the expansion of library facilities in the Village.

**Action F:** Complete an assessment of the Village infrastructure systems every three to five years to determine the need for new, refurbished and expanded systems.

**Action G:** Improve and expand waste collection and recycling services.

**GOAL 7:** Encourage the preservation and restoration of significant historic architectural and cultural sites and buildings, and incorporate these in a plan to promote tourism.

**Action A:** Use the Homer Village Historic District to promote tourism.

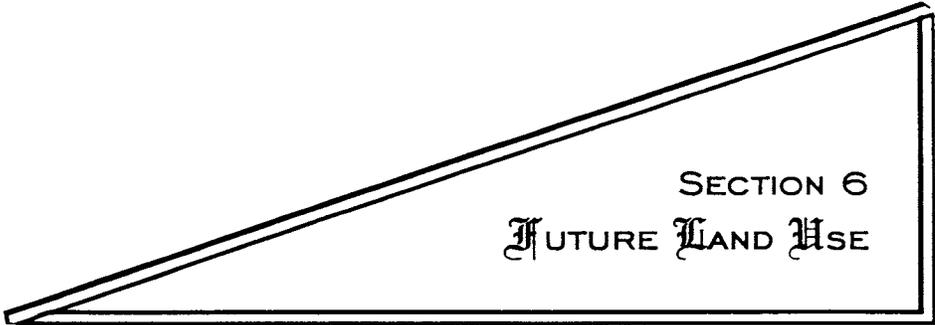
**Action B:** Form a Homer Village Historic Committee to promote and encourage preservation and coordinate activities with the Homer Historical Society.

**Action C:** Place official signage at the boundaries of the Historic District.

**Action D:** Consider obtaining "Michigan Heritage Route" designation for M-60 and M-99 as they pass through the Village.

**Action E:** Celebrate the historic, cultural and architectural resources of the Village by building on existing activities and traditions.

**Action F:** Increase access to and awareness of the Village Fire Museum.



SECTION 6  
FUTURE LAND USE

---

**Introduction**

The future arrangement of land use in the Homer area will be broadly influence by past development. With rare exceptions, what now exists will remain in the future. The challenge for future local leaders is to maintain the Village historic, cultural and architectural heritage while accommodating the needs of a growing and changing community.

In 1990 the Village had 1,758 people living in 650 households. The population projections contained in this plan forecast a 12% increase in the Village population between 1990 and 2020. This is an increase of just over 200 people. With the trend of smaller households one would expect at least a 15% increase in the number of households by the year 2020. This would result in almost 100 new dwellings being added in 30 years. This is a very conservative projection.

Community leaders could take more aggressive actions to attract new industry, business and housing. The goals and actions in Section 5 list many ways to help the Village grow at a faster rate than it has in the past. With a 25% increase in dwellings by 2020 there would be some 160 new households. The population of the Village

might reach 2100 by 2020. A goal might be set to increase the Village population to 2020 in the year 2020. Housing units would increase to over 800.

The next question is where will these new dwellings, businesses and employment land used be located. The Future Land Use Plan provides guidance on where these new land uses could be developed.

---

**Future Land Use Plan**

The Future Land Use Plan shows the preferred land use for vacant land if it were to be developed for an urban use. There is more land shown in the different land use classifications than will be needed for new development in the next 20 years. Therefore, a selection of different locations will be available.

**Residential** - The Village now has 181 acres in residential use. This is where more than 650 dwellings are located. The Land Use Plan shows 401 acres of residential land use, or 220 acres for new uses. The Prime locations for new housing are on the west side of the Village between Homer Lake and M-60, northwest between 24 ½ Mile Road and Hillsdale Street, northeast of the river north of M-60 and along Terrace Drive.

Additional multiple family residential uses can be accommodated in the southeast section of the Village. The area south of the New Village Estates is proposed for industrial use but could be developed for more moderate cost housing if that area is not used for industrial.

Existing housing in the Village should be preserved and owners should be encouraged to maintain their properties in a manner that instills pride. The new National Register Historic District will help encourage improvements to existing historic homes and may attract young families who want to work on older homes.

**Commercial and Business** - The Future Land Use Plan shows some 23 acres in commercial and business use. There are now about 15 acres being used for commercial. New commercial uses are shown along M-60 and Main Street. These are sites that are now zoned for commercial use but are vacant or are being used for a non-commercial activity. The owners of businesses and property zoned for commercial use need to work with local and county officials to promote Homer as a location for new business development.

**Industrial** - For the future, 149 acres are shown as being appropriate for industrial use. In the 1998 land use survey, only 43 acres were being used for industrial activity. The property north of M-60 and west of 24 ½ Mile Road will make a very suitable location for new employers. The other industrial area is at the south side of the Village around the existing industrial development.

The Village could take a lead role in promoting the development of an industrial park on the M-60 property west of 24 ½ Mile Road. If the current land owner is not interested in developing the land for industrial use a new owner or the Village might buy the land. A partnership of public and private efforts will be needed to find small or mid-sized firms to locate in Homer.

