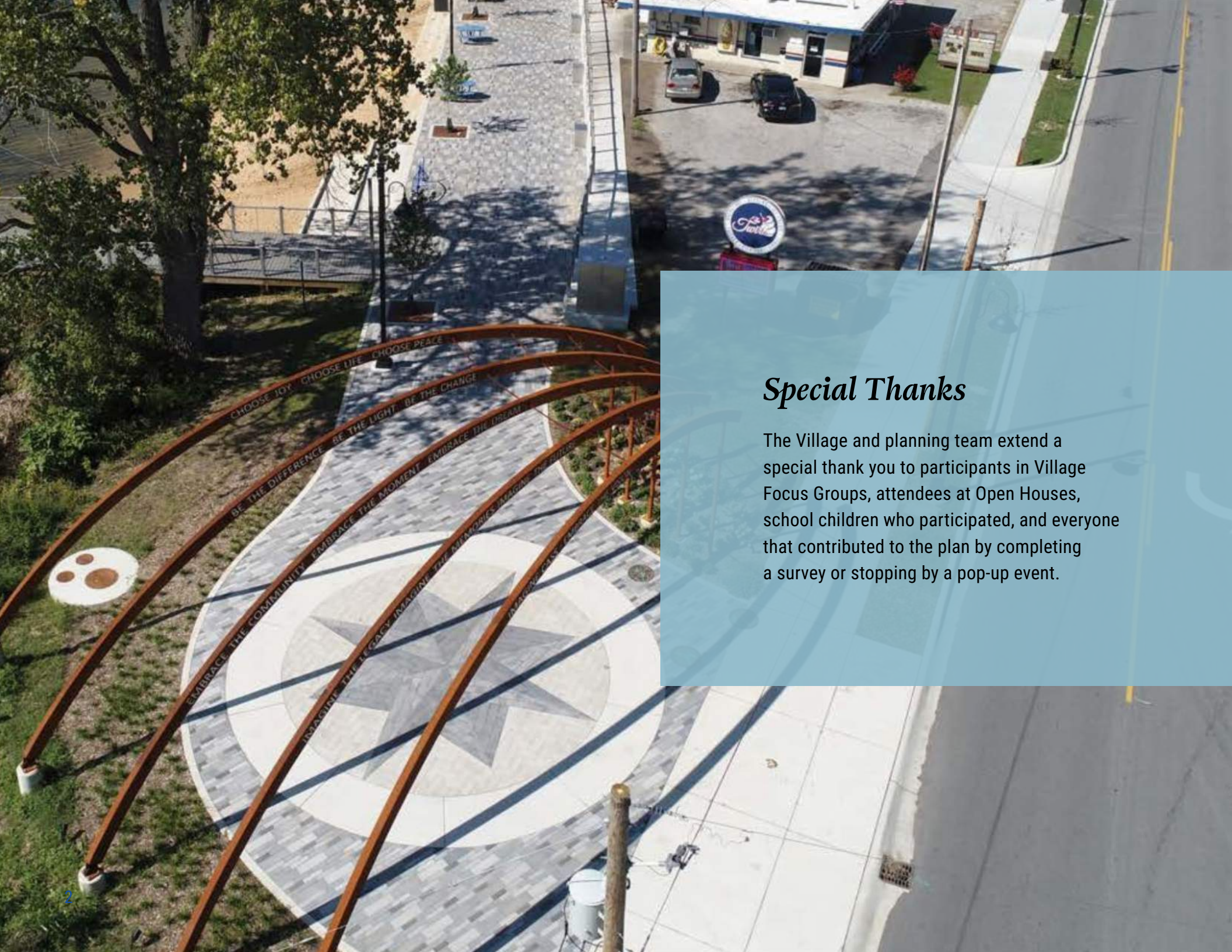
Voices of Cassopolis

COMMUNITY PLAN 2026





Special Thanks

The Village and planning team extend a special thank you to participants in Village Focus Groups, attendees at Open Houses, school children who participated, and everyone that contributed to the plan by completing a survey or stopping by a pop-up event.

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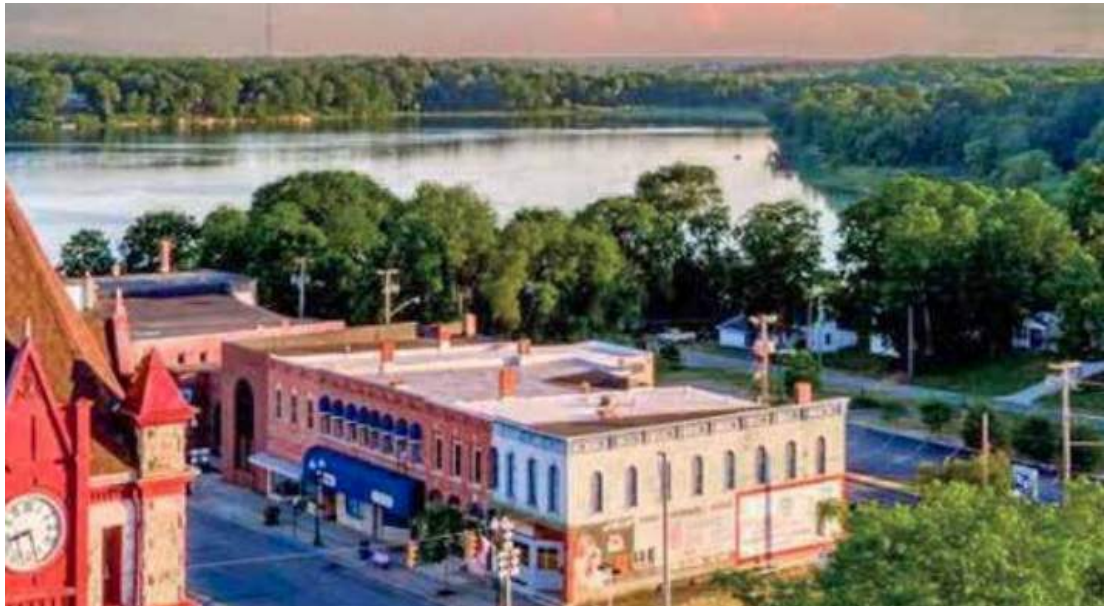


PROGRESSIVE COMPANIES

The Need to Plan

The Village of Cassopolis is a statewide example of a rural community that shows what happens when communities commit to investing in themselves. Since the last Master Plan was adopted in 2019, the Village has overseen transformational investments in its downtown, parks, neighborhoods, and public spaces. *Voices of Cassopolis* builds on the success of the past by engaging residents and stakeholders to identify goals and projects that will lead to continued success.





A blueprint for growth.

The Village's Master Plan serves as a blueprint for growth over the next ten years. Enabled by Michigan State Law (Michigan Planning Enabling Act of 2008), a master plan is required to address land use issues like housing, neighborhood character, natural features preservation, and commercial development, but also infrastructure, such as roads, bike paths, or utilities.

This Master Plan was developed along with an update to the 5-Year Parks and Recreation Plan which enables the Village to apply for Michigan Department of Natural Resource (MDNR) grants for park and open space improvements. That plan will be finalized for the 5-year period running from 2027 to 2031. The Village of Cassopolis Planning Commission and Village Council will be guided by this Master Plan as they consider proposals for development. The *Voices of Cassopolis* Master Plan outlines specific goals and how to get there, looking 10 years into the future with reassessments every five years to ensure goals and objectives are still relevant. This plan is structured similarly, its purpose is to establish clear priorities that reflect the community's future vision and identify actionable projects that further this future vision.

The 2019 Master Plan established key goals and priority projects.

Though in various stages of implementation, the vast majority of capital-intensive projects have been completed, including:

- ✓ Redevelopment of Stone Lake Beach to transform a vacant and dangerous roadway into a point of community pride and a regional attraction, including additional development of Log Cabin Park in 2025.
- ✓ Completion of significant streetscape improvements that laid the groundwork for transformation in the Downtown area.
- ✓ Commercial rehabilitation and facade improvements of many downtown buildings.
- ✓ Added infrastructure to support 37 new homes and completed rehabilitation on more than 70 homes by leveraging grant funding.
- ✓ Buildout of new infrastructure in the Village's SMART Park, attracting new jobs and investment to the community.
- ✓ Construction of new Village Municipal Complex.

BEFORE

AFTER



Lake Street prior to 2019

Stone Lake Beach Park (Formerly Lake Street)



Looking Ahead: Listening to the Voices of Cassopolis

The Voices of Cassopolis Master Planning process emphasized engaging the community in a variety of formats to ensure that the priorities for this plan reflect a vision for the future shared by residents, youth, and our local business community. Throughout the planning process and community engagement, a consistent theme emerged about what makes the Village of Cassopolis so special: It's People.

This plan blends feedback from residents at events, online survey responses, work with students in Cassopolis Public Schools, and small group conversations with local leaders and stakeholders to prioritize projects and actions that will support the Village's next stage of growth. The Village has seen significant positive change since the last plan was adopted in 2019, this plan answers "What's Next?" based on feedback from the Voices of Cassopolis.

Existing Conditions

Understanding general population, economic, and commuting trends helped inform which projects would be most impactful.

This information was shared with Stakeholders and the Planning Commission as they considered plan goals and priorities.

Planning for the future is important for residents of all ages, particularly as the community's demographics and housing needs continue to evolve.



Population fell from 2000 to 2020, but has since **rebounded** to where it was in 2000.



The Village median household **income is lower** than both the county and state.



There are significantly fewer children and young adults, as well as **more middle-aged and retired residents** now than 20 years ago.

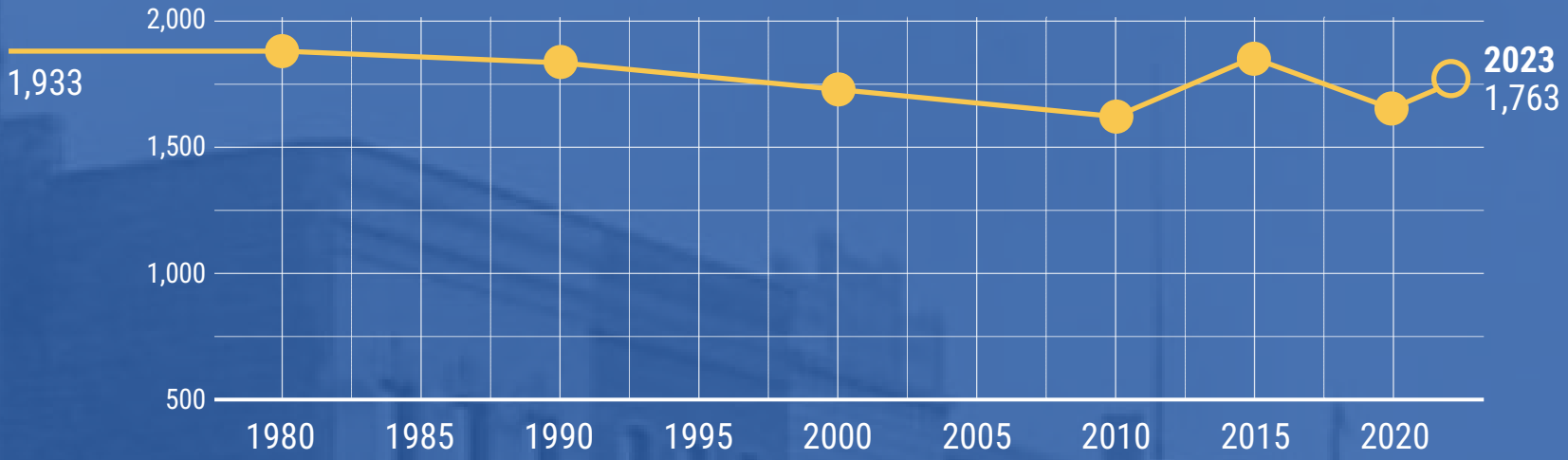


Most housing was built more than 50 years ago and does not adequately accommodate changing household dynamics.

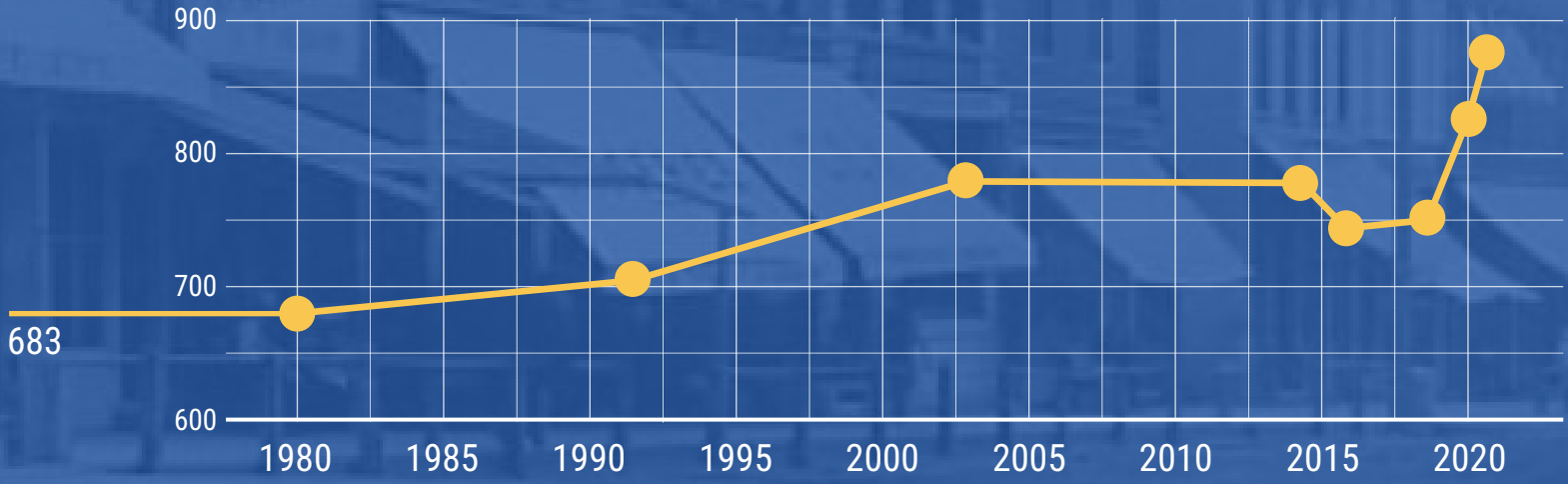


Most residents commute outside of the Village for work, and the people that come to the Village of Cassopolis for work are employed in manufacturing, public administration and schools, or health care services.

Population, *1980-2023*



Housing Units, *1980-2023**

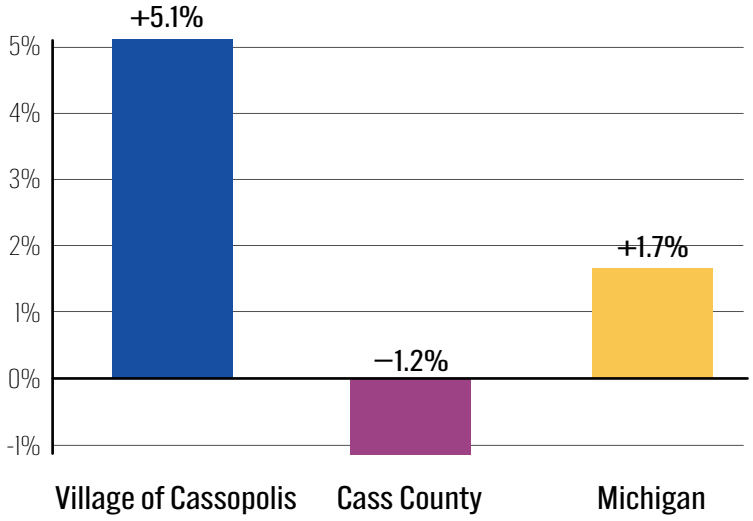


*Select years

The Village population increased from 1,677 in 2013 to 1,763 in 2023—a 5.1 percent increase.

Over this ten-year period, the white population fell from 978 to 900 (-8%), the African-American population increased from 430 to 552 (+28.4%), and the number of residents identifying as Hispanic or Latino fell from 126 to 66. Residents of the Village are also getting older. Between 2013 and 2023, the share of residents over age 55 increased 7.4 percentage points, from 24.1 percent to 31.5 percent. This figure is consistent with an increase in the median age in the Village, which grew from 31.1 years to 42.6 years between 2013 and 2023.

Change in Population 2013—2023

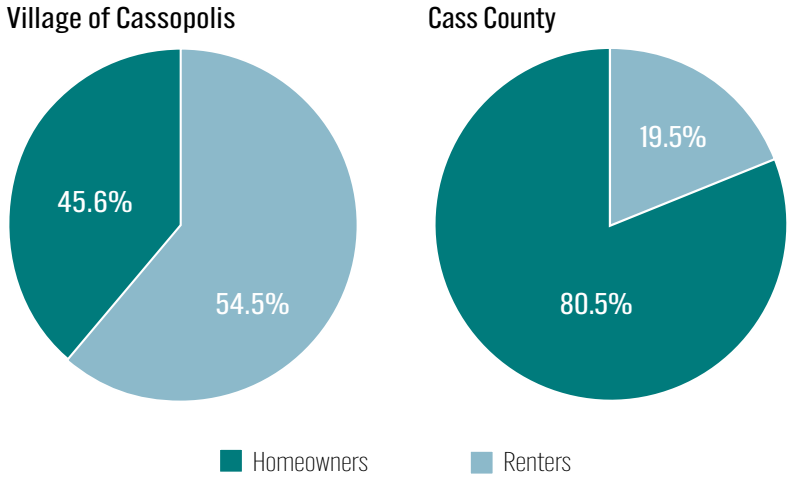


Source: U.S. Census Bureau, ACS 5-Year Estimates 2023 and 2013; Total Population

Most homes are owner-occupied, but at a significantly lower rate than Cass County overall.

