



Village of Lawton
PLANNING COMMISSION / MASTER PLAN STEERING COMMITTEE
and VILLAGE COUNCIL
JOINT SPECIAL MEETING
125 S. MAIN, LAWTON MI 49065 269.624.6407
Thursday, June 7, 2022
MINUTES

A. Call to Order/Roll Call: Meeting kicked off at 5:35 pm by Joy Sportel of Progressive. Village Council Present: Peterson, Turner, Smith, E. Dudek, G. Dudek, Tanis. Absent: Appleby. Planning Commission Present: Knapp, Rathbun, Allen, Hellman, M. Dudek, Chmiel. Planning Commission Absent: None. Also Present: Superintendent Hackenberg, Police Chief Mack, Joy Sportel, and Suzanne Schultz of Progressive, Thomas Osborne, Jennifer Robertson, Kathy Drew, Ann Turner, Ryan Kilpatrick And Jim Dietz Sr.

B. Meeting in Conjunction with Master Plan Steering Committee and Planning Commission to review Master Plan Goals:

1. Joy Sportel reviewed the community open house that took place on April 14, 2022.

- a. Sportel noted that approximately 65 members of the community attended, and there was a lot of positive feedback around the efforts up to this point.
- b. Reviewed and discussed community goals for the Master Plan to be updated in Fall.

2. Suzanne Schultz reviewed the Village's Infrastructure.

- a. Daily water usage has been declining:
 - o 2015: 1636 gallons per minute (gpm)
 - o 2016: 1467 gmp
 - o 2017: 1793 gmp
 - o 2018: 1087 gmp
 - o 2019: 1071 gmp

The Village has capacity for another **+/-3,500 REUs** (residential equivalent unit). 1 REU is equivalent to 250 gallons per day (gpd) which assumes a person uses 100 gallons with an average household of 2.5 persons. (**1 new house= 1 REU**). We currently have 910 housing structures.

The calculations do not account for Welch's planned upcoming expansion or any expansion outside of the Village.

b. Sewer capacity is not as high as the water capacity, with +/- 740 REU's.

3. Ryan Kilpatrick from Housing Next reviewed a Housing Assessment of Lawton and trends in housing market development.

As of 2019:

- a. Population has declined slightly - current population of the Village is 1,850 people with 2020 census (down 50 from 2010.)
- b. Housing stock has remained relatively flat
- c. Vacancy rates have risen slightly (5%)
- d. Median home value is up 24% (\$104,600)
- e. Median income is up 34% (\$48k/yr)
- f. Median rent is up 46% (\$628/mo)
- g. 40% of households are just 1-2 people
- h. Large share of low-income seniors
- i. Most homes are at least 50 years old

Trends for new housing developments in transitional and revitalizing markets have been collapsing zoning districts to allow for more varied housing units, including conversion of existing homes to multifamily, allowing for accessory dwellings and permitting smaller homes on smaller lots. These developments include mixed use housing types to maximize value. The benefits of these developments include shared green space and smaller individual yards to lower individual unit maintenance. These varied units allow the market to respond to actual needs of families, and higher densities create an increased tax base that allows for increased neighborhood amenities. It also conserves land on the edges of town.

4. Sportel led the group in a Land Use Mapping Activity. Groups conferred on where housing development should occur in Lawton. All groups came to a similar consensus. Sportel will present the maps at the next meeting.