**Public and Quasi Public** - The Village park and trail system has received a major boost from the Kellogg Foundation grant. That money is being used for the planning and development of four park sites and the first phases of a linear park/trail system. The location of these future improvements is shown on the Future Land Use Map. The existing location and layout of major streets will be adequate to serve local transportation needs in the next 10 to 20 years.

SECTION 6 - FUTURE LAND USE

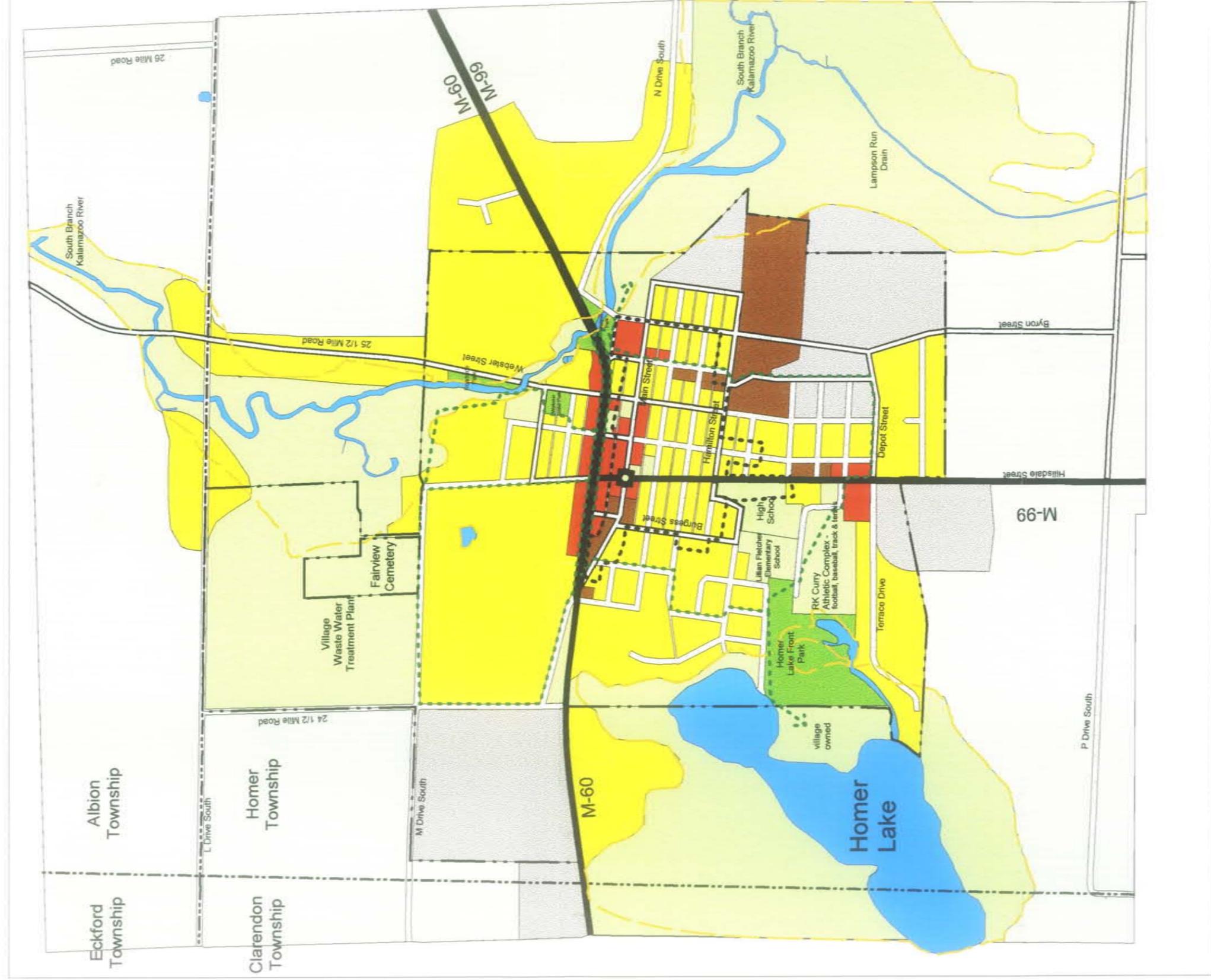
TABLE 6-1 - FUTURE LAND USE

	One & Two Family Residential	Multi- Family Residential	Commercial & Business	Industrial & Warehouse	Park	Public & Quasi- Public	Streets	Surface Water	Agricultural	Sum
Homer Village	359	42	23	149	34	195	123	18	0	943
Township Areas	168	0	0	53	0	552	71	108	1,342	2,294
Sum	527	42	23	202	34	747	194	126	1,342	3,237
Homer Village	35.3%	4.5%	2.4%	15.8%	3.6%	20.7%	13.0%	1.9%	0.0%	100.0%
Township Areas	7.3%	0.0%	0.0%	2.3%	0.0%	24.1%	3.1%	4.7%	58.5%	100.0%
Sum	15.4%	1.3%	0.7%	6.1%	1.3%	23.1%	6.0%	3.9%	41.5%	100.0%

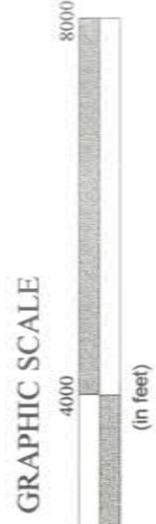
SOURCE: Gove Associates Inc.