Of the 854 housing units within the Village of Cassopolis, the U.S. Census Bureau reports that 54.5 percent are owner-occupied. This is lower than the homeownership rate for Cass County, which is 80.5 percent. This difference is expected, as the Village of Cassopolis provides a range of housing types and options, while the rural areas of the county are dominated by single-family homes and farmsteads. About 68 percent of homes in the Village are single-family homes, compared to about 86 percent of homes in Cass County.

Homeownership vs. Renting 2023



Source: U.S. Census Bureau, ACS 5-Year Estimates 2023; Housing Unit Tenure

About two-thirds of housing units are single-family homes.

Outside of single-family housing, the VIllage of Cassopolis has a variety of housing types. The largest share of housing units outside of single-family homes are located in apartment buildings with between 20 and 49 units, which account for 15 percent of all housing units in the Village. The consequence is that the Village of Cassopolis has two primary housing types, single-family homes and larger apartment buildings. This dynamic reveals opportunities to explore the creation of more housing options between single-family homes and larger apartments that can meet the community's needs for growth.

Housing Unit by Type
2023

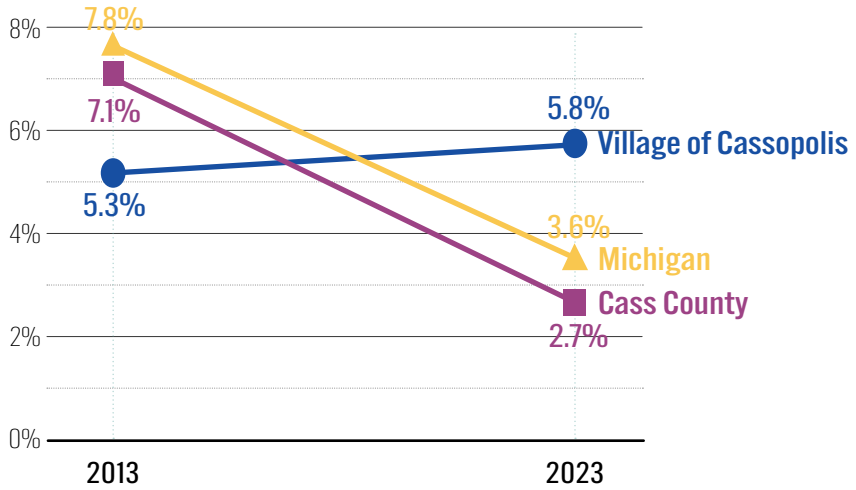
Single-family	67.7%
Duplex (two units)	3.6%
3 or 4 units	4.3%
5 to 9 units	2.8%
10 to 19 units	0.8%
20 to 49 units	15.0%
50 or more	0.5%
Mobile home	5.3%

Source: U.S. Census Bureau, ACS 5-Year Estimates 2023

From 2013 to 2023, unemployment hovered between 5 and 6 percent.

In 2013, the unemployment rate of residents of the Village of Cassopolis was more than two percent below the state. In 2023, the most recent data available, the unemployment rate in the Village was nearly 6 percent, while Michigan is 3.6 percent and Cass County is 2.7 percent. The three largest industries of employment in the Village are (1) manufacturing, (2) retail trade, and (3) education services, healthcare, and social assistance.

Unemployment Rate
2013–2023



Source: U.S. Census Bureau, ACS 5-Year Estimates 2023 and 2013; Civilian Population in Labor Force 16 Years and Over: Unemployed

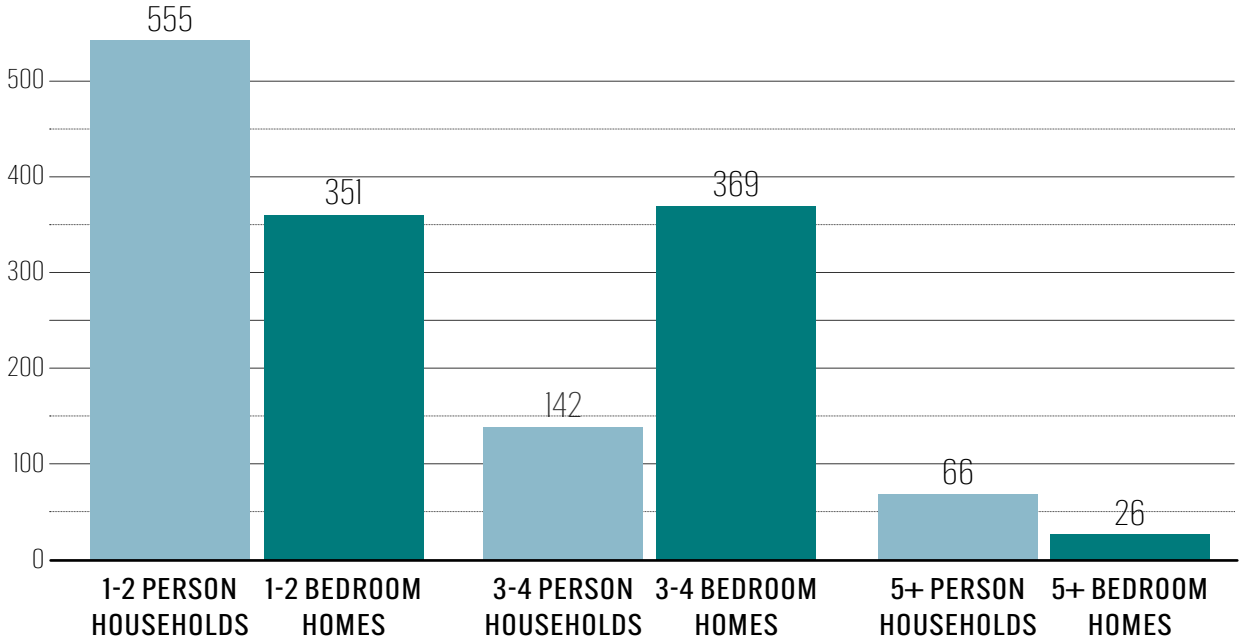
There is a housing/household mismatch in the Village of Cassopolis.

The median construction year of a housing unit in the Village of Cassopolis is 1953—nearly 20 years older than the statewide average. Since 1953, the structure and size of families and households has certainly shifted. Comparing household size with the physical size of homes demonstrates a mismatch, albeit in a simplified manner. For example, there are 555 households of one or two people, but there are only 351 homes with one or two bedrooms. On the other hand, there would appear to be an excess of three and four bedroom homes (369), as there are just 142 households with three or four people.

Home values are on the rise, as are costs for renters.

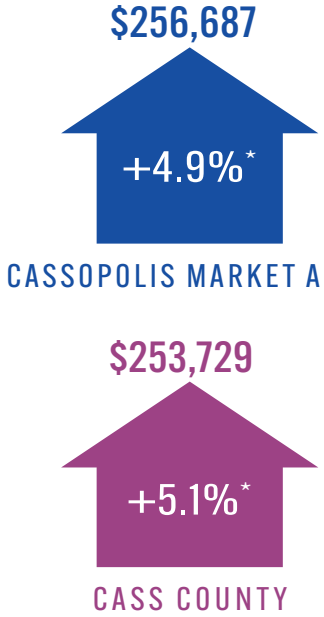
Across the decade from 2013 to 2023, the median gross monthly rent increased from $354 to $827—an increase of 114 percent. Income for renters, however, exceed this growth. During the same period, the median household income for renter-occupied households also increased from $12,299 to $30,694.

Household size vs. Number of bedrooms
Village of Cassopolis, 2023



Source: U.S. Census Bureau, ACS 5-Year Estimates 2023; Household Size; Housing Unit Type

Zillow Home Value Index
2025—2026



*One-year change as of February 2026
Source: Zillow.com

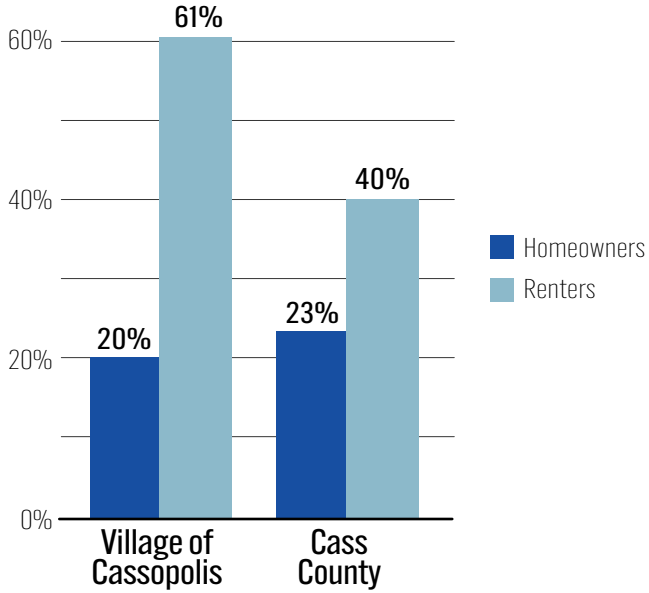
Renters in the Village of Cassopolis pay more than 60 percent of their annual income toward housing costs.

Between 2013 and 2023, the percentage of cost-burdened renter households increased significantly. In 2013, 50.2 percent of renter-occupied households paid 30 percent or more of their annual income toward rent. In 2023, that figure grew to 60.9 percent. This may indicate that monthly rent is taking up more of people's budgets than in the past.

Median household income in the Village is more than $30,000 under the state's median.

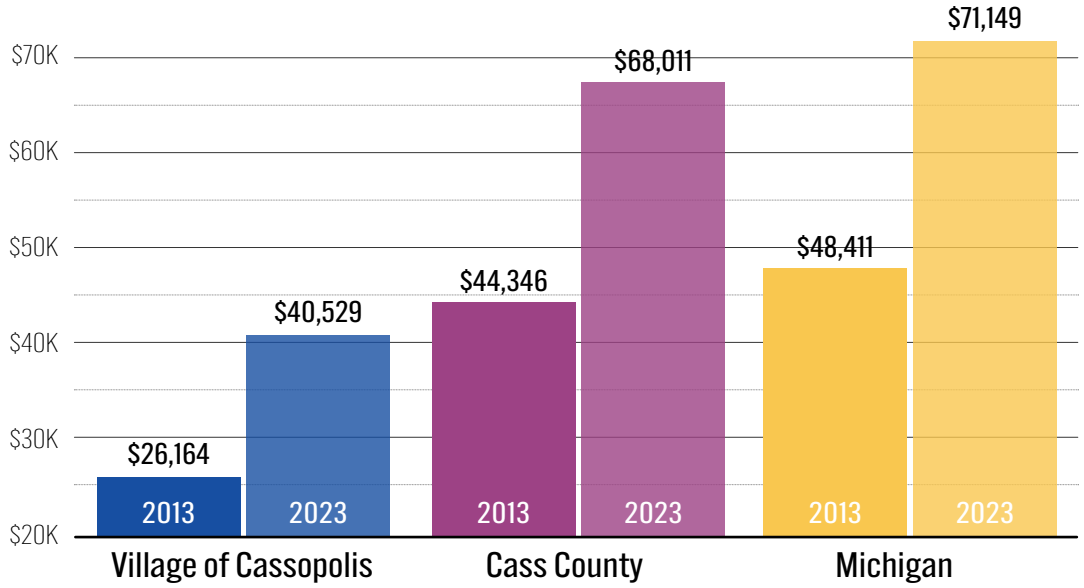
The median household income in the Village is lower than both the county and state, according to 2023 figures released by the U.S. Census Bureau. At $40,529, the median household income in the Village of Cassopolis is $27,482 lower than Cass County and $30,620 lower than Michigan.

Housing Cost Burden
2023



Source: ACS 2023 (5-Year Estimates, U.S. Census Bureau)

Median Household Income
2013–2023



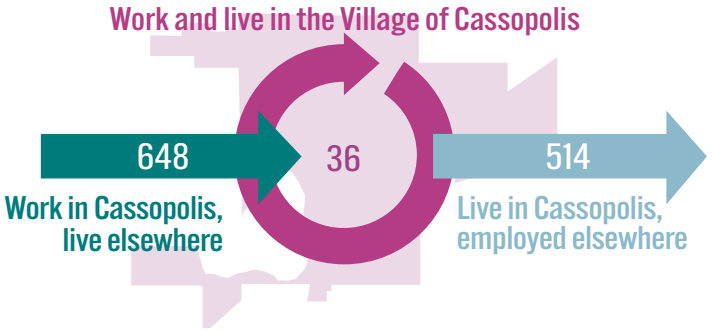
*Median annual household income; Source: ACS 2023 (5-Year Estimates, U.S. Census Bureau)

While most people drive alone to work, nearly 12 percent of residents of the Village report walking to their jobs.

This figure is considerably larger than the share of workers in Cass County and Michigan who commute by walking, which are both about two percent. While the vast majority of workers commute by car alone (64.5 percent), a healthy 11.5 percent carpool. This figure, too, is larger than both Cass County (10.1 percent) and Michigan (8 percent). Two percent of workers use public transportation, while 11.8 percent walk to work. Almost eight percent (7.5) of workers reported working at home.

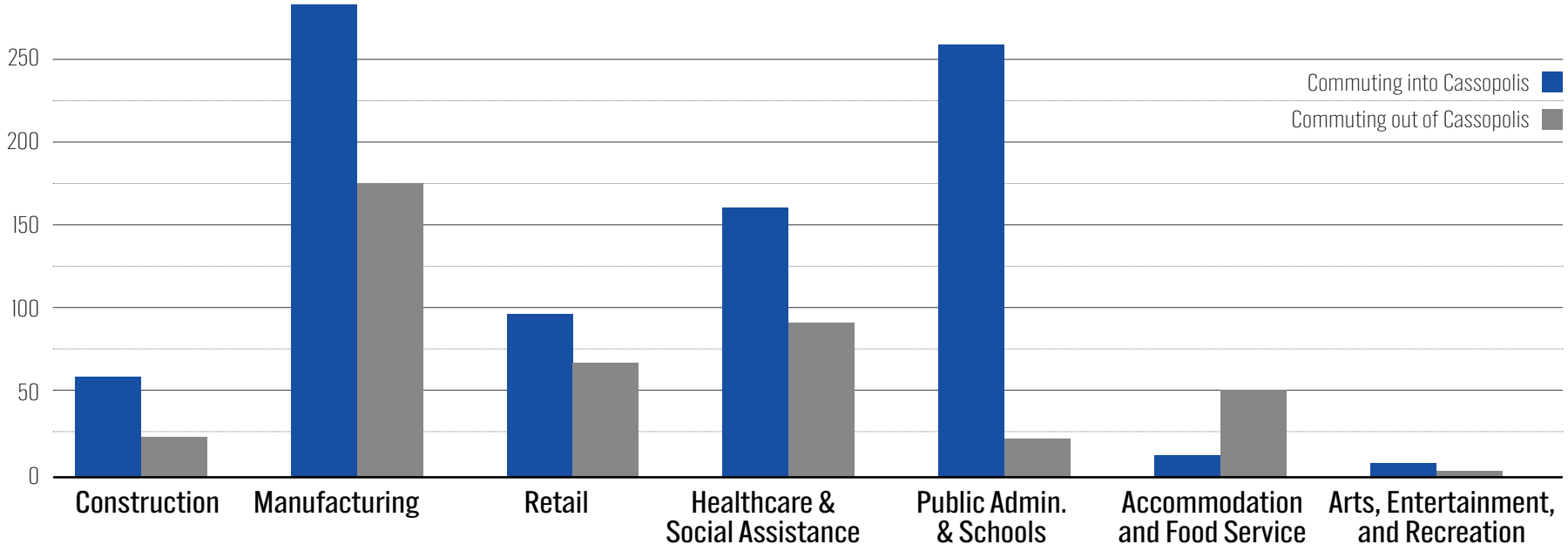
Inflow/Outflow of Workers, 2021

According to the most recent data available, just 36 individuals live and work in the Village of Cassopolis. More workers commute into the Village, with 648 workers in Cassopolis who live outside of the Village. Another 514 individuals live in Cassopolis but are employed outside of the Village.