# Future Land Use Plan Homer Village



Legend	
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span>	One or Two Family Residential
<span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span>	Multiple Family Residential
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span>	Commercial & Business
<span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span>	Industrial & Warehouse
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightyellow; border: 1px solid black;"></span>	Public & Quasi Public
<span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span>	Park
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span>	Surface Water
<span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span>	Agricultural
<span style="display: inline-block; width: 15px; height: 15px; background-color: black; border: 1px solid black;"></span>	State Highway
<span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black;"></span>	Major Streets
<span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span>	Local Streets
<span style="display: inline-block; width: 15px; height: 15px; border: 1px dotted black;"></span>	Village Boundary
<span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span>	Township Line
<span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed yellow;"></span>	Floodplains
<span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span>	Linear Park/Trail System
<span style="display: inline-block; width: 15px; height: 15px; border: 1px dotted black;"></span>	National Register Historic District



**Gove Associates Inc.**  
 1601 PORTAGE STREET  
 KALAMAZOO, MI 49001-3899  
 (616) 385-0011

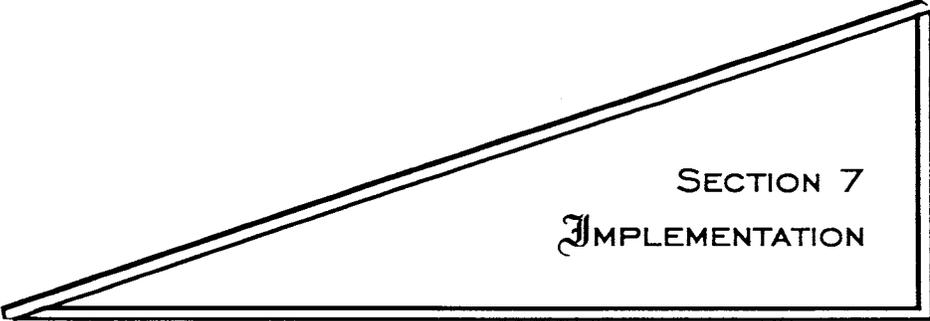
February 1999

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SECTION 6 - FUTURE LAND USE

MAP - FUTURE LAND USE





SECTION 7  
IMPLEMENTATION

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## Introduction

This section of the Plan presents the tools and processes that are currently available to the Village of Homer to help make this Plan a reality. It also contains a schedule that depicts the activities that should be undertaken along with the recommended participants, timing, and funding sources to secure success.

**Public Investment Strategies** represent the most pro-active method to develop the Village in accordance with this Plan. Both public and private sector investments in infrastructure are required for new developments. The location and timing of such development is dependent upon the capacity of the Village to pay for the necessary infrastructure. In the case of private sector (developer) improvements, the required Village approvals must be obtained.

**Cooperation** between the Village and other public and quasi-public entities is also critical to the success of the Plan. These entities play a key role in the use of land within the Village and communication needs to continue to be maintained to enable the Village to properly plan for the future. The School District, County Government, the

County Community Development Department, the Michigan Department of Environmental Quality and the Michigan Department of Transportation all have legal authority and responsibilities for programs and projects that occur in, and impact upon, the development of the Village. Coordination between these bodies and the Village is important for planning and programming needs to be maintained, and to accomplish the goals set forth in this Plan.

Finally, the activities occurring within surrounding townships, particularly those related to land use planning, zoning, and other development controls can have a direct impact upon planning within the Village. Coordination and communication should be ongoing among these jurisdictions.

**Information and education** are fundamental to the implementation of this Plan. Without the concurrence of residents, businesses, major employers, developers and school officials, the Plan will not be successful.

To help garner that concurrence and contribute to the success of the Plan, the Village needs to institute information and education programs. That can include sending a small flyer,

or tri-fold, that briefly describes the main components of the Plan and possibly include a small copy of the future land use map.

The Village might also consider conducting an annual or bi-annual community survey informing residents of recent developments and asking for impressions, attitudes, and opinions about specific issues related to current or proposed developments. This will help keep residents abreast of activities in the Village while providing information that will help officials better understand the opinions of residents.

The Village Capital Improvements Program (CIP) and Budget is a vehicle to tie the Plan to the Village's budgeting process. A CIP identifies the capital projects that the Village proposes to undertake, along with the sources of funding for each improvement. The CIP should generally follow the development recommendations of this Plan and phase those improvements accordingly. The Village's one year Capital Improvements Budget is intended to address those projects that are of the highest priority.

### **Implementation Schedule**

This Section complements the Plan's Goals and Actions (Section 5). The Implementation Schedule groups the actions under seven Goal Statements and identifies participants, the timing and potential funding sources for each action. The Implementation Schedule quickly identifies time frames and permits comparisons between the many actions identified in the Plan.

This list is not a comprehensive list of all actions needed over the next 10 to 20 years, but it is a list of the primary actions needed to accomplish the Plan's goals. Funding sources often change as time passes, as do organizations and priorities. The Village Planning Commission should annually review the schedule to ensure actions are accomplished and goals are met.

The Implementation Schedule lists participants that include local and state agencies or groups. Quite often an action has several participants marked due to the team effort required to accomplish many actions. The Schedule identifies primary and secondary participants. The Schedule's timing section identifies actions as short-range/ongoing actions (one to five years), or long-range actions (six or more).

**KEY TO IMPLEMENTATION PROGRAM**

<b>IMPLEMENTING BODIES AND PARTICIPANTS</b>	
<p>A - Village Council                      B - Village Planning Commission                      C - Village Staff                      D - Parks and Recreation Committee                      E - Neighboring Townships                      F - Main Street Merchants Association                      G - School District                      H - County Department of Community Development                      I - Michigan Department of Transportation (MDOT)                      J - Michigan Department of Environmental Quality (MDEQ)                      K - Historical Society and Village Historical Committee                      L - Library Board                      M - Community Foundation                      N - Service Clubs (Lions, Masonic Lodge and VFW)                      O - Homer Lake Board                      P - Zoning Administrator                      Q - Professional Consultant                      R - Community Organizations and Churches</p>	
<b>SCHEDULE</b>	<b>FUNDING SOURCES</b>
<p><b>Timing (Years)</b></p> <ul style="list-style-type: none"> <li>• 1-5 (Short-Range, Ongoing)</li> <li>• 6+ Years (Long-Range)</li> </ul>	<ul style="list-style-type: none"> <li>1 - General Revenues</li> <li>2 - Tax Increment Financing</li> <li>3 - Special Assessment District</li> <li>4 - Special Voted Millage or Bond</li> <li>5 - Revenue Bonds</li> <li>6 - Community Development Block Grant Program</li> <li>7 - MDEQ</li> <li>8 - MDOT (TEA 21 and Other)</li> <li>9 - Other Federal or State Grants and Loans</li> <li>10 - Michigan State Housing Development Authority (MSHDA)</li> <li>11 - Foundations, Grants, Contributions</li> <li>12 - Private and Business</li> </ul>

**IMPLEMENTATION SCHEDULE**

Goals and Actions	Lead Participants	Other Participants	Short-Range (1-5 Years)	Long-Range (6+ Years)	Funding Sources
<b>GOAL 1:</b> Encourage the expansion of existing retail and service businesses and also seek to attract new businesses to the community.					
<b>Action A:</b> Work with the Main Street Merchants Association to develop short-term and long-term objectives.	B,C,F	A,K,L,R	X		1,12
<b>Action B:</b> Complete an inventory and improvement plan for the downtown area that will enhance appearance and promote pedestrian traffic.	B,C,F	A,K,L,M,Q,R	X		1,6,9,11,12
<b>Action C:</b> Identify and attract the types of business that are desirable and sustainable.	C,F	A,B	X		1,6,9,11,12
<b>Action D:</b> Consider joining the National Trust for Historic Places' National Main Street Program to obtain resources and assistance.	C,F	A,B	X		1,12
<b>Action E:</b> Expand off-street parking as needed and add signage to identify parking areas.	A,C,F	B	X	X	1,6,9,11,12
<b>GOAL 2:</b> Encourage and promote the expansion of industrial development that creates new jobs for the residents of the Homer area.					
<b>Action A:</b> Develop or support the establishment of an industrial park with adequate streets and utilities.	A,C	B,H,I,Q	X		1,2,3,5,6,9,12
<b>Action B:</b> Work with existing employers to maintain and expand the existing job base of the community.	A,C	Q	X	X	1,6,9,12

**SECTION 7 - IMPLEMENTATION**

Goals and Actions	Lead Participants	Other Participants	Short-Range (1-5 Years)	Long-Range (6+ Years)	Funding Sources
<b>Action C:</b> Identify assistance and funding to finance improvements and programs that will encourage expansion of the community industrial employment base.	A,C	Q	X	X	1,6,9,12
<b>GOAL 3:</b> Provide an array of active and passive recreation areas and programs for all ages.					
<b>Action A:</b> Complete the Village Parks and Recreation Plan and update it every five years.	C,D	B,G,Q	X	X	1
<b>Action B:</b> Develop and maintain Village Park and trail system for passive and active recreation.	C,D	A	X	X	1,9,11,12
<b>Action C:</b> Explore all possible funding opportunities to support the development and maintenance of the Village Park system.	C,D	A,Q	X		1
<b>Action D:</b> Coordinate the development of facilities and the programming of activities with the School District.	B,C,D	A	X		1
<b>Action E:</b> Establish a permanent Village Parks and Recreation Advisory Committee.	A		X		1
<b>GOAL 4:</b> Encourage the development of more housing units of various types and price ranges and preservation of existing housing.					
<b>Action A:</b> Complete a housing market assessment to identify the type and price range of housing needed.	A,B,C	H,Q,R	X		1,6,9,10,11