Source: U.S. Census Bureau, "OnTheMap," https://onthemap.ces.census.gov

Industries by Commute Type 2021

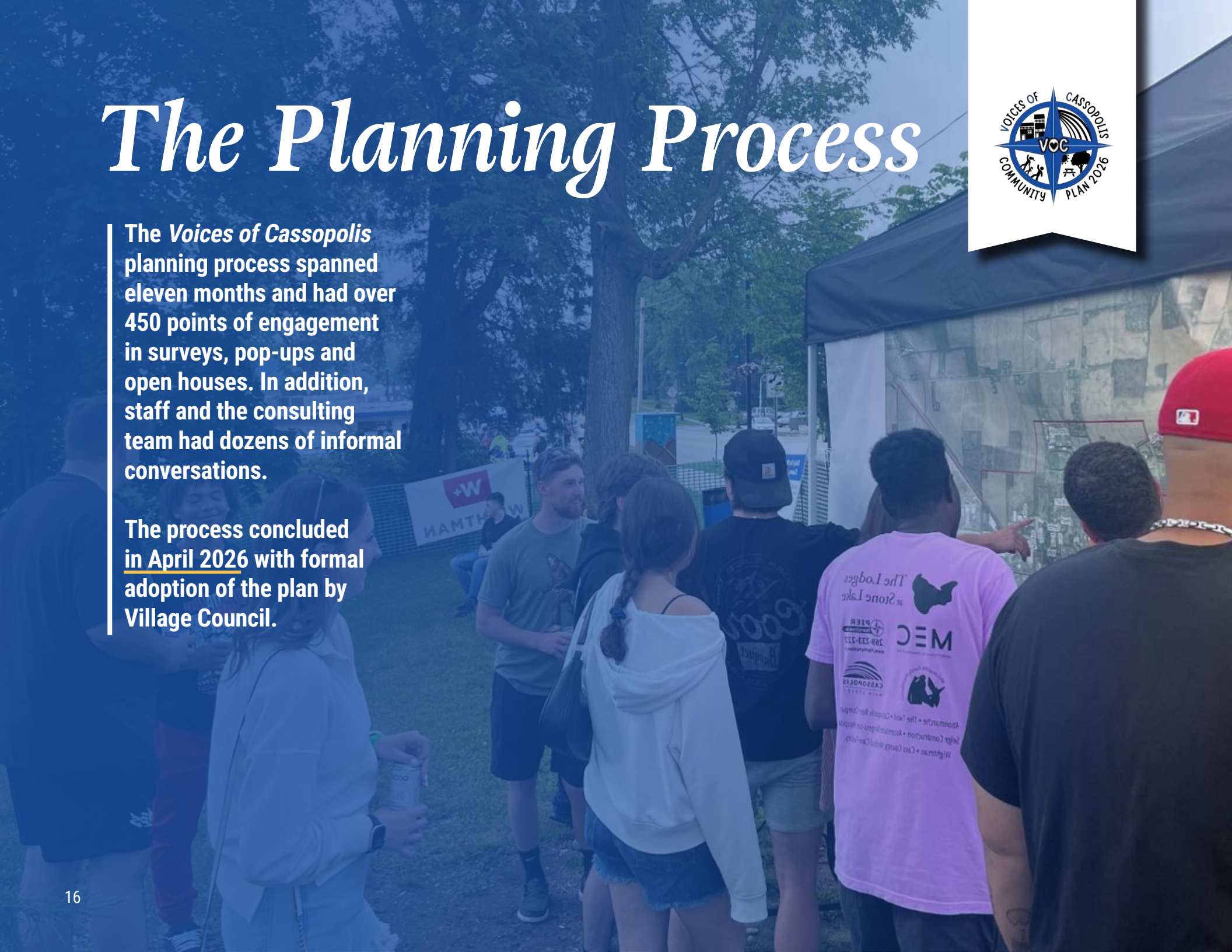


Source: U.S. Census Bureau, "OnTheMap," https://onthemap.ces.census.gov

The Planning Process

The *Voices of Cassopolis* planning process spanned eleven months and had over 450 points of engagement in surveys, pop-ups and open houses. In addition, staff and the consulting team had dozens of informal conversations.

The process concluded in April 2026 with formal adoption of the plan by Village Council.





Intentional engagement.

Purposely engaging the Village of Cassopolis community was a priority for the Voices of Cassopolis planning process from the beginning. The Plan update was led by Village Staff with support from Progressive Companies, intended to engage the Village of Cassopolis community and hear the Voices of Cassopolis throughout the process. The goal was to center the priorities of village residents, stakeholders, and elected officials.

94
participants at
pop-up events

31
participants at
community open house

100+
participants at
school engagements

210
participants in
three online surveys

32
participants in
focus groups

Pop-Up Events May & June 2025

Early in the planning process, the Village organized a series of pop-up engagement events where Village staff and the consulting team attended existing community gatherings to meet residents where they were already spending time. These events helped raise awareness about the planning process while providing an opportunity to gather informal feedback about the community's vision for the future of the Village of Cassopolis. Pop-up engagement activities took place at Cassopolis Beer Company and during the Beach Bash event.

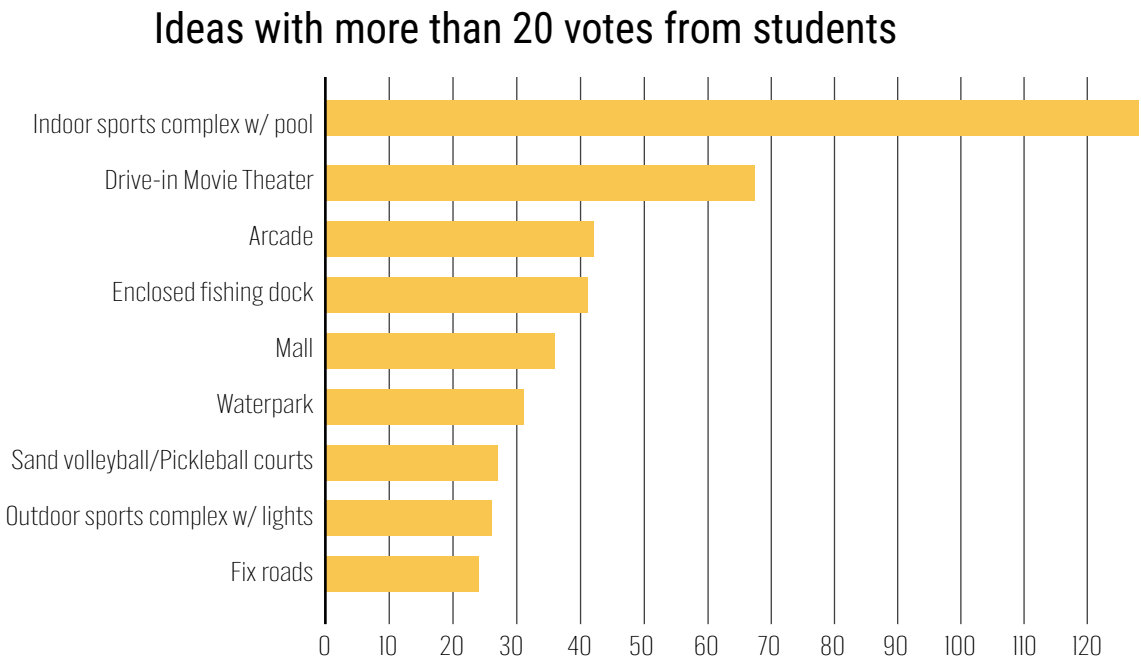






School Engagement May & September 2025

A special emphasis was placed on engagement in schools, particularly as it relates to the Parks and Recreation Master Plan and potential improvements to Village parks and public spaces. Village staff engaged directly with schools in May 2025 by visiting the elementary, middle, and high school, and then conducted a follow-up survey to confirm that the priority projects for the Parks and Recreation Plan were appropriate in September.



Focus Groups August & October 2025

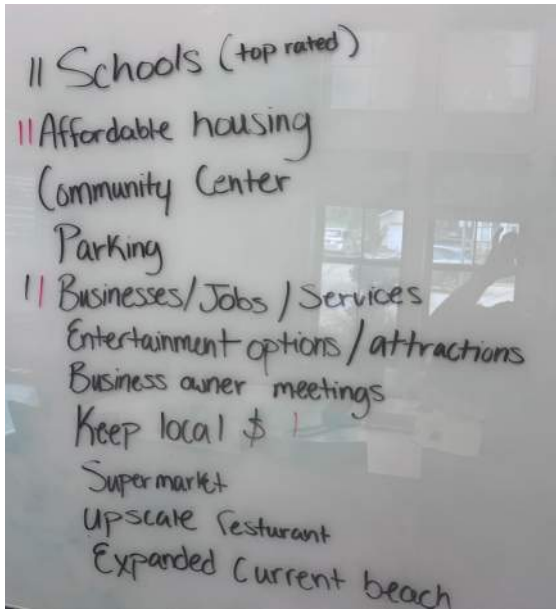
A series of focus group meetings were held with community leaders and stakeholders to explore five priorities identified during pop-up events and the first community survey. During the sessions, participants discussed problems facing the Village of Cassopolis and offered multiple solutions to address the issues.

Following separate meetings with each focus group, a joint meeting of all the focus group participants was held to evaluate the priority projects and identify specific actions and opportunities for the Village to affect change.

Key Themes Identified in Focus Groups

- More downtown businesses/restaurants
- Housing affordability/more options
- Community center
- Better school perception
- Daycare/preschool options
- Improved infrastructure (e.g. streets, sidewalks, water/sewer)
- United community
- Better walking options and trails
- Recreation, sports, and youth programs





Focus Group Topics

- Business and Economic Development
- Community Wraparound Support
- Housing
- Parks & Recreation
- Vibrancy & Art

Online Community Surveys

Acknowledging people may not have time or interest to attend in-person engagement events, online community surveys were made available to gather feedback from the broader community. In addition to gathering general background information on people's perceptions of the Village of Cassopolis, the surveys were structured in a similar manner to in-person engagement events, ensuring people had equal opportunities to provide input on the same items throughout the planning process.

Throughout the planning process, there were three (3) online surveys resulting in more than 210 responses. The first survey focused on broad themes and perceptions, while the second survey focused on parks improvements, and the third survey focused on project priorities.

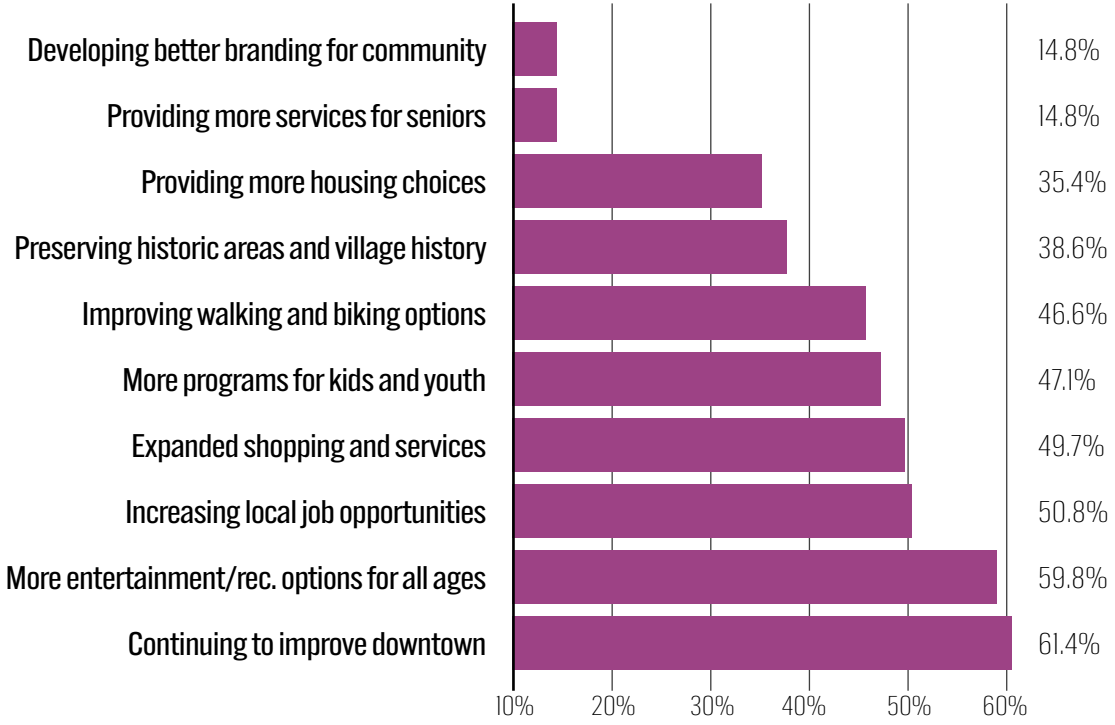
3
online surveys

210
responses

Community Survey May—June 2025

The first community survey asked residents a broad range of questions regarding their experience in the Village of Cassopolis. Question topics included people's favorite things about the Village of Cassopolis, along with assessing housing, transportation, parks and recreation, and priorities for future Village investment. Overall, 46 percent of respondents identified themselves as residents, while 33 percent of respondents lived in the Cassopolis area. A full summary of survey results is attached to this plan.

Survey Question 6: Identify activities you most support the Village dedicating time toward



Community Survey May—June 2025

The community survey asked residents what they see as the greatest opportunity for change. Responses to this question, helped inform the overall themes for focus groups and remained consistent throughout additional engagement activities. The top 5 opportunities identified are listed at right. Respondents were also asked what they like best about the Village of Cassopolis today, with local restaurants and businesses, the Village's family-friendly nature, open space, and safety as the most common responses.

TOP 5 OPPORTUNITIES

Parks, Community Spaces & Events — 60%

Housing Affordability — 50%

Roads, Sidewalks & Infrastructure — 40%

Downtown Revitalization & Local Business — 40%

Jobs & Economic Development — 30%

Survey Question 4: What do you like most about Cassopolis?



#1 *Local restaurants and businesses* 49%



#4 *Safety and low crime* 39%



#2 *Family-friendly* 42%



#5 *Easy to walk and get around* 35%



#3 *Open space and nature* 39%



#6 *Parks and recreation facilities/programs* 31%

Engagement Process

RAISE AWARENESS

- Pop Ups
- Community Survey #1

ISSUES & OPPORTUNITIES

- Focus Group Meetings
- School Engagement

PRIORITIZE PROJECTS

- Joint Focus Group Meeting
- Community Open House
- Community Survey #2
- Community Survey #3

PLAN REVIEW & ADOPTION

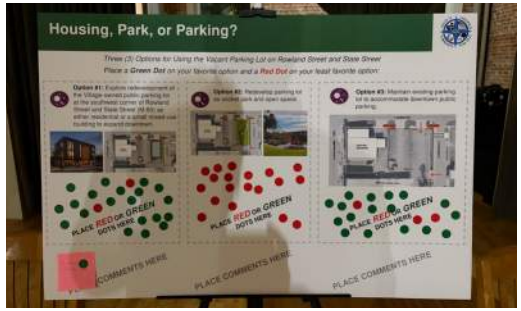
- Planning Commission Recommendation
- Village Council Final Approval

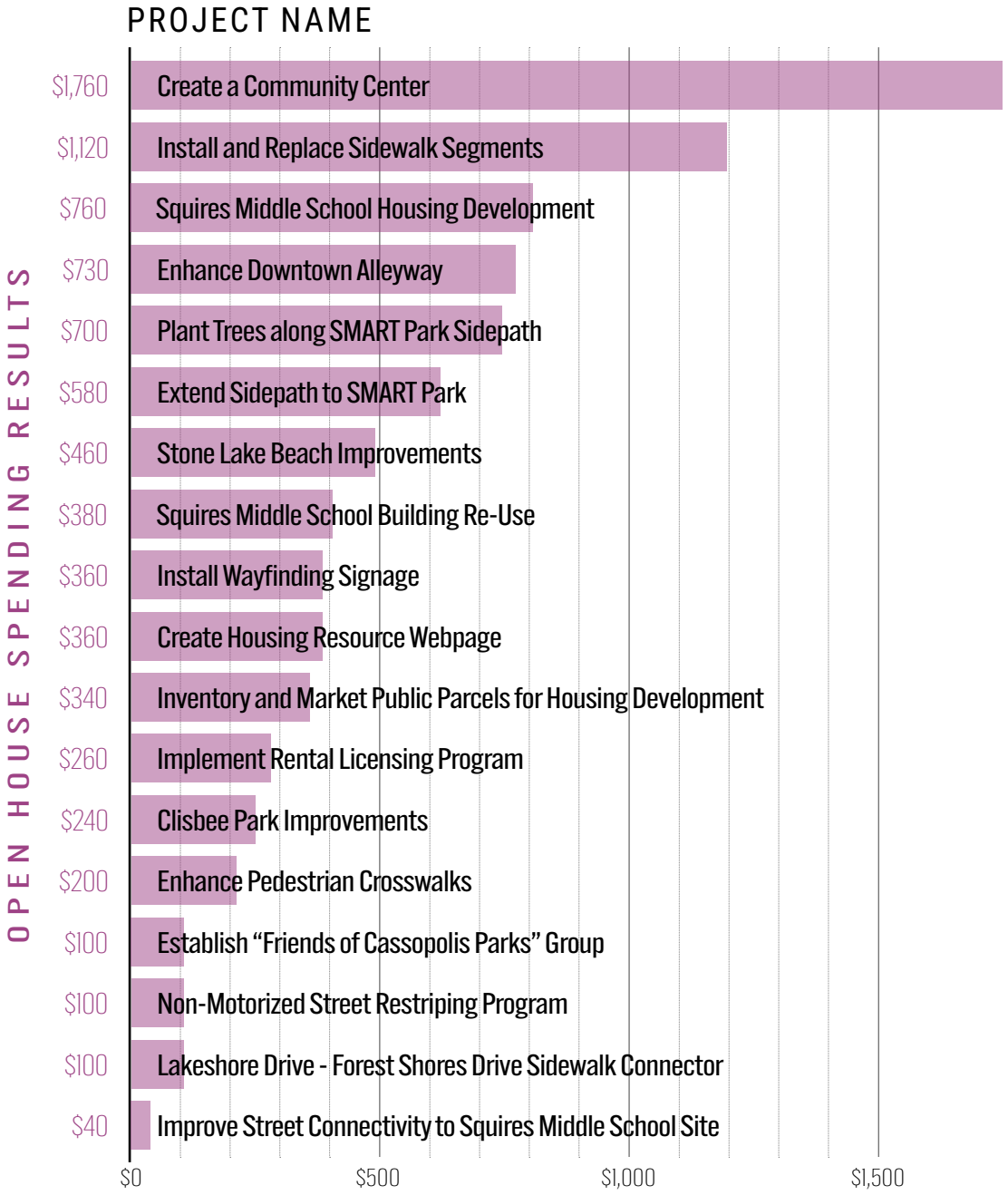


Open House November 2025

The planning process culminated with a community open house during which the projects identified during the planning process were presented to residents and stakeholders for their review and feedback—each attendee was able to "invest" in up to ten of the 18 projects identified and provide feedback on the utilization of two village-owned parcels near Downtown Cassopolis. A companion online survey was also produced that allowed anyone not able to attend in person to participate virtually.







Project Priorities

This chart (at left) summarizes feedback from the community during the final open house when people were asked to "invest" $200 fake dollars in their preferred projects. A follow-up online survey also allowed the public to rate each project on a scale from "Very Important" to "Not Important".

In both the open house and online survey, creation of a community center received the most "investment", followed by installing and replacing sidewalks throughout the Village.

Other projects that received significant interest at both the open house and the online survey are the redevelopment of Squires Middle School, enhancing the alley downtown, and extending a tree-lined pathway to the SMART Park.

The projects included in the later sections of this Master Plan were created based on community feedback.

Some projects remain as proposed in the open house, like the community center and sidewalk replacement, while others like enhancing pedestrian crosswalks, and non-motorized striping were combined.

Chart a Course: Master Plan Goals

Rooted in the many voices heard throughout the planning process, the 2026 Master Plan identifies four goals that provide broad direction to guide the Village over the next 10 years.

How we get there: Projects

The priority projects identified in this plan will move the Village steadily toward achieving its goals. Because many projects are complex and require coordination across different groups, these projects are identified in three categories to clarify which entities are responsible.



VILLAGE ACTION ITEMS

The Village will work to accomplish this task over the next ten years.



PUBLIC + PRIVATE PARTNERSHIP ACTION ITEMS

Key private, non-profit, and other governmental entities with support from the Village will work to accomplish this task over the next ten years.



EXPLORATORY ITEMS

Projects with potential to produce positive results, but need further consideration before action can be taken.

Goal 1

PROJECT 1

Establish a Community Center

PROJECT 2

Enhance Downtown Connections

PROJECT 3

Village Parks Improvements



Support redevelopment projects that provide public amenities and regional gathering places to support the Village's high quality of life and "small-town feel."

The Village of Cassopolis has made unprecedented progress in improving its parks and downtown district. Along with these ongoing improvements, there is demand for additional "third places" or spaces for people to meet neighbors, exercise, play sports, receive childcare services, or gain new skills.

As the community's top-ranked project, establishing a community center would create a year-round destination where residents of all ages can gather, participate in recreational activities, and access important services currently lacking in the community, such as childcare.



The Village is home to a number of events throughout the year that attract thousands of people. Pictured here is the annual Beach Bash event.

PROJECT #1

Establish a Community Center

A Community Center that provides access to year-round recreational opportunities, child care, health services, and other amenities was the clear priority during public engagement.

Throughout community engagement the idea of a community center providing regional amenities was raised as a primary item for the Village and its partners to focus on. Residents desired a community center that includes indoor sports, exercise, and athletic amenities while also providing space for childcare and maternal health resources to support those with young families. Others desired to see career training and continuing education classrooms being a component of this community center as well. The facility can provide a mix of regional indoor amenities along with facilities for residents of the Village of Cassopolis to stay active and form community ties in all four seasons.

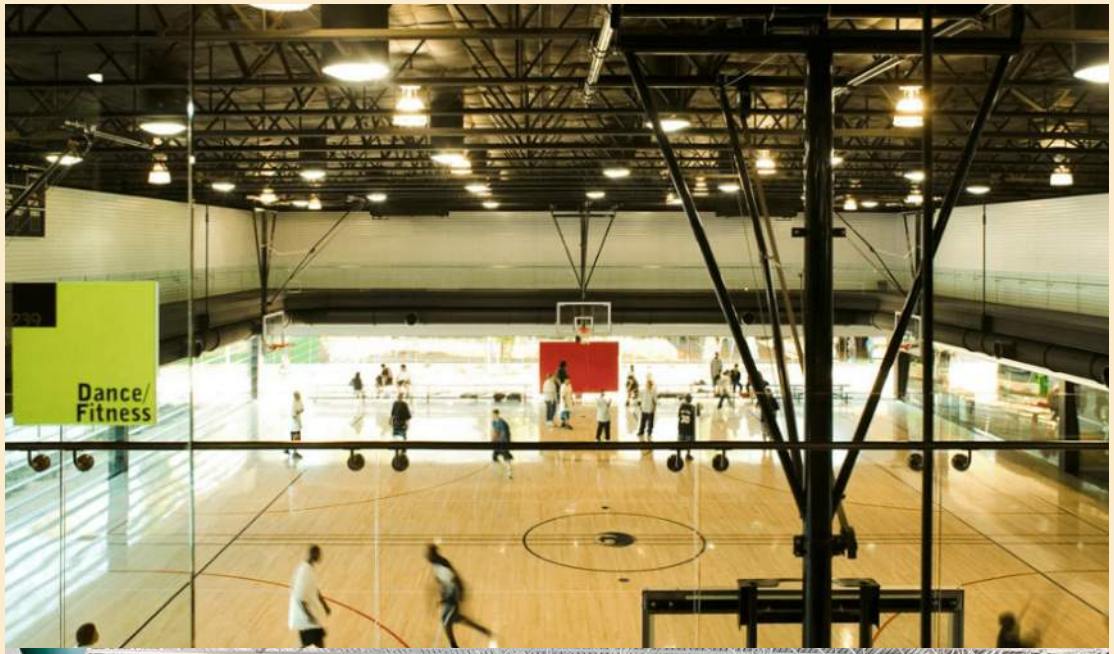
PROJECT PRIORITY
HIGH

ESTIMATED COST
$10M - $40M

TYPE OF ACTION









Voices of Support

"Would like to see a viable Community Center."

"I would love to see a YMCA or some youth/ family center."

"Construction of a community center or re-purposing some downtown buildings for this purpose would be beneficial."

"Ice skating rink, indoor swimming for families and seniors."

"Would like to see more daycare available."

EXAMPLES OF COMMUNITY CENTERS IN OTHER COMMUNITIES

1 Kalkaska Kaliseum Rec. Complex
Kalkaska
Population: 2,255

- Ice Rink
- Fitness Facility
- Indoor Tennis/Pickleball
- Indoor Batting Cages

2 Otsego County Sportsplex
Gaylord
Population: 4,433

- Ice Rink
- Indoor Swimming Pool
- Fitness Facility

3 Allegan Aquatic Center
Allegan
Population: 5,152

- Indoor Swimming Pool

4 Beacon Health & Fitness HealthTRAC
Three Rivers
Population: 7,958

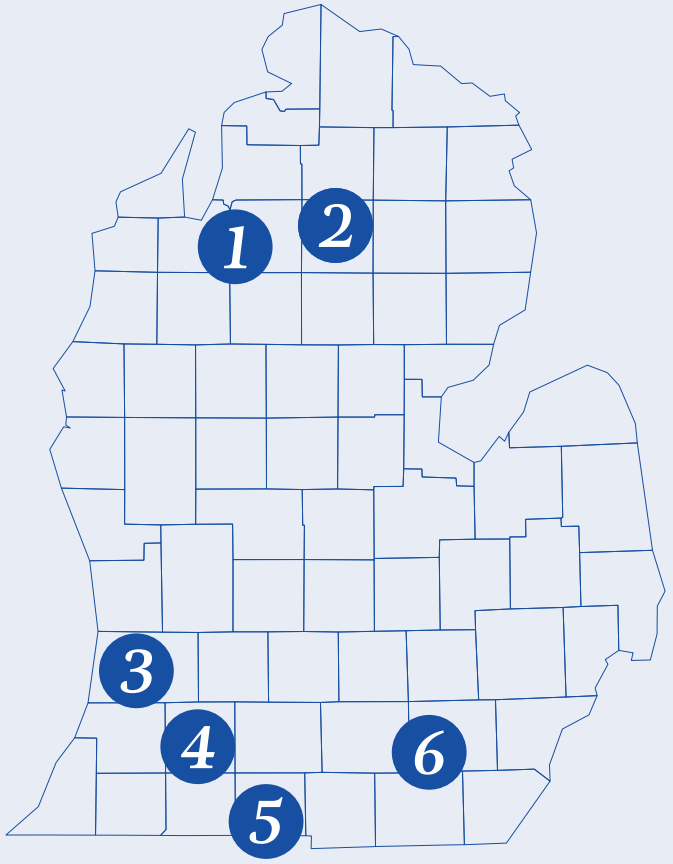
- Indoor Swimming Pool
- Fitness Facility
- Childcare Facility

5 Doyle Community Center
Sturgis
Population: 11,030

- Indoor Running Track
- Fitness Facility
- Indoor Tennis/Pickleball

6 Chelsea Wellness Center
Chelsea
Population: 5,393

- Indoor Swimming Pool
- Fitness Facility
- Childcare Facility



PROJECT #2

Enhance Downtown Connections

Continued support for Downtown Cassopolis' resurgence was a theme throughout community engagement, particularly in small focus groups.

Downtown Cassopolis is approaching full occupancy, with just a few buildings still vacant or underutilized. To ensure sustained success, residents and Downtown stakeholders described a need for better connectivity between businesses and existing parking lots. Improving the rear alleyway behind the western block of Downtown can better connect the existing parking lot at the corner of Disbrow Street and State Street, the existing wooden stairway access (150 Broadway Street), and encourage potential redevelopment of the Fifth Third Bank location (116 Broadway Street).

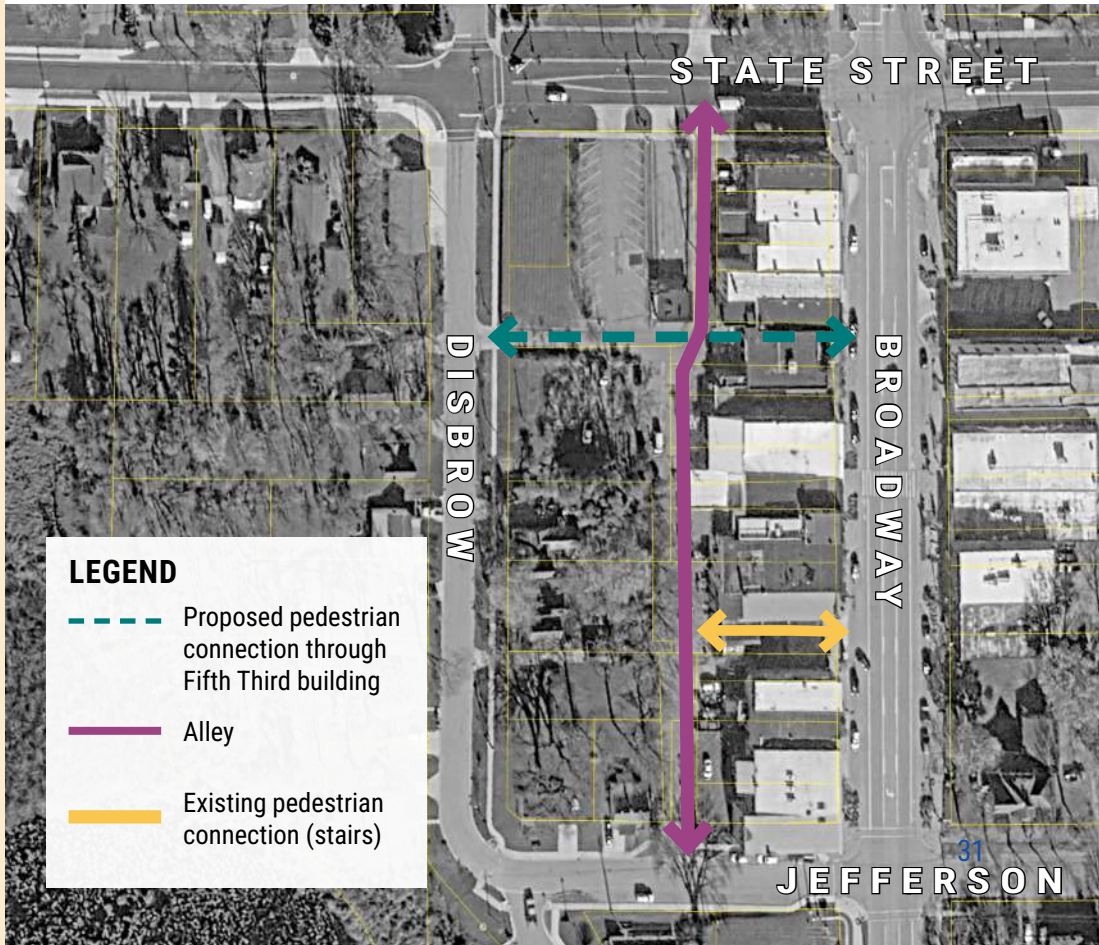
PROJECT PRIORITY
MEDIUM

TYPE OF ACTION

ESTIMATED COST
$300,000 - $600,000+

While the alley presents several design challenges including varying terrain near Jefferson Street, rear-facing dumpsters, utility poles and overhead power lines, strategic improvements could better integrate the alleyway into the Downtown streetscape. With thoughtful design and enhancements, the corridor could evolve into a more attractive and functional pedestrian connection within the district.

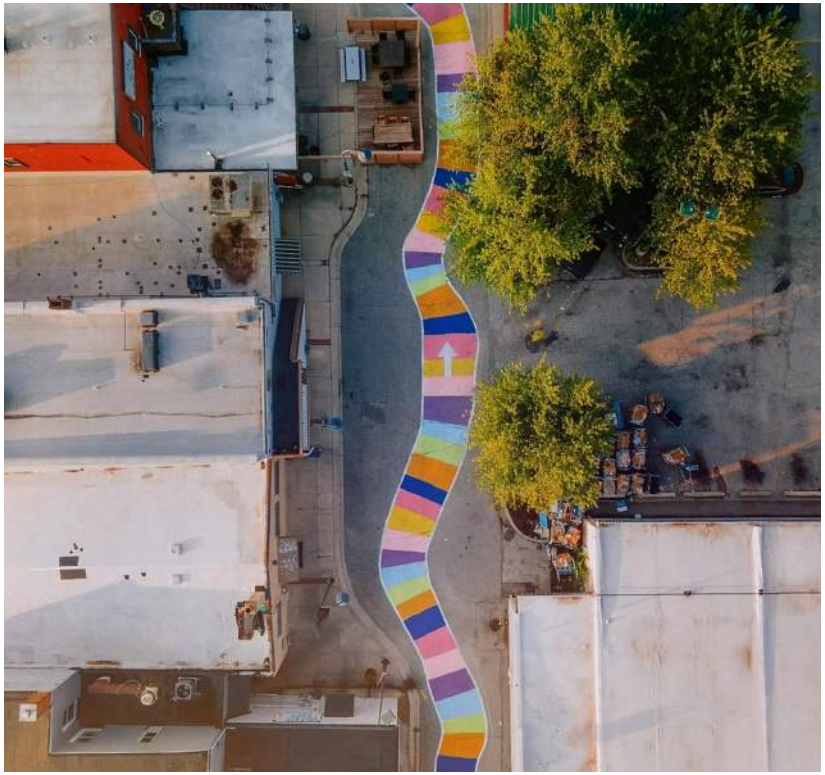
Another opportunity to connect Downtown is a connection between the alleyway, Disbrow Street, and Broadway Street to create easier access between the rear alley/parking lot, Stone Lake Beach, and storefronts. The former Fifth Third Bank building and properties present an opportunity to make this connection.



CASE STUDY

Art Alley in Wayland, Michigan

Created as a way to add vibrancy and interest to an alleyway that had already experienced improvements such as overhead lighting, this alley enhancement included painting the street a whimsical “candyland” pattern and art frames for rotating art installations. Along with these changes, businesses have since opened backyard patio seating along the alley, increasing pedestrian activity along the alley.



CASE STUDY

Van Pelt Alley in Charlevoix, Michigan

Created in numerous iterations since 2017, Charlevoix has revitalized its downtown alleyway network with new lighting, landscape planters, brick pavers, and welcoming wayfinding signage. Along with collaboration from private businesses, civic entities, and the Charlevoix Downtown Development Authority (DDA), this alleyway enhancement creates a captivating pedestrian experience and new urban element to downtown Charlevoix.



PROJECT #3

Village Park Improvements

The Village's recent investments in parks and public spaces—particularly at Don Horne Park and Stone Lake Beach—have helped transform the Village of Cassopolis' image and created vibrant gathering places for residents and visitors alike.

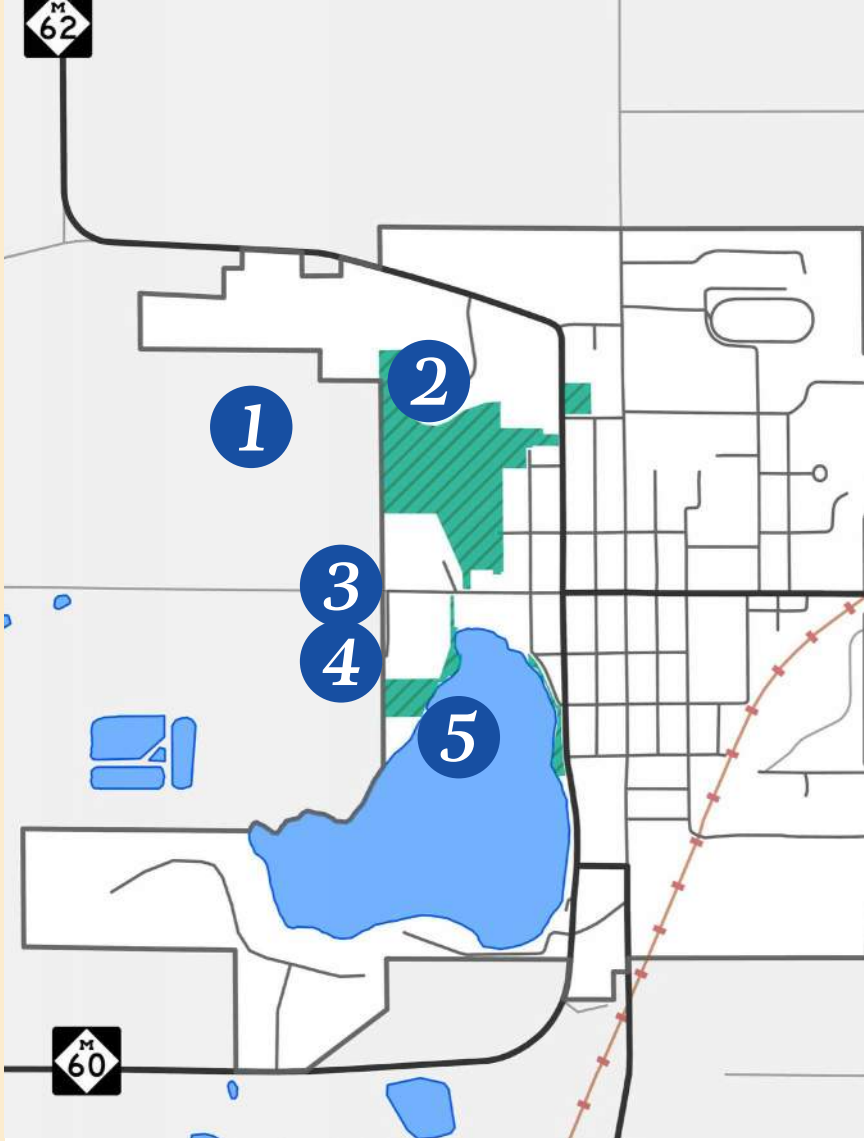
These improvements have strengthened the community's connection to the lake and reinforced the Village as a welcoming destination. Building on this momentum, the Village is now turning its attention toward enhancements towards Clisbee Park while continuing to invest in parks and public spaces throughout the community.