**SECTION 7 - IMPLEMENTATION**

Goals and Actions	Lead Participants	Other Participants	Short-Range (1-5 Years)	Long-Range (6+ Years)	Funding Sources
<b>Action B:</b> Review existing zoning ordinance and propose amendments that will remove procedures not needed and add provisions to encourage new housing developments.	B,C,P	Q	X		1,6
<b>Action C:</b> Contact residential builders from the area to build housing units identified as being needed in the area. Provide developer incentives where possible.	A,B,C	B,Q	X		1,6
<b>Action D:</b> Promote use of residential grant and loan programs to improve the quality of existing housing.	A,C,H	K,R	X	X	1,11,12
<b>Action E:</b> Educate residents on how repairs to dwellings impact property taxes and property values.	C		X		1,11,12
<b>Action F:</b> Civic groups should develop programs to assist needy and elderly homeowners with painting and cleanup of their properties.	C,R	H,N	X	X	1,11,12
<b>GOAL 5:</b> Beautify the Village in ways that distinguish it as a quality place to live, work, play, or visit.					
<b>Action A:</b> The Village should enforce existing property maintenance codes and consider new regulations as needed.	A,C	P,Q	X	X	1
<b>Action B:</b> Inventory appearance problems along M-60 and M-99 in the Village and then develop an improvement plan to upgrade the appearance of the three major entry corridors (east, west and south).	A,B,C	H,I,Q	X		1,6,8,9,11,12



**SECTION 7 - IMPLEMENTATION**

Goals and Actions	Lead Participants	Other Participants	Short-Range (1-5 Years)	Long-Range (6+ Years)	Funding Sources
<b>Action C:</b> Plant and maintain more trees along public streets, in public parks and along the linear park/trail system.	C,D	G,H,I,N,R	X	X	1,6,8,9,11,12
<b>GOAL 6:</b> Maintain and improve basic community facilities and services.					
<b>Action A:</b> Complete improvements to the wastewater treatment system.	A,C	J,Q	X		1,5,9
<b>Action B:</b> Continue to repair, replace and construct new sidewalks in areas of highest need.	A,C	H,I,Q	X	X	1,8,9,11
<b>Action C:</b> Work with other groups, such as the Homer Lake Association, to reduce the impact that the Village storm runoff has on Homer Lake and the South Branch of the Kalamazoo River.	A,C,O	J,Q	X		1,3,7,8,9,11,12
<b>Action D:</b> Complete a study of the Village water system to ensure that surface water does not negatively impact the ground water (Wellhead Protection Study).	A,B,C	H,I,Q	X		1,6,9,11
<b>Action E:</b> Support the expansion of library facilities in the Village.	L,C	A,B,K,Q	X		1,4,9,11,12
<b>Action F:</b> Complete an assessment of the Village infrastructure systems every three to five years to determine the need for new, refurbished and expanded systems.	A,C	Q	X	X	1,4,5,9
<b>Action G:</b> Improve and expand waste collection and recycling services.	A,C,H		X		1,9

## SECTION 7 - IMPLEMENTATION

Goals and Actions	Lead Participants	Other Participants	Short-Range (1-5 Years)	Long-Range (6+ Years)	Funding Sources
<b>GOAL 7:</b> Encourage the preservation and restoration of significant historic architectural and cultural sites and buildings, and incorporate these in a plan to promote tourism.					
<b>Action A:</b> Use the Homer Village Historic District to promote tourism.	C,F,K	A,D	X	X	1,6,9,11,12
<b>Action B:</b> Form a Homer Village Historic Committee to promote and encourage preservation and coordinate activities with the Homer Historical Society.	A,C,F		X		1
<b>Action C:</b> Place official signage at the boundaries of the Historic District.	A,C,K	F	X		1,9,11
<b>Action D:</b> Consider obtaining "Michigan Heritage Route" designation for M-60 and M-99 as they pass through the Village	C,K	A,B,Q	X		1,9,11,12
<b>Action E:</b> Celebrate the historic, cultural and architectural resources of the Village by building on existing activities and traditions.	C,K,N,R	A,F	X	X	1,9,11,12
<b>Action F:</b> Increase access to and awareness of the Village Fire Museum.	C,K	A,F	X		1



The Homer Area Opinion Survey was filled out and returned by 193 households. Slightly more than 50 percent of the respondents live within the Village limits of Homer, and 20 percent live in Homer Township.

Respondents were asked to indicate whether they agree, disagree, or were neutral on a list of 17 statements pertaining to development and land use in the Homer area. Respondents as a group generally either agreed with or were neutral on the statements, and as a group they did not disagree with any of the statements. The three assertions they agreed with most often were, in order, that new retail stores and services businesses should be encouraged, that natural areas should be preserved, and that industrial development should be encouraged. Responses from outside the Village limits gave slightly different responses, indicating that preservation of farmland as well as natural areas is more important than industrial development. Homer Village residents also agreed with the need to preserve farmland, but favored industrial development by a small margin.