At Stone Lake Beach, additional improvements are planned to build on the park's popularity, including the addition of shade structures in key gathering areas and a waterslide that extends from the pier into the lake. At Clisbee Park, larger upgrades are being envisioned, including new playground equipment, improved sidewalks and accessibility, and expanded space for basketball and other field sports to better serve neighborhood residents. Additional details regarding park improvements are provided in the 2027-2032 Parks and Recreation Plan.

PROJECT PRIORITY
MEDIUM

ESTIMATED COST
VARIED

TYPE OF ACTION



LEGEND

1. Don Horne Park — 20 acres
2. Clisbee Park — 3.5 acres
3. Ron Bass Park — 0.15 acres
4. Stone Lake Beach — 1.1 acres
5. Log Cabin Park — 1.5 acres

Goal 2

PROJECT 4

Enhance Sidewalks, Trails, and Crosswalks

PROJECT 5

Install Wayfinding Signage



Improve sidewalks, make new connections, and add signage to make walking and riding a bike easier throughout the Village.

Since the 2019 Master Plan, the Village of Cassopolis has overseen the addition of assets many communities can only dream of: a rejuvenated historic downtown district, an all-sports lake, and schools within walking distance of neighborhoods. However, walking and biking in the Village can be challenging in certain areas due to traffic volumes and the presence of two state highways.

Constructing sidewalks, pathways, pedestrian crosswalks, and other improvements will make navigating the Village on foot or by bike a pleasant and safe experience for people of all ages and abilities, ensuring that residents have the ability to take advantage of all that the Village of Cassopolis has to offer.

PROJECT #4

Enhance Sidewalks, Trails, and Crosswalks

Improving pedestrian and bicycle infrastructure was the second highest priority for the community during engagement events.

As the Village of Cassopolis continues to add more things for people to do and places for people to go, there is a need to ensure that people of all ages and abilities have access. There is an opportunity for the Village to focus on repairing a few sidewalk segments in poor condition, while also adding new connections. New connections may be made by installing new sidewalks, or exploring lower-cost or temporary solutions like painting bike lanes or shared use pathways on streets that are wider than necessary to serve residential neighborhoods.

PROJECT PRIORITY
HIGH

TYPE OF ACTION:

ESTIMATED COST
$20,000 - $25,000/BLOCK

Sidewalk Repair and Extension
Sidewalk repairs and replacement is an ongoing task by the Village's Public Works Department, but there are still a few areas with gaps in the sidewalk network. A list of sidewalk gaps is provided in the Map on page 38.

Improve Pedestrian Crossings
Busy state highways act as barriers for children, families, and older adults seeking to access the Village of Cassopolis' downtown and public amenities. Because Stone Lake Beach and Log Cabin Park are bordered by M-60 and M-62, the installation of crosswalks, pedestrian refuge islands, and signage is critical to ensuring the safety of people visiting the parks from nearby neighborhoods.



Above: Pedestrian crosswalk with landscaped median island in Lawton, MI

Voices of Support

"I would like to see more walking trails and smooth sidewalks to allow for roller skating."

"More walking, biking, sidewalks, trails."

"Walking trails. Other cities like Kalamazoo and South Haven have so many beautiful walking trails."

"I would LOVE to see a bike/walk path from the MEC Smart Park trail across from Dussel's to in front of the McDonald's."



Above: Example of pedestrian improvements that incorporate public art.



Above: Location of Planned SMART Park PATHWAY

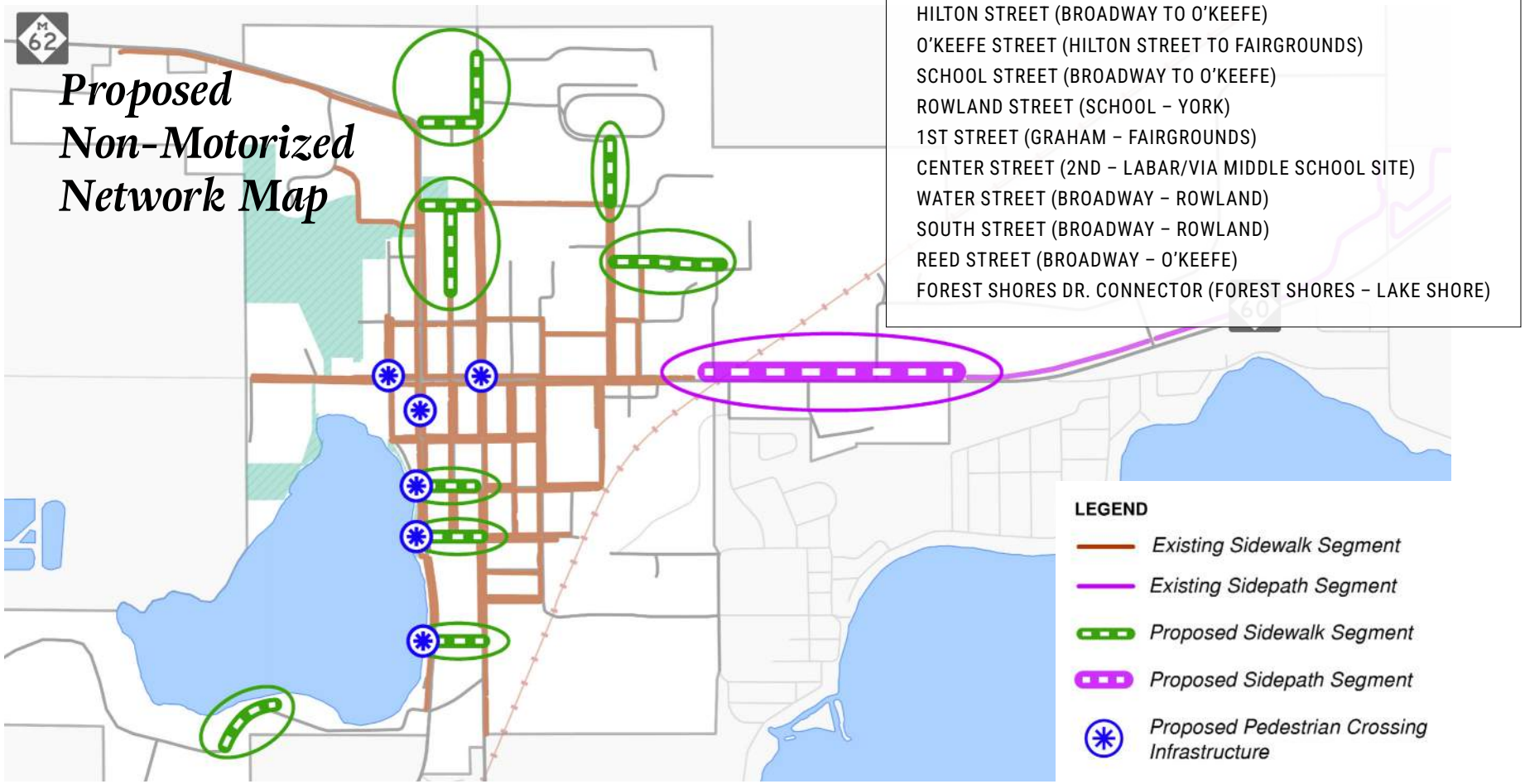
Street Re-striping for Non-Motorized Users

Many streets in the Village of Cassopolis are extremely wide and yet do not experience high traffic volumes. A low-cost alternative to constructing sidewalks and also reducing vehicle travel speeds is to re-stripe them to accommodate non-motorized modes of transportation. Some potential examples of these streets include South O'Keefe Street near Reed Street or 2nd Street near the former Squires Middle School site.

Extending Non-Motorized Pathway to SMART Park

The non-motorized pathway to the SMART Park was identified as a key east-west connection between downtown and the SMART Park's anticipated growth area. Linking segments of this existing trail along State Street (M-60) will help bridge these two parts of the Village. The existing pathway runs parallel to M-60 and connects to the Cass County Council on Aging along Decatur Road.

This trail is identified in the Village's Capital Improvement Plan (CIP) and envisions connecting the sidepath to existing sidewalks near the McDonald's along State Street.



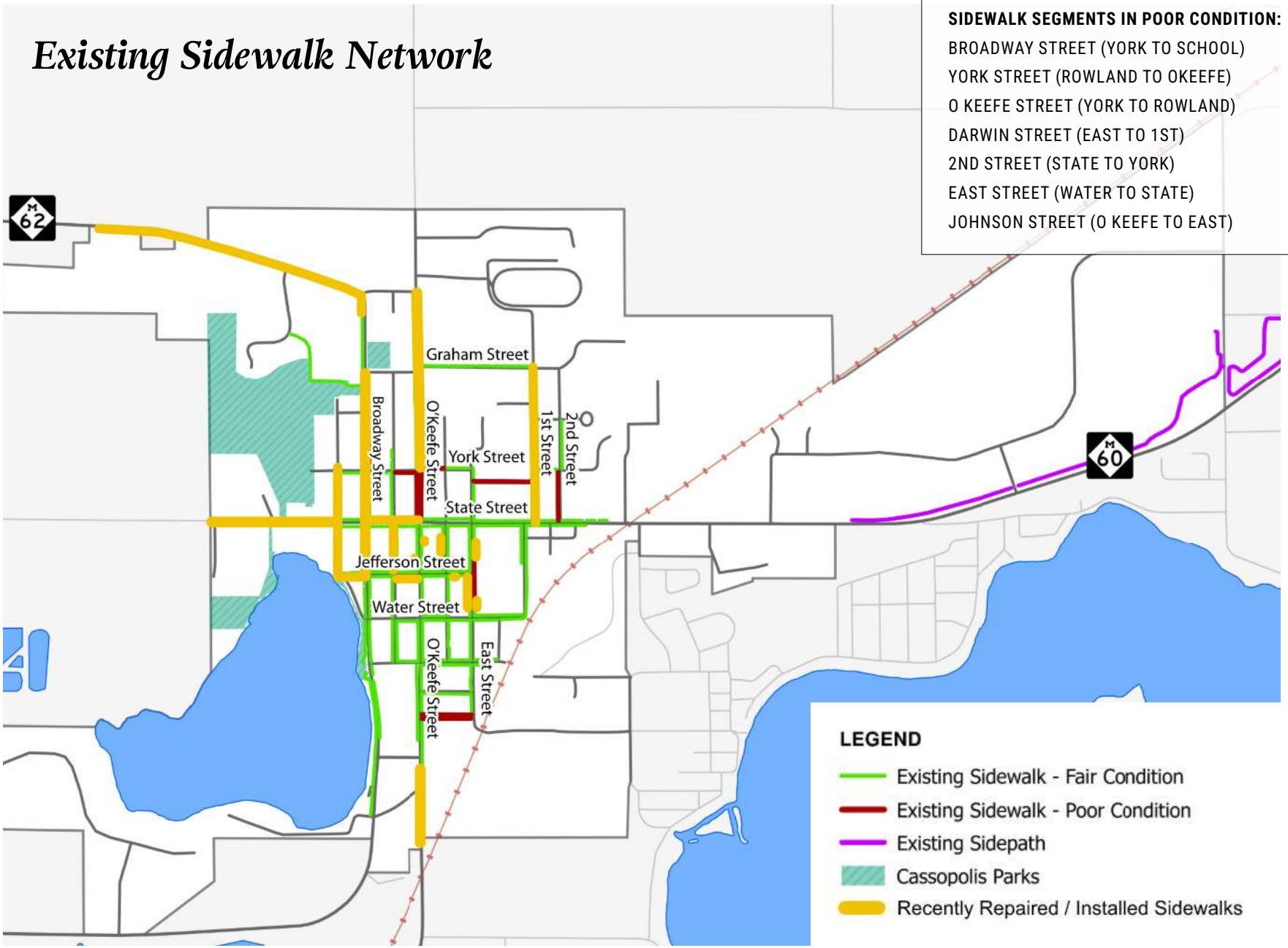
Locations of Proposed Pedestrian Crossing Improvements

- Downtown pedestrian crosswalk on Broadway Street (M-62)
- Water Street pedestrian crosswalk to Stone Lake Beach on Broadway Street (M-62)
- South Street pedestrian crosswalk to Log Cabin Park on Broadway Street (M-62)
- Reed Street pedestrian crosswalk to sidewalk along Stone Lake on Broadway Street (M-62)
- Disbrow Street pedestrian crosswalk across State Street (better connect to Stone Lake)
- O'Keefe Street pedestrian crosswalk across State Street (M-62)

Existing Sidewalk Network

SIDEWALK SEGMENTS IN POOR CONDITION:

BROADWAY STREET (YORK TO SCHOOL)
YORK STREET (ROWLAND TO OKEEFE)
O KEEFE STREET (YORK TO ROWLAND)
DARWIN STREET (EAST TO 1ST)
2ND STREET (STATE TO YORK)
EAST STREET (WATER TO STATE)
JOHNSON STREET (O KEEFE TO EAST)



PROJECT #5

Install Wayfinding Signage

Adding better signage helps to create a cohesive brand for the Village of Cassopolis, while ensuring both residents and visitors can effectively navigate the community.

Village-wide signage improvements help raise awareness of places to go and potential activities for everyone—residents and visitors alike. Consistent signage will continue to put the Village of Cassopolis "on the map" for visitors while encouraging people to take advantage of amenities like Don Horne Park and the County Library that are outside of the core Village center.

PROJECT PRIORITY
MEDIUM

TYPE OF ACTION

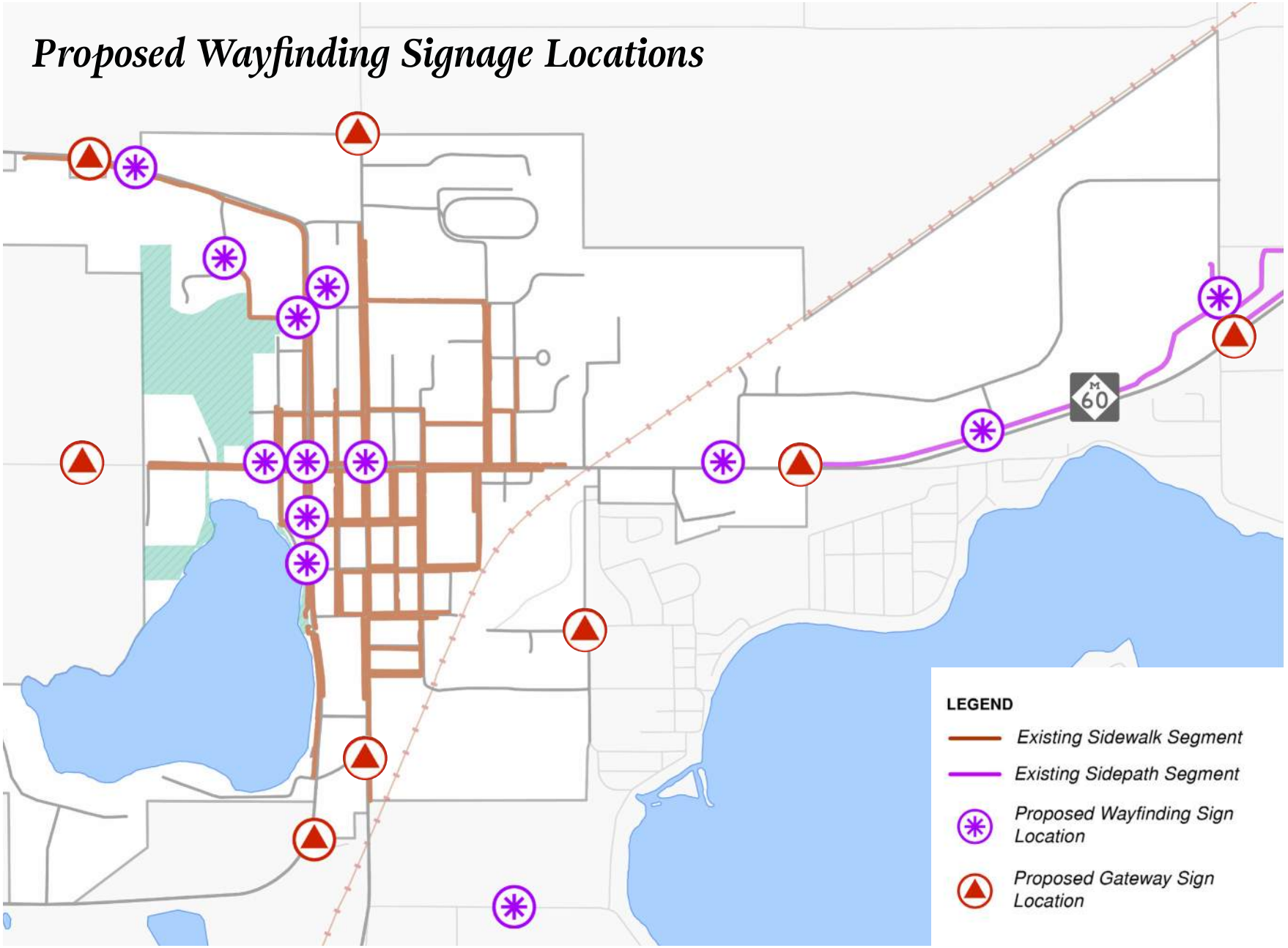
ESTIMATED COST
$5,000 - $20,000





Signage can also be placed at community gateways or entry points into the Village of Cassopolis – particularly along M-62 southbound into the Village as well as M-60 northbound near the Lake Wind Apartments.