Respondents rated existing community services as either Excellent, Adequate, or Needs Improvement. More than half of the respondents cited three items as needing improvement: sidewalks, recreation activities, and recycling activities. Responses were the same whether respondents live within or outside of the Village of Homer.

The written responses to three open-ended questions have been analyzed. The three questions ask respondents what they like about the Homer area that they do not want to see changed, what they dislike about the area that they want changed, and invited other comments to be made about future development.

Many of the written comments covered similar subjects as were covered on the quantitative portion of the survey. As such, those comments only supplement the findings of the quantitative analysis.

For example, fourteen respondents wrote that they find the Homer school system to be among the best features of the area that they would not want to see changed. Only one respondent wrote unfavorably about the schools. A few other respondents wrote that they like the police department, the fire department, the Village government, the library, and the farms around the area. Among the items some respondents want changed are improved streets, sidewalks,

recycling, street lighting, cleaner drinking water, better crime enforcement, and better regulation of traffic downtown.

Other comments made by respondents cover topics not otherwise discussed on the survey. Among those are features unique to Homer, such as Barton Circle and Homer Lake.

Most of the respondents listing characteristics that they like about the Homer area and do not want changed cited certain intangibles, including seventeen writing that “small town atmosphere” is among the best features in the Homer area. Similarly, the other intangibles given gave good reviews to the friendliness of the people, the small town rural nature, the low crime rate, and other characteristics typical of many small towns. Among more concrete features, eight respondents cited Barton Circle as something they like and do not want changed. Seven respondents wrote that they would like to see old and historic buildings.

Respondents were more concrete when listing features of the Homer area they do not like and would like to see changed. Making repairs and improving appearances were among the most common responses. Among those responses, 33 respondents wrote that they would prefer stricter code enforcement. The most frequent targets of that criticism were residential areas and storefronts. Fifteen respondents wrote that Homer Lake needs cleaning. Other respondents wrote that the old mill and the mill pond also need to be cleaned. Three respondents wrote that they wished existing facilities would be repaired before the construction of new ones begins.

Other problems identified by the respondents concern children and teens. Fifteen respondents wrote that kids need more to do in the Homer area. A few respondents were concerned with behavioral problems by those kids, citing loitering, drug and alcohol use, noise, and littering. Six respondents wanted tougher curfew enforcement.

A few respondents cited the need for specific things that the Homer area needs. Eight respondents wrote that they would like to see more community events, such as parades, festivals, and so forth. Six want expansion of the library. Another six want businesses in the vacant buildings downtown, especially on Main Street. Four mentioned the need for a stoplight on M-60, three want another park, and three want a municipal pool.

# HOMER AREA OPINION SURVEY

## SUMMARY OF RESPONSES FROM OUTSIDE HOMER VILLAGE (89)

1. Please indicate how you feel about each of the following statements.

	Agree	Neutral	Disagree
a. More single family housing should be encouraged	59.6%	30.3%	5.6%
b. More apartment housing should be encouraged	32.6%	40.4%	24.7%
c. More housing is needed for seniors	59.6%	36.0%	2.2%
d. New retail stores and service businesses should be encouraged	83.1%	9.0%	5.6%
e. Industrial development should be encouraged	71.9%	14.6%	9.0%
	Agree	Neutral	Disagree
f. Rural farmland should be preserved	77.5%	18.0%	4.5%
g. Natural areas should be preserved	82.0%	16.9%	1.1%
h. Additional parking is needed downtown	20.2%	41.6%	34.8%
i. Existing parks and recreation programs need improvement	66.3%	24.7%	5.6%
j. Action is needed to improve the appearance of downtown	61.8%	27.0%	10.1%
	Agree	Neutral	Disagree
k. The appearance of existing housing needs improvement	53.9%	39.3%	3.4%
l. The appearance of Homer has improved in the last ten years	64.0%	21.3%	10.1%
m. Leadership by Village officials has been good	44.9%	40.4%	12.4%
n. More resources need to be allocated to crime prevention	48.3%	42.7%	7.9%
o. Citizens should be more involved in our community decisions	71.9%	24.7%	2.2%
	Agree	Neutral	Disagree
p. Traffic laws and enforcement need to be stricter	13.5%	51.7%	31.5%
q. Added community services justify added taxes	24.7%	41.6%	31.5%
r. Action is needed to improve the appearance of M-60 (Leigh) through the Village	58.4%	27.0%	11.2%