Proposed Wayfinding Signage Locations



Goal 3

PROJECT 6

Redevelop Squires Middle School Site

PROJECT 7

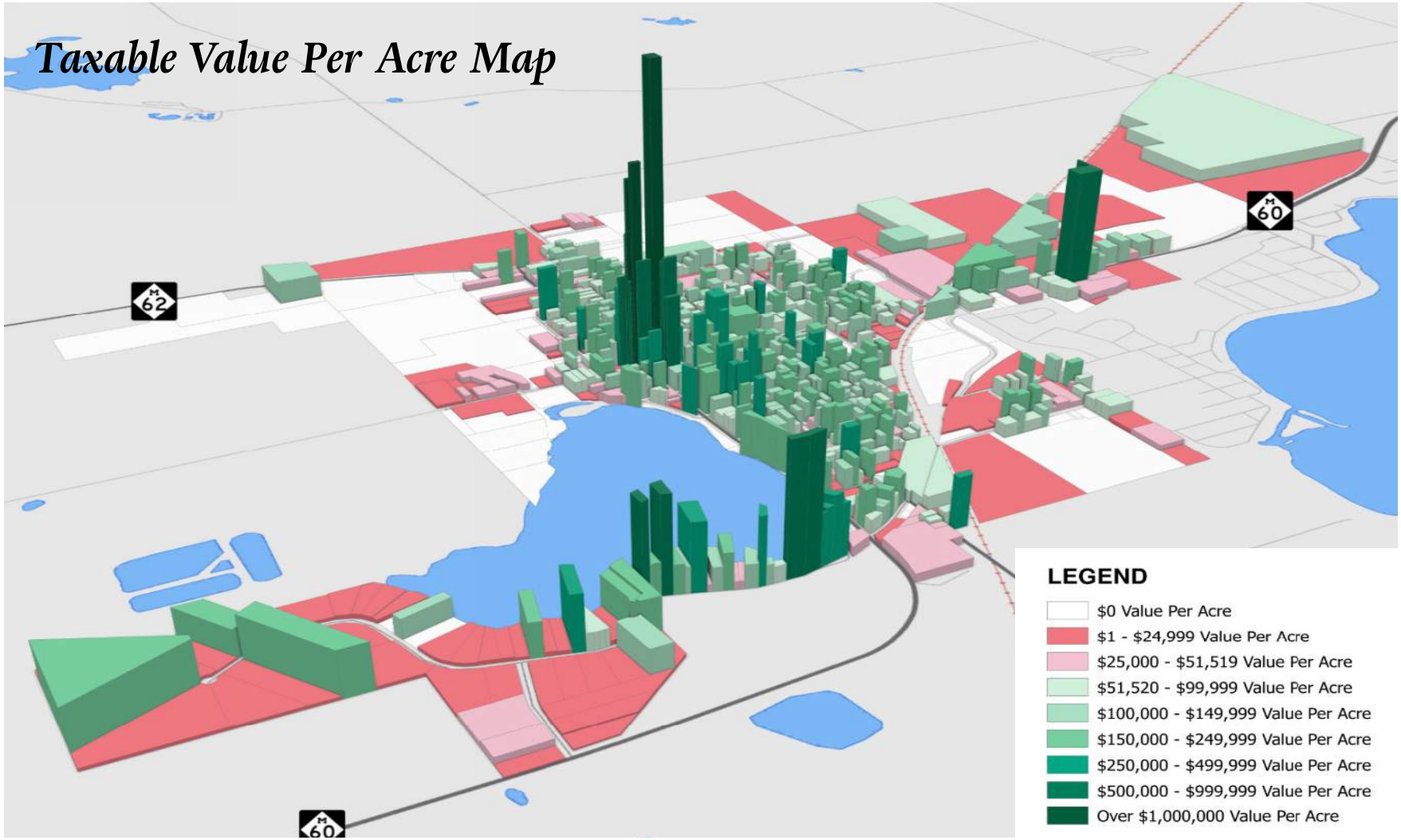
Administrative Support for Redevelopment



Address the shortage of housing that is affordable to Village residents.

Housing is a challenge in the Village of Cassopolis today. As a traditionally affordable community surrounded by inland lakes, the cost of housing in the Village is rising, while the number of families and youth in the community is declining. At the same time, as the County Seat, the Village of Cassopolis is home to Cass County facilities, Cassopolis Public Schools properties, and the County Fairgrounds--all of which limit the amount of land that can be developed. While most of these public properties are not currently available for development, there may be significant opportunities in the future.

Adding housing is important for many aspects of the community and goes beyond helping individual families. New residential development increases the Village's year-round population which provides a customer base for current and future businesses. This relationship between housing and business growth is important to supporting the Village of Cassopolis' local economy and quality of life.



The Taxable Value Per Acre Map (above) illustrates the value of properties in relation to their size.

This map illustrates how small parcels close to the Village center better utilize existing infrastructure, which supports the Village's financial standing. In contrast, large properties on the edge of the Village that require lots of infrastructure to support are less productive. The map also identifies publicly owned and vacant parcels that present opportunities ($0 per acre) for new development or redevelopment.

PROJECT #6

Redevelop Squires Middle School Site

The potential redevelopment of Squires Middle School was identified in the original Community Survey, and a topic of community discussions throughout project prioritization process.

The community expressed a strong preference for new single-family style housing within the Village, which requires a significant amount of space per housing unit. At over 20 acres, with additional public land adjacent to it, the Squires Middle School site presents an excellent opportunity for creating new single-family housing, mixed in with smaller housing units like duplexes, or townhomes and potentially senior housing that would meet many of the Village's current needs. The community expressed strong support for Village staff working with Cassopolis Public Schools and other entities to explore this project.

PROJECT PRIORITY
MEDIUM

ESTIMATED COST
$5M - $20M

TYPE OF ACTION







PROJECT #7

Administrative Support for Redevelopment

The need for affordable housing was the second-most common theme in the original community survey, and less than 20 percent of respondents felt that most people can find affordable housing that meets their needs in the Village of Cassopolis today.

The Village of Cassopolis has been successful in pursuing grants to develop new housing, and providing funds for rehabilitation of owner occupied housing, and will continue to be active in this capacity. But to address the true need and scale of the issue, housing development must be led by private developers. While most development today is done by large firms, there are opportunities in the Village of Cassopolis for small-scale developers and contractors to get their start by rehabilitating existing homes or constructing small projects on existing city lots. The purpose of this project is for the Village to do everything in its power to make the development process smooth and predictable.

PROJECT PRIORITY
MEDIUM

ESTIMATED COST
NONE: STAFF TIME

TYPE OF ACTION

Identifying and marketing the Village's inventory of publicly-owned properties can also solicit interest from prospective housing developers. The Village can also re-institute its rental licensing program to track rental properties and ensure property owners comply with established maintenance standards. This can help maintain a base level of housing quality across the community and ensure landlords are good neighbors.

There are also programs the Village can pursue, like the Strong Towns Housing-Ready City designation.



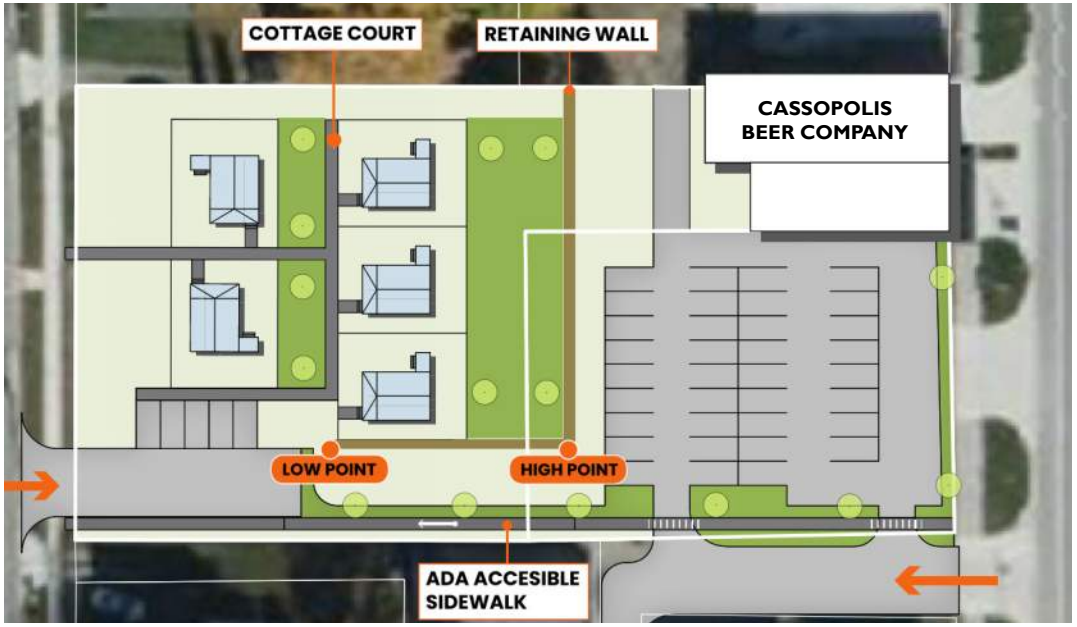


Public Redevelopment Parcels

Two parcels were identified adjacent to Downtown that present opportunities for potential housing development.

The first property (at right) is located on Disbrow Street, across from the Village Offices. This property is currently vacant, and has a significant slope as it moves East toward the Cassopolis Beer Company.

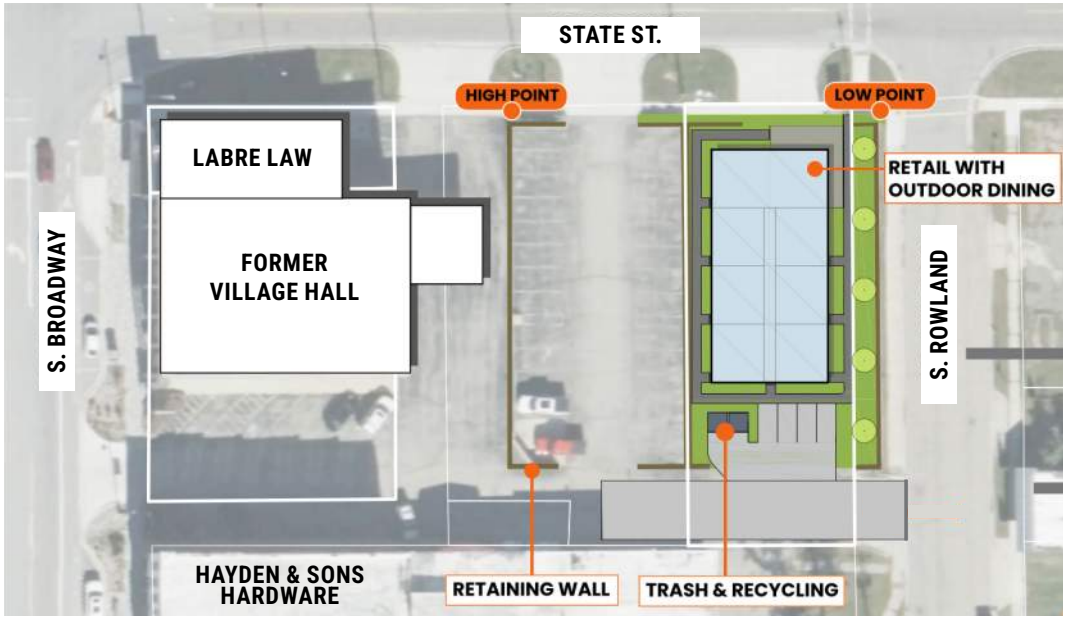
Redevelopment of the parcel as a cottage court style housing development, with small homes organized around shared open space, would fit well within the surrounding neighborhood while providing new housing opportunities. This concept could also help create a new pedestrian connection between Broadway Street and the Village Offices through the existing public parking lot.



Disbrow Street parcel (Across from Village Hall) with small “cottage court” style housing



Precedent image



Rowland Street and State Street parcel with small-scale mixed-use building



Precedent image

Public Redevelopment Parcels

The second parcel is the existing small parking lot at the corner of State and Rowland Street. Redevelopment of this parcel as a 2 or 3 story mixed-use building supports the expansion of downtown along State Street and would complement the renovation of the former Village offices at the corner of Broadway and State Streets.

Goal 4

PROJECT 8

Use of Former Fifth Third Bank Site

PROJECT 9

Continue to Attract Investment to the SMART Park



Support the continued growth of economic opportunity in the Village through downtown investment and job creation in the SMART Park.

Downtown revitalization in the Village of Cassopolis has created opportunities for small businesses to thrive, while also creating entry-level employment opportunities. In addition to small business support, there is also a need to establish more significant employment opportunities that make up the economic base of the community. Growth of manufacturing and other industries that employ significant numbers of people in the SMART Park and other industrial properties provides this economic base. With the Village's high quality of life and location on state highways, there is real opportunity to continue to grow industry and support small business through physical investment as well as programing. Collaboration with regional and state-wide agencies can support efforts like small business roundtables along with attraction of manufacturers that create local jobs.

PROJECT #8

Continue to Invest in Downtown

A high priority of residents and stakeholders, the future of the former Fifth Third Bank Property is critical to downtown's future.

RATIONALE

After closing in 2024, the Fifth Third Bank created a significant gap in the Downtown streetscape as well as limiting local banking access. The property includes a large parking area that has historically been open to the public and a bank drive-through.

The former bank building offers potential for a connection between the parking lot, Disbrow Street, Broadway Street (see Project #2). Other parcels currently owned by Fifth Third provide opportunities to expand the existing parking lot, add residential uses along Disbrow Street, or create a small pocket-park or outdoor dining area. The Village does not have any ownership interest in the property today, but will work with Fifth Third Bank to ensure a positive outcome for Downtown Cassopolis.

PROJECT PRIORITY
HIGH

TYPE OF ACTION

ESTIMATED COST
VARIED



PROJECT #9

Continue to Attract Investment to the SMART Park

The addition of major employers at the SMART Park would expand local, well-paid job opportunities for Cassopolis residents.

RATIONALE

Through its partnership with Midwest Energy & Communications, the Village of Cassopolis has a unique opportunity to attract major employers to the SMART Park. With more than 200 acres of land available and access to full utilities, rail service, and nearby highways, the site is well positioned to support manufacturing and other job creating industries. One of the key challenges in attracting new employers is ensuring an adequate workforce and housing supply. To address this, the Village will continue working with state and regional economic development partners to pursue opportunities that support job creation while protecting the quality of life for nearby residents and minimizing potential impacts from noise, light, or other forms of pollution.

PROJECT PRIORITY
MEDIUM

TYPE OF ACTION



ESTIMATED COST
NONE: STAFF TIME





Future Land Uses

The Future Land Use Map is the *future reference point* for the Village of Cassopolis' Zoning Ordinance. It broadly identifies how the Village will grow over the next 10 years.

When rezonings, zoning text amendments, or zoning map updates are proposed, the Village refers to the Future Land Use Map as one key point of information to ensure consistency with the Master Plan's goals and to support rational, defensible land-use decisions.



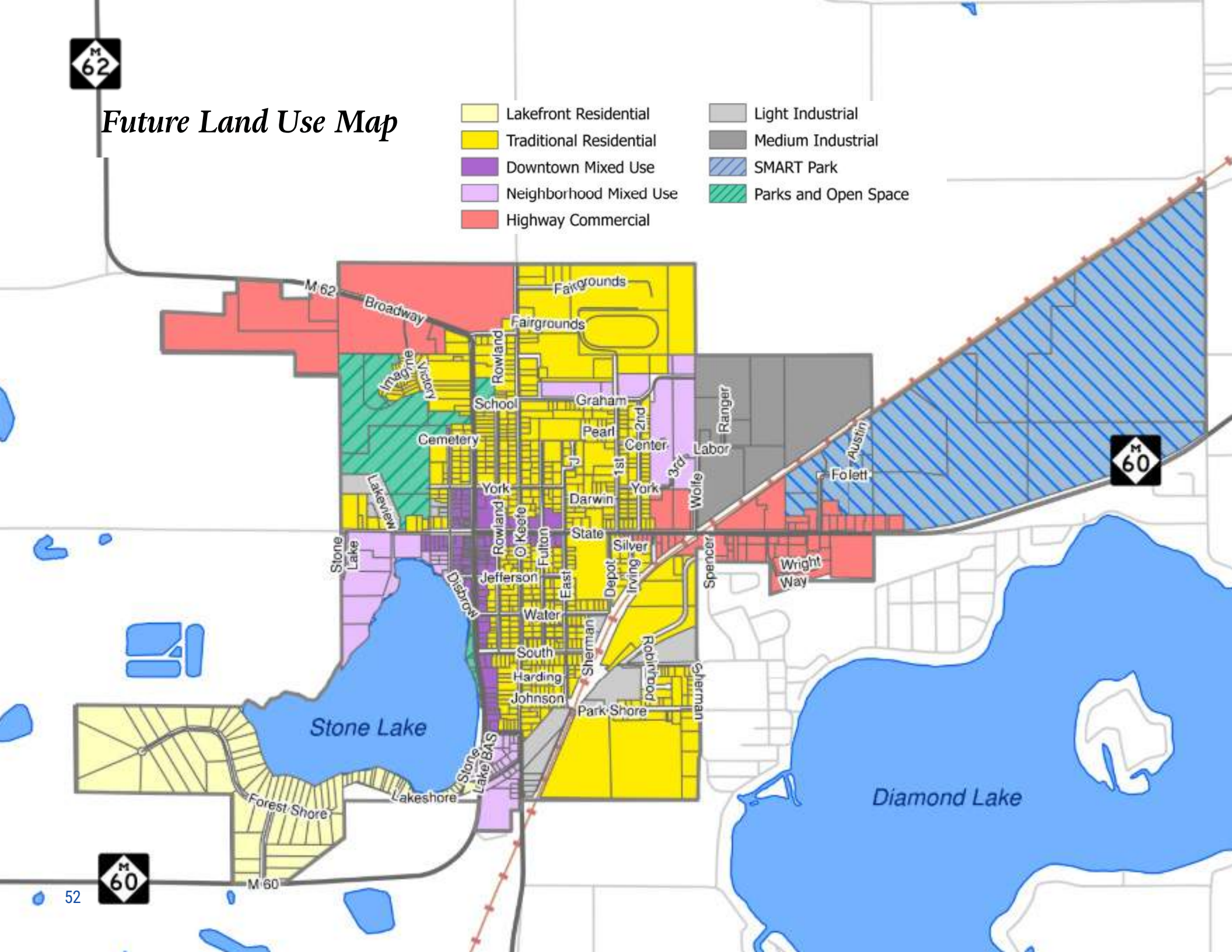
Planning for the future.

Anticipating future land uses allows the Village to plan for and ensure infrastructure that supports future growth and development in a sustainable manner.

Compared to the previous plan, the Future Land Use Map has been simplified with fewer future land use districts, making it easier to interpret. An example of these changes include replacing the former Multi-Family Residential district, Commercial Mixed Use district, and Waterfront Mixed Use district with a Neighborhood Mixed Use district. This increases the development flexibility of parcels within these areas as long as they conform to the Village's design standards.



Future Land Use Map



Lakefront Residential

The Lakefront Residential place type is defined by single detached houses set on larger lots in a lakeside residential setting.

Houses feature large setbacks from the road, adjacent properties, and waterfront areas. Natural plantings, wildflower meadows, and wild riparian buffers are encouraged to reduce shoreline erosion and protect overall lake health.

Streets and Non-Motorized Facilities
Streets are designed for local residential traffic and follow a curvilinear pattern. Due to their low-speed low-volume nature, sidewalks or other non-motorized facilities are not required.

Anticipated Land Uses
- Single detached houses

Relevant Zoning District
- R-1/PUD Planned Unit Development



Example from the Village of Cassopolis



Vision for future development



Vision for future development

Traditional Residential

The Traditional Residential place type represents most of the Village's residential districts and is defined by a mixture of housing types on various lot sizes oriented in a walkable street pattern.

Neighborhoods in this place type feature sidewalks, large trees, close proximity to parks, schools, and other amenities.

Streets and Non-Motorized Facilities
Streets are designed for local residential traffic and are oriented in a traditional grid pattern. Sidewalks are provided on both sides of the street and on-street bicycle facilities are provided on key connector streets.

Anticipated Land Uses
- Single detached houses
- Duplexes
- Cottage courts
- Townhouses
- Senior living facilities

Relevant Zoning District
- R-1 Low Density
- Residential



Village of Cassopolis neighborhood today



Vision for future development



Vision for future development

Downtown Mixed Use

The Downtown Mixed Use place type represents downtown Cassopolis as well as transitional commercial and residential land uses along key corridors.

This place type is characterized by a walkable "main street" style development pattern with first-floor commercial uses with residential units above as well as mixed housing types such as small-scale multi-family buildings and townhouses. This place type features extensive sidewalks with outdoor seating and pedestrian amenities, street trees, and decorative streetlamps. Buildings within this place type lack setbacks from adjacent properties and are architecturally appealing and constructed with high-quality materials.

Street and Non-Motorized Facilities
Streets are designed with pedestrian traffic in mind, featuring wide sidewalks and generous tree planting strips buffering sidewalks with on-street parking spaces and traffic. Crosswalks are striped and signalized. Cycling infrastructure includes bike racks and streets are low speed to provide a safe shared space with cyclists.

Anticipated Land Uses
- First-floor commercial uses with upper residential units
- Multi-unit residential buildings
- Restaurants with outdoor dining
- Retail and office businesses

Relevant Zoning Districts
- C-1 Mixed Use/Office
- C-3 Central Business



Downtown Cassopolis today



Vision for future development

Neighborhood Mixed Use

The Neighborhood Mixed Use place type includes multi-unit residential land uses and various low-impact commercial land uses located within a walkable neighborhood context.

Small-scale retail, commercial, and office uses are located near a mixture of housing types. Development in this place type features sidewalks with outdoor pedestrian amenities, large trees, limited outdoor dining, and small public spaces oriented towards nearby streets.

Street and Non-Motorized Facilities
Streets are designed with pedestrian traffic in mind, featuring wide sidewalks, limited outdoor dining, and generous tree plantings. Crosswalks are striped and signalized. On-street parking provides access to businesses in this place type and off-street non-motorized facilities are provided on roadways with higher traffic volumes.

Anticipated Land Uses
- First-floor commercial uses with upper residential units
- Multi-unit residential buildings
- Restaurants with limited outdoor dining
- Small-scale retail and office
- Duplexes
- Cottage courts
- Townhouses
- Senior living facilities

Relevant Zoning Districts
- C-1 Mixed Use/Office
- R-2 Medium Density Residential
- R-3 High Density Residential



Today: Ground-floor commercial, upstairs residential



Vision for future development



Vision for future development

Highway Commercial

The Highway Commercial place type consists of large-scale commercial and retail uses.

These land uses occupy larger parcels located along a regional corridor. Development is set back from the roadway and is more suburban in nature. Paved areas are broken up by natural green spaces for improved stormwater management. Multi-unit residential land uses are appropriate on larger lots and can support additional housing in the Village.

Street and Non-Motorized Facilities
Generous setbacks and tree planting strips provide greater pedestrian separation from the higher speed and volume roadways synonymous with this place type. Sidewalks are located on both sides of the roadway and cycling facilities are designed as higher order facilities separated from the roadway such as a protected cycle track or sidepath.

Anticipated Land Uses
- "Big box" retail and commercial establishments
- Larger office uses
- Multi-unit residential buildings
- Chain restaurants
- Gas stations and other vehicle service operations
- Drive-thru restaurants

Relevant Zoning Districts
- C-2 General Commercial



Village of Cassopolis today



Vision for future development



Vision for future development

Light Industrial

The Light Industrial place type consists of low-impact industrial and warehouse uses.

This place type is appropriate for research, testing, manufacturing, assembly, warehousing, skilled trades, technology-based industries, and other limited industrial uses that are non-intrusive to surrounding place types.

Street and Non-Motorized Facilities
Generous setbacks and tree planting strips provide greater pedestrian separation from the higher speed and volume roadways of this place type. Due to this place type's close proximity to adjacent residential neighborhoods, pedestrian access should satisfy similar requirements to the Traditional Residential place type, including sidewalks along both sides of the street.

Anticipated Land Uses
- Small-scale warehouses
- Metal fabrication shops
- Vehicle repair shop
- Research laboratory

Relevant Zoning Districts
- I-1 Light Industrial



Village of Cassopolis today



Vision for future development



Vision for future development

Medium Industrial

The Medium Industrial place type includes industrial land uses that are more intensive than those anticipated in the Light Industrial place type.

These are characterized by larger structures with loading bays and outdoor storage set on larger lots with extensive setbacks. Landscaped berms are provided to shield adjacent land uses.

Street and Non-Motorized Facilities
Streets are oriented towards facilitating truck traffic. Sidewalks are required along roadways to facilitate pedestrian access. Cycling infrastructure should be separated from the roadway due to the nature of commercial truck traffic within this place type.

Anticipated Land Uses
- Warehouses and material storage facilities
- Metal fabrication shops
- Vehicle repair shop
- Research laboratory

Relevant Zoning Districts
- I-2 Manufacturing



Example from the Village of Cassopolis



Vision for future development

SMART Park

The SMART Park place type includes larger-scale manufacturing and enterprise industry that require larger building footprints and greater access to regional transportation assets.

Land uses within this place type are typically large-scale industrial buildings on large campuses. Paved parking areas are broken up by natural green spaces for improved stormwater management.

Street and Non-Motorized Facilities
Streets are oriented towards facilitating truck traffic. Sidewalks are required along roadways to facilitate pedestrian access. Cycling infrastructure should be separated from the roadway due to the nature of commercial truck traffic within this place type.

Anticipated Land Uses

- Large-scale warehouse
- Production and assembly plant
- Distribution facility
- Research laboratory
- Manufacturing plant

Relevant Zoning Districts

- I-2 Manufacturing
- SMART Park



Example from the Village of Cassopolis


Vision for future development


Vision for future development

Parks and Open Space

The Parks and Open Space place type represents the Village's existing inventory of public park space.

This place type is designated for preserving pockets of nature and are continually improved to accommodate the recreation and respite needs of Village residents.

Street and Non-Motorized Facilities
Since many of these parks are located near residential neighborhoods, sidewalks are required along both sides of the street to improve access. Cycling infrastructure should include bike rack storage at parks and can include higher order facilities such as protected cycle tracks or sidepaths on higher speed and higher volume roadways.

Anticipated Land Uses
- Public parks
- Undeveloped natural areas
- Water access sites

Relevant Zoning Districts
- G/P Government/Public



Example from the Village of Cassopolis



Vision for future development



Vision for future development

Implementation

The Village of Cassopolis is a place that invests in itself and gets things done. This Master Plan builds on the 2019 plan to ensure that the Village's momentum isn't just maintained, but continues to build. Public improvements have included everything from minor sidewalk and roadway repairs to major infrastructure and new housing projects.

PROJECT	PRIORITY	ESTIMATED COST	TIMEFRAME	PARTNERS
GOAL 1: REDEVELOPMENT PROJECTS				
Establish a Community Center	High	$10—$40M	3-5 years	Cass County
Enhance Downtown Connections	Medium	$300—$600K	1-2 years	Downtown building owners
Village Parks Improvements	Medium	Varied	Ongoing	Michigan DNR
GOAL 2: IMPROVE WALKING & BIKING				
Enhance Sidewalks, Trails, and Crosswalks	High	$20—$25K per block	Ongoing	MDOT
Install Wayfinding Signage	Medium	$5—$20K	1 year	Southwest Michigan Regional Planning Council
GOAL 3: ADDRESS HOUSING SHORTAGE				
Redevelop Squires Middle School Site	High	$5—$20M	5+ years	Cassopolis Public Schools, State Agencies
Administrative Support for Redevelopment	Medium	Staff Time	Ongoing	Local builders and developers
GOAL 4: CONTINUED ECONOMIC GROWTH				
Continue to invest in Downtown	High	Varied	3-5 years	State of Michigan (grants)
Continue to Attract Investment to the SMART Park	Medium	Staff Time	Ongoing	MEC, State of Michigan

Zoning Plan

This Master Plan establishes the Village's long-term vision for future land use in the Village of Cassopolis, while the Zoning Ordinance regulates how land is used today. Because the plan reflects a vision extending more than ten years into the future, the Zoning Ordinance should not be amended all at once to fully match the plan. Rather, amendments should be considered incrementally over time.

The recommendations in this section provide guidance for zoning and policy updates that will gradually align the Zoning Ordinance with the goals and future land use direction outlined in this plan.

Future Land Use & Zoning Districts

FUTURE LAND USE CLASSIFICATION	ZONING DISTRICT
Lakefront Residential	R-1/PUD
Traditional Residential	R-1 Low Density Residential
	R-2 Medium Density Residential
Neighborhood Mixed Use	R-3 High Density Residential
	C-1 Mixed Use/Office
Highway Commercial	C-2 General Commercial
Downtown Mixed Use	C-3 Central Business
Light Industrial	I-l Light Industrial
Medium Industrial	I-2 Manufacturing
SMART Park	SMART Park
Parks & Open Space	G/P Government/Public

Zoning Ordinance Amendments

The Village recently received re-certification from the Redevelopment Ready Communities program and maintains an updated zoning code. Based on the goals and projects in the plan, the following amendments to the zoning ordinance may be necessary as developers become more aware of the opportunities in the Village of Cassopolis.

Provide more options for housing, particularly in the C-3 Commercial district.

Allow cottage courts, duplexes, and ADUs in residential neighborhoods—ideally "by right."

Reduce minimum lot sizes, frontage requirements, and setbacks in neighborhoods.

Reduce or eliminate parking requirements.

Consider consolidating and revising existing zone districts to more closely align with Future Land Use classifications.

Allow childcare facilities in more zoning districts.

MEDC Redevelopment Ready Communities (RRC) Requirements

The Michigan Department of Economic Development's (MEDC) Redevelopment Ready Communities Program requires communities to address specific features within their Master Plans. These include:

- ✓ Reflects the community's desires for the future
- ✓ Identifies priority redevelopment areas
- ✓ Addresses land use, mobility, and infrastructure
- ✓ Includes a zoning plan
- ✓ Establishes goals and implementation of projects
- ✓ Implementation progress is measured annually
- ✓ Document is available online

Tracking Progress

The Master Plan identifies nine projects the Village and partner entities will pursue in the coming years. Utilizing the Planning Commission's annual report to Village Council is a simple way to ensure projects are on track and the plan stays relevant.

Annual Reports and Updates

The Michigan Planning Enabling Act requires Planning Commissions to complete an annual report summarizing their activities. These reports are frequently a long list of cases and actions taken by the Planning Commission, but the reports are also an opportunity for the Planning Commission to clearly communicate priorities and progress on Master Plan projects to the Village Council, particularly as budgeting decisions are being made.

In the Planning Commission's Annual Report, a summary will be included of activities completed relative to each project and goal included in this Master Plan. The Annual Report will align with the Village's Capital Improvement Plan (CIP), along with other budgeting priorities to ensure the Village is considering the financial impacts of planning decisions. The Annual Report will also relate to the CIP by clearly identifying projects already included within the Village's CIP and by recommending additional items for the CIP.

In addition to the Planning Commission Annual Report, the Village will also:

- Maintain its Redevelopment Ready Communities Certification
- Regularly update and adopt a Capital Improvement Plan
- Track alignment with the Statewide Housing Plan

Alignment with Statewide Housing Plan

The Voices of Cassopolis Master Plan has several points of alignment with the Michigan State Housing Development Authority's Statewide Housing Plan, as well as the Region J Action Plan.

Goal 4.1: Increase supply of the full spectrum of housing that is affordable and attainable to Michigan residents.

Goal 4.4: Increase the rehabilitation and/or preservation of housing stock.

Goal 4.6: Increase missing middle and workforce housing stock to facilitate greater housing choice.

Goal 5.2: Promote the ability of older adults to age in a place of their choice.

Appendix

The appendix includes results from two community surveys.

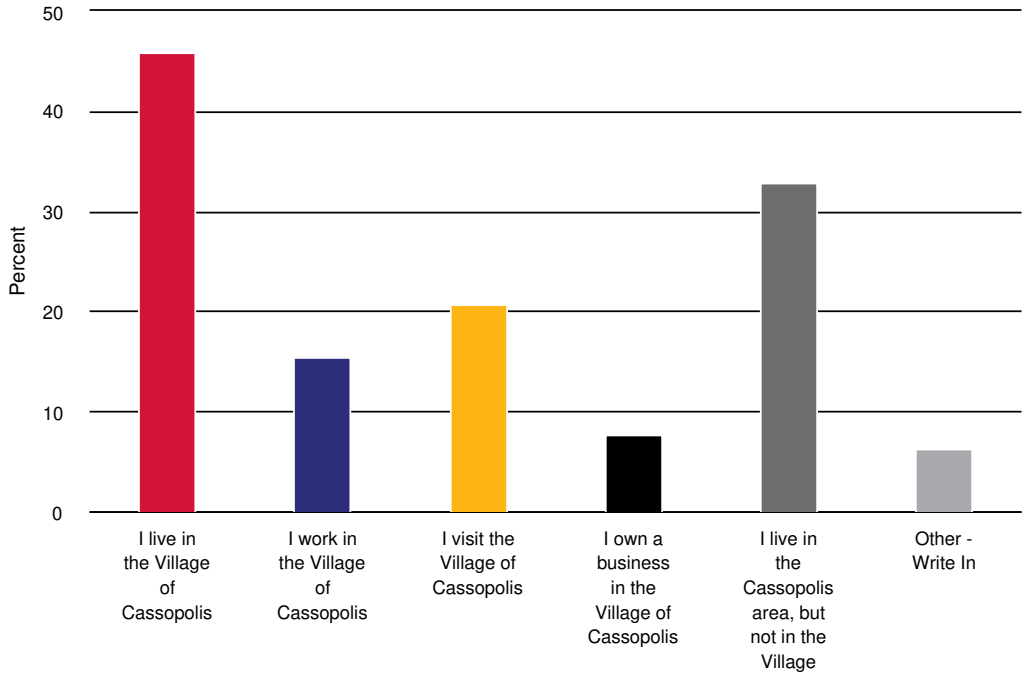
Report for Cassopolis 2025 Community Planning Survey

Response Counts

Completion Rate:	**73.2%**		
	Complete		161
	Partial		59

Totals: 220

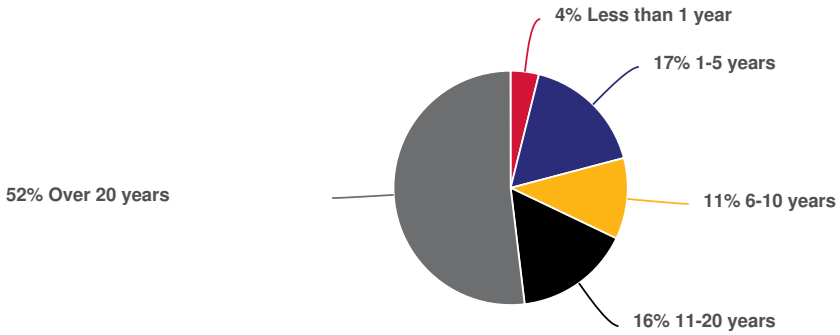
1. What is your relationship to Cassopolis? (Please check all that apply.)