2. Please rate the following community services that are available to you

	Excellent	Adequate	Needs Improvement		Excellent	Adequate	Needs Improvement
a. Police Service	14.6%	60.7%	15.7%	j. Street Trees	14.6%	50.6%	19.1%
b. Fire Service	37.1%	46.1%	4.5%	k. Landscaping of Public Areas	19.1%	47.2%	23.6%
c. Ambulance Service	10.1%	51.7%	22.5%	l. Sidewalks	9.0%	32.6%	46.1%
d. Drinking Water	10.1%	41.6%	23.6%	m. Library	20.2%	44.9%	24.7%
e. Sanitary Sewers	11.2%	46.1%	9.0%	n. Schools	40.4%	41.6%	11.2%
f. Storm Drainage	9.0%	42.7%	13.5%	o. Park Improvements	9.0%	32.6%	39.3%
g. Street Surfaces	11.2%	38.2%	30.3%	p. Recreation Activities	2.2%	28.1%	47.2%
h. Street Maintenance	12.4%	43.8%	25.8%	q. Recycling Activities	7.9%	29.2%	51.7%
i. Street Lighting	12.4%	56.2%	9.0%	r. Trash Removal	5.6%	55.1%	10.1%

3. What do you LIKE about the Homer area that you WOULD NOT want to see changed?

60.7%

4. What do you DISLIKE about the Homer area that you WOULD want to see changed?

74.2%

5. Other Comments about future development in the Homer area:

18.0%

### General Respondent Information

6. Where do you live?

within the village limits of Homer.....	0.0%	Albion Township .....	13.5%	Eckford Township.....	14.6%
Homer Township .....	43.8%	Clarendon Township .....	21.3%	elsewhere .....	6.7%

7. Including yourself, how many people live in your household?

1.....	9.0%	3.....	15.7%	5.....	6.7%	7.....	2.2%
2.....	37.1%	4.....	25.8%	6.....	2.2%	7+ .....	0.0%

8. What are the ages of members of your household? Please write the number of household members by each age group.

Under 5 years old _____	18-24 _____	45-54 _____
5-12 _____	25-34 _____	55-64 _____
13-17 _____	35-44 _____	65+ _____

9. How many persons in your household are currently employed?

Full Time \_\_\_\_\_ Part Time \_\_\_\_\_

10. Which category best reflects your annual household income?

less than \$10,000	2.2%	\$15,001 - \$25,000	9.0%	\$35,001 - \$50,000	21.3%	Above \$75,000	12.4%
\$10,000 - \$15,000	1.1%	\$25,001 - \$35,000	23.6%	\$50,001 - \$75,000	18.0%		

THANK YOU FOR YOUR TIME! PLEASE FOLD AND RETURN THE SURVEY BY AUGUST 10:

Place  
Stamp  
Here

Homer Village Clerk  
 130 East Main Street  
 PO Box 155  
 Homer, MI 49245-0155

# HOMER AREA OPINION SURVEY

## SUMMARY OF RESPONSES FROM HOMER AREA (193)

1. Please indicate how you feel about each of the following statements.

	Agree	Neutral	Disagree
a. More single family housing should be encouraged	65.8%	24.9%	4.1%
b. More apartment housing should be encouraged	37.8%	37.8%	19.2%
c. More housing is needed for seniors	56.0%	34.2%	4.7%
d. New retail stores and service businesses should be encouraged	85.5%	8.8%	3.6%
e. Industrial development should be encouraged	76.7%	12.4%	6.2%
	Agree	Neutral	Disagree
f. Rural farmland should be preserved	71.5%	21.2%	4.7%
g. Natural areas should be preserved	75.1%	19.2%	1.6%
h. Additional parking is needed downtown	22.3%	40.4%	32.1%
i. Existing parks and recreation programs need improvement	60.6%	28.5%	5.7%
j. Action is needed to improve the appearance of downtown	61.1%	26.4%	9.3%
	Agree	Neutral	Disagree
k. The appearance of existing housing needs improvement	62.7%	26.4%	5.2%
l. The appearance of Homer has improved in the last ten years	59.6%	24.9%	10.4%
m. Leadership by Village officials has been good	39.4%	42.5%	15.5%
n. More resources need to be allocated to crime prevention	49.2%	38.9%	8.8%
o. Citizens should be more involved in our community decisions	71.5%	24.4%	1.0%
	Agree	Neutral	Disagree
p. Traffic laws and enforcement need to be stricter	26.9%	44.0%	24.4%
q. Added community services justify added taxes	25.4%	39.4%	29.5%
r. Action is needed to improve the appearance of M-60 (Leigh) through the Village	56.0%	27.5%	11.4%

2. Please rate the following community services that are available to you

	Excellent	Adequate	Needs Improvement		Excellent	Adequate	Needs Improvement
a. Police Service	16.6%	57.5%	19.2%	j. Street Trees	12.4%	53.9%	23.8%
b. Fire Service	43.5%	45.1%	3.1%	k. Landscaping of Public Areas	13.5%	56.0%	22.8%
c. Ambulance Service	7.8%	53.9%	25.9%	l. Sidewalks	4.7%	22.3%	66.3%
d. Drinking Water	8.8%	40.4%	36.3%	m. Library	18.7%	44.6%	29.0%
e. Sanitary Sewers	14.0%	53.4%	13.5%	n. Schools	37.3%	46.1%	10.4%
f. Storm Drainage	8.8%	47.2%	23.3%	o. Park Improvements	7.8%	39.4%	40.4%
g. Street Surfaces	8.3%	38.3%	40.9%	p. Recreation Activities	2.6%	35.8%	49.2%
h. Street Maintenance	10.9%	43.5%	34.7%	q. Recycling Activities	5.7%	32.1%	55.4%
i. Street Lighting	12.4%	54.9%	19.2%	r. Trash Removal	7.3%	58.0%	18.7%

3. What do you LIKE about the Homer area that you WOULD NOT want to see changed?  
58.0%

4. What do you DISLIKE about the Homer area that you WOULD want to see changed?  
74.6%

5. Other Comments about future development in the Homer area:  
23.8%

### General Respondent Information

6. Where do you live?

within the village limits of Homer.....	50.3%	Albion Township.....	6.2%	Eckford Township.....	6.7%
Homer Township.....	20.2%	Clarendon Township.....	9.8%	elsewhere.....	3.1%

7. Including yourself, how many people live in your household?

1.....	13.5%	3.....	13.5%	5.....	8.3%	7.....	1.0%
2.....	36.3%	4.....	23.8%	6.....	1.0%	7+.....	0.0%

8. What are the ages of members of your household? Please write the number of household members by each age group.

Under 5 years old _____	18-24 _____	45-54 _____
5-12 _____	25-34 _____	55-64 _____
13-17 _____	35-44 _____	65+ _____

9. How many persons in your household are currently employed?

Full Time \_\_\_\_\_ Part Time \_\_\_\_\_

10. Which category best reflects your annual household income?

less than \$10,000	3.6%	\$15,001 - \$25,000	11.9%	\$35,001 - \$50,000	22.3%	Above \$75,000	12.4%
\$10,000 - \$15,000	8.1%	\$25,001 - \$35,000	16.1%	\$50,001 - \$75,000	14.0%		

THANK YOU FOR YOUR TIME! PLEASE FOLD AND RETURN THE SURVEY BY AUGUST 10:

Place  
Stamp  
Here

Homer Village Clerk  
130 East Main Street  
PO Box 155  
Homer, MI 49245-0155

# HOMER AREA OPINION SURVEY

## SUMMARY OF RESPONSES FROM HOMER VILLAGE (97)

1. Please indicate how you feel about each of the following statements.

	Agree	Neutral	Disagree
a. More single family housing should be encouraged	72.2%	18.6%	3.1%
b. More apartment housing should be encouraged	43.3%	34.0%	14.4%
c. More housing is needed for seniors	52.6%	33.0%	6.2%
d. New retail stores and service businesses should be encouraged	86.6%	9.3%	2.1%
e. Industrial development should be encouraged	79.4%	11.3%	4.1%
	Agree	Neutral	Disagree
f. Rural farmland should be preserved	67.0%	22.7%	5.2%
g. Natural areas should be preserved	71.1%	19.6%	1.0%
h. Additional parking is needed downtown	23.7%	38.1%	30.9%
i. Existing parks and recreation programs need improvement	55.7%	30.9%	6.2%
j. Action is needed to improve the appearance of downtown	57.7%	27.8%	9.3%
	Agree	Neutral	Disagree
k. The appearance of existing housing needs improvement	68.0%	16.5%	7.2%
l. The appearance of Homer has improved in the last ten years	57.7%	26.8%	9.3%
m. Leadership by Village officials has been good	35.1%	44.3%	17.5%
n. More resources need to be allocated to crime prevention	47.4%	37.1%	10.3%
o. Citizens should be more involved in our community decisions	70.1%	24.7%	0.0%
	Agree	Neutral	Disagree
p. Traffic laws and enforcement need to be stricter	36.1%	38.1%	19.6%
q. Added community services justify added taxes	24.7%	37.1%	29.9%
r. Action is needed to improve the appearance of M-60 (Leigh) through the Village	51.5%	28.9%	12.4%

2. Please rate the following community services that are available to you

	Excellent	Adequate	Needs Improvement		Excellent	Adequate	Needs Improvement
a. Police Service	19.6%	55.7%	20.6%	j. Street Trees	10.3%	57.7%	27.8%
b. Fire Service	49.5%	44.3%	2.1%	k. Landscaping of Public Areas	9.3%	63.9%	21.6%
c. Ambulance Service	6.2%	56.7%	26.8%	l. Sidewalks	1.0%	13.4%	84.5%
d. Drinking Water	7.2%	40.2%	47.4%	m. Library	18.6%	45.4%	29.9%
e. Sanitary Sewers	15.5%	60.8%	17.5%	n. Schools	37.1%	51.5%	6.2%
f. Storm Drainage	8.2%	51.5%	32.0%	o. Park Improvements	7.2%	45.4%	40.2%
g. Street Surfaces	6.2%	40.2%	48.5%	p. Recreation Activities	3.1%	42.3%	50.5%
h. Street Maintenance	10.3%	44.3%	41.2%	q. Recycling Activities	4.1%	34.0%	59.8%
i. Street Lighting	12.4%	55.7%	26.8%	r. Trash Removal	9.3%	61.9%	24.7%