Value	Percent	Responses
I live in the Village of Cassopolis	45.9%	95
I work in the Village of Cassopolis	15.5%	32
I visit the Village of Cassopolis	20.8%	43
I own a business in the Village of Cassopolis	7.7%	16
I live in the Cassopolis area, but not in the Village	32.9%	68
Other - Write In	6.3%	13

Other - Write In	Count
Cass County resident	1
Emilie's child	1
Fam	1
I live in Vandalia, and work to support Cass County	1
I own property in the Village	1
Live and work	1
Live close by	1
Moved from New York city to Cassopolis in 1971	1
Own property	1
Vandalia	1
We own several buildings	1
Totals	11

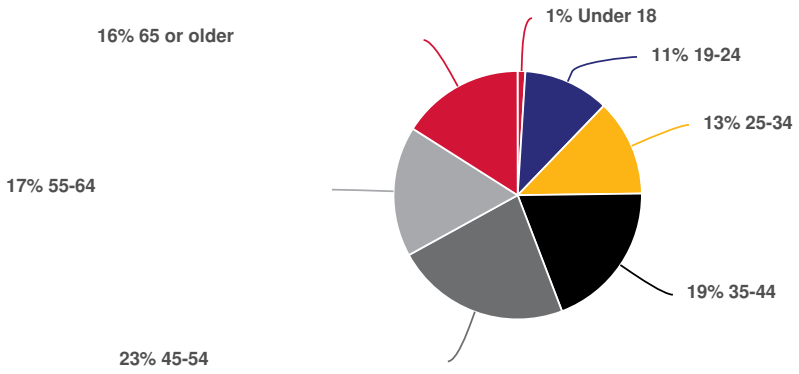
2. How long have you lived/worked/visited/owned a business in the Village of Cassopolis or the surrounding area?



Value	Percent	Responses
Less than 1 year	3.9%	8
1-5 years	17.0%	35
6-10 years	11.2%	23
11-20 years	16.0%	33
Over 20 years	51.9%	107

Totals: 206

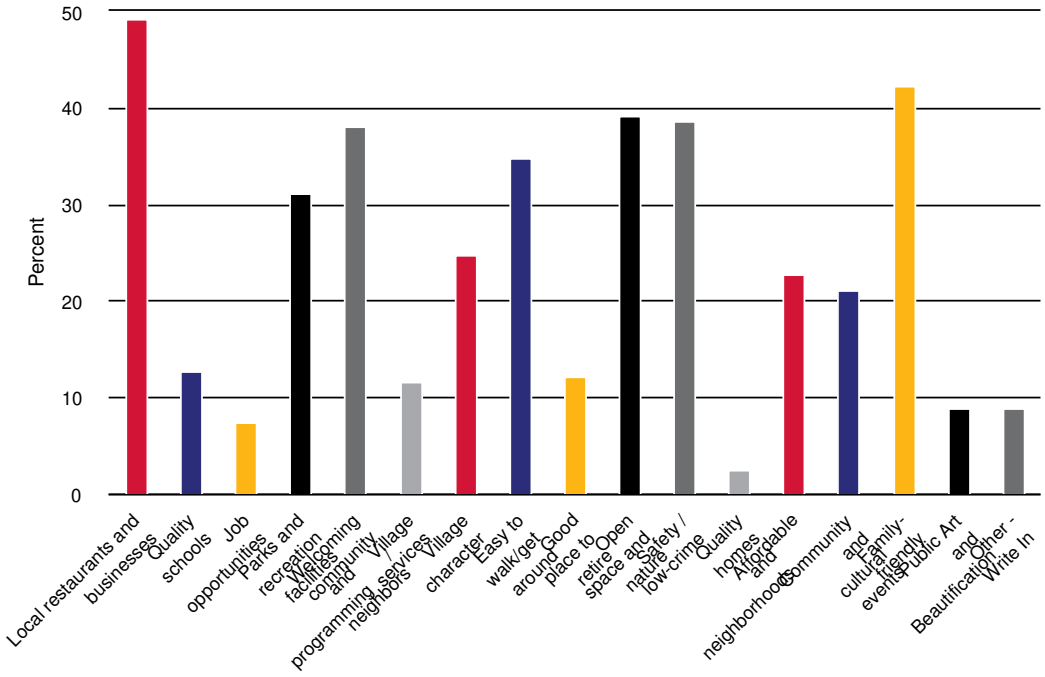
3. How old are you?



Value	Percent	Responses
Under 18	1.0%	2
19-24	11.2%	23
25-34	12.6%	26
35-44	19.4%	40
45-54	22.8%	47
55-64	17.0%	35
65 or older	16.0%	33

Totals: 206

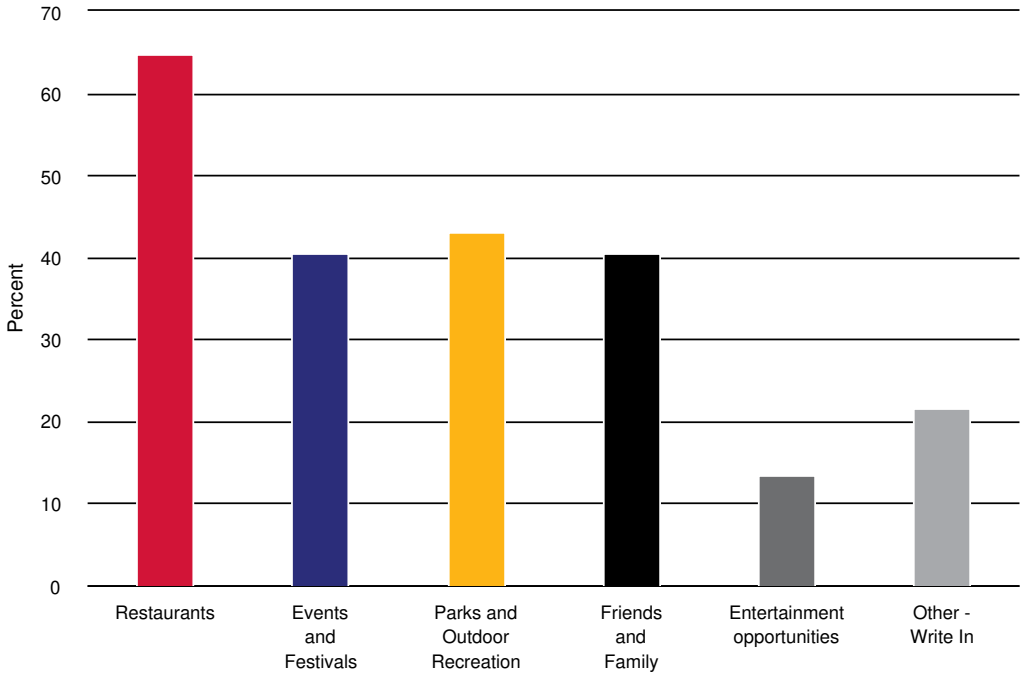
4. What do you like the most about Cassopolis? (Please select your top 5.)



Value	Percent	Responses
Local restaurants and businesses	49.2%	93
Quality schools	12.7%	24
Job opportunities	7.4%	14
Parks and recreation facilities and programming	31.2%	59
Welcoming community / neighbors	38.1%	72
Village services	11.6%	22
Village character	24.9%	47
Easy to walk/get around	34.9%	66
Good place to retire	12.2%	23
Open space and nature	39.2%	74
Safety / low-crime	38.6%	73
Quality homes and neighborhoods	2.6%	5
Affordable	22.8%	43
Community and cultural events	21.2%	40
Family-friendly	42.3%	80
Public Art and Beautification	9.0%	17
Other - Write In	9.0%	17

Other - Write In	Count
Lakes	2
Beach	1
Boardwalk by the lake and the beach	1
Clean slate to build from	1
Diamond Lake Area	1
Diversity	1
Great libraries & the COA	1
Lakes	1
Mountain bike trails	1
Multi generational families make up a large part of the community	1
Not much	1
Pet friendly	1
Savage bean!	1
Small	1
diversity	1
emily	1
Totals	17

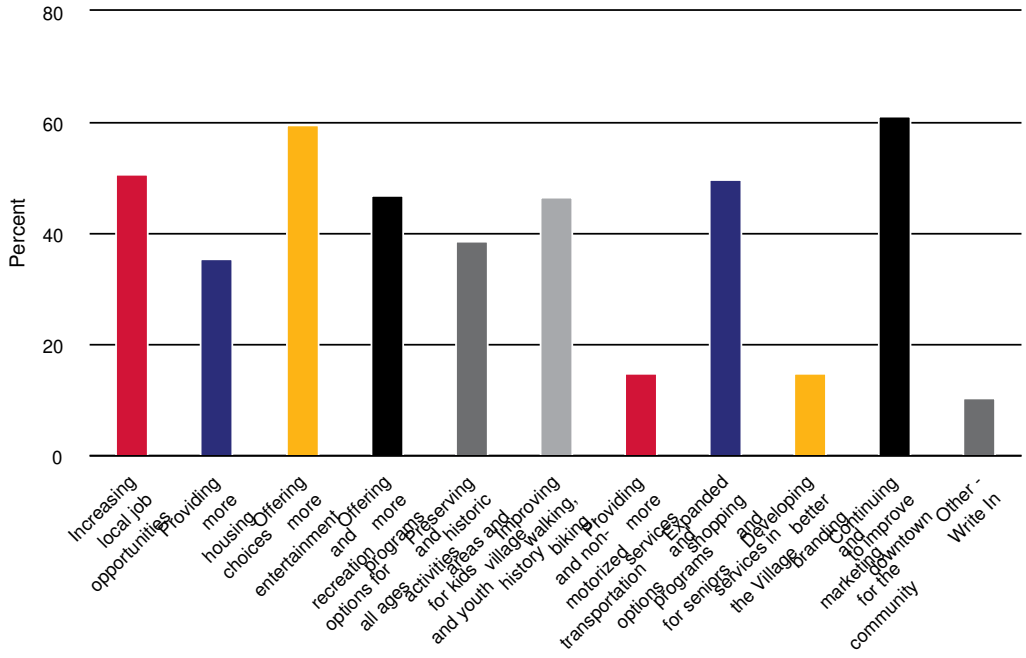
5. As a visitor, what brings you to Cassopolis? (Please select all that apply.)



Value	Percent	Responses
Restaurants	64.9%	24
Events and Festivals	40.5%	15
Parks and Outdoor Recreation	43.2%	16
Friends and Family	40.5%	15
Entertainment opportunities	13.5%	5
Other - Write In	21.6%	8

Other - Write In	Count
ATM	1
Coffee shops	1
Diamond Lake	1
Fair	1
Great childhood memories	1
Have a home on Diamond Lake	1
beach bash	1
church	1
Totals	8

6. Please identify the efforts you support the Village dedicating its time and resources toward. (Please select your top 5.)



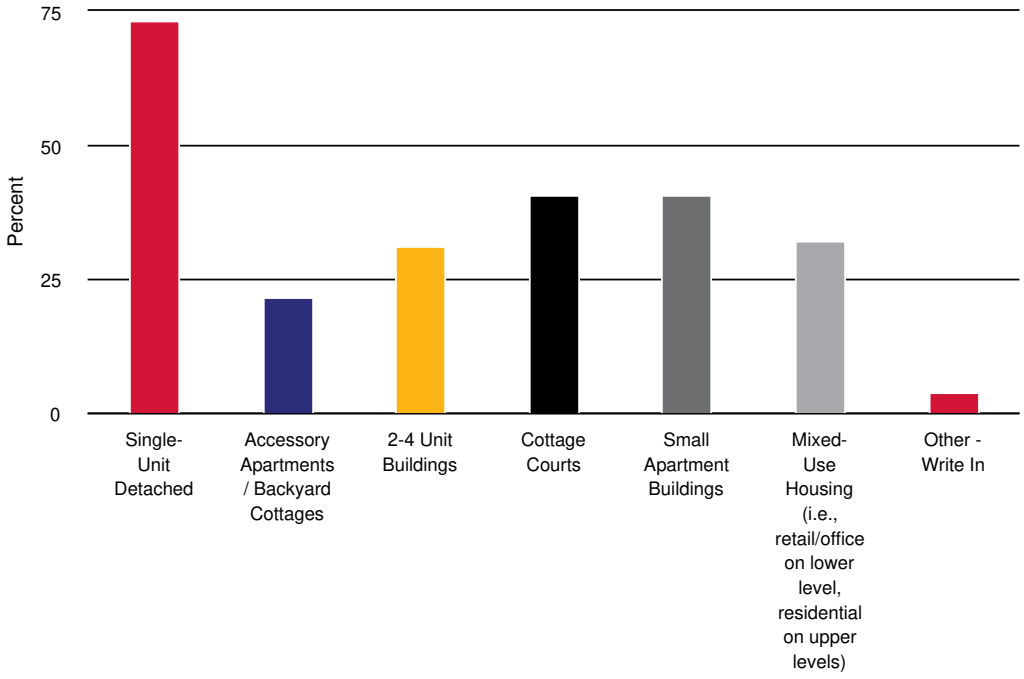
Value	Percent	Responses
Increasing local job opportunities	50.8%	96
Providing more housing choices	35.4%	67
Offering more entertainment and recreation options for all ages	59.8%	113
Offering more programs and activities for kids and youth	47.1%	89
Preserving historic areas and village history	38.6%	73
Improving walking, biking, and non-motorized transportation options	46.6%	88
Providing more services and programs for seniors	14.8%	28
Expanded shopping and services in the Village	49.7%	94
Developing better branding and marketing for the community	14.8%	28
Continuing to improve downtown	61.4%	116
Other - Write In	10.6%	20

Other - Write In	Count
A Walkway across the railroad tracks on E State Street towards dussels	1
Add a pickleball court	1
Addressing blight of some homes as well as empty buildings like Rite Aid and 5/3 Bank.	1
Clean up blight boarded houses need fixed or demolished	1
Extended public services	1
Improving infrastructure	1
Improving roads	1
Lower taxes	1
More options for food and improving housing, schools, and shopping.	1
More places to eat, Places where locals and visitors can hang out and connect	1
More restaurants and entertainment for adults	1
Plant more trees	1
ROADS!!!! Need repair badly! They are horrible! If I were to buy a house I would want a decent road in front of my house!	1
Re pave the broken roads	1
Replacing/trbuilding/maintaining existing infrastructure	1
Taking care of existing	1
Taking care of the existing village and not trying to build a separate version	1
There are very few places where you can take a *long* pleasant walk.	1
repair streets and sidewalks	1
supporting school improvement	1
Totals	20

7. Housing. Please select an option that best describes your opinion regarding the following statements.

	Strongly agree	Agree	Neutral / not sure	Somewhat disagree	Strongly disagree	Responses
Most people and families can find safe, affordable housing that meets their needs in Cassopolis. Count Row %	4 2.3%	29 16.9%	69 40.1%	39 22.7%	31 18.0%	172
There are adequate housing options for seniors in Cassopolis. Count Row %	5 2.9%	24 13.9%	74 42.8%	47 27.2%	23 13.3%	173
People in Cassopolis are maintaining their properties. Count Row %	3 1.7%	37 21.5%	46 26.7%	64 37.2%	22 12.8%	172
The cost to purchase a home in Cassopolis is reasonable. Count Row %	3 1.8%	47 27.5%	67 39.2%	42 24.6%	12 7.0%	171
The cost to rent a home or apartment in Cassopolis is reasonable. Count Row %	2 1.2%	30 17.3%	89 51.4%	34 19.7%	18 10.4%	173
Totals Total Responses						173

8. Which housing types do you think Cassopolis needs the most? (Please select your top 3.)



Value	Percent	Responses
Single-Unit Detached	73.3%	129
Accessory Apartments / Backyard Cottages	21.6%	38
2-4 Unit Buildings	31.3%	55
Cottage Courts	40.9%	72
Small Apartment Buildings	40.9%	72
Mixed-Use Housing (i.e., retail/office on lower level, residential on upper levels)	32.4%	57
Other - Write In	4.0%	7

Other - Write In	Count
Duplex/Condo	1
Low income housing is needed very bad	1
NOT low income housing. Already have enough in the village falling apart	1
Need affordable senior housing.	1
Rehab existing	1
Tiny houses for those who wish to minimize their carbon footprint	1
save the downtown	1
Totals	7

9. Which housing types do you think Cassopolis needs the most? (Please select your top 3.)

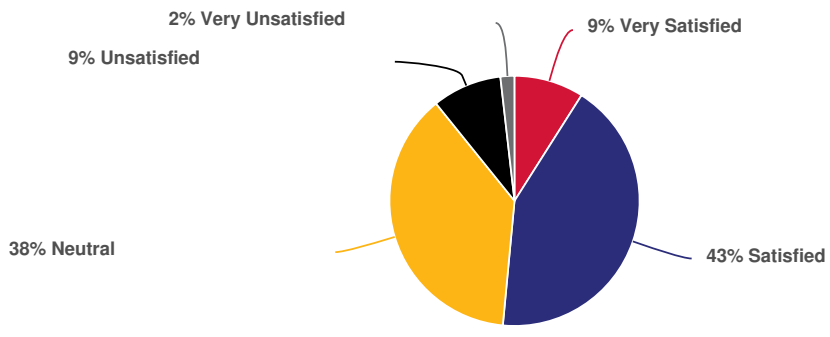


Other - Write In	Count
Totals	0

10. How often have you visited the following parks in the last year?

	Once or more per week	Once per month	A few times	Not at all	Not sure	Responses
Don Horne Park (Little League & Dog Park) Count Row %	22 13.1%	13 7.7%	60 35.7%	68 40.5%	5 3.0%	168
Clisbee Park (Skate Park & Basketball Courts) Count Row %	18 10.8%	20 12.0%	48 28.9%	76 45.8%	4 2.4%	166
Log Cabin Park Count Row %	9 5.5%	12 7.3%	61 37.0%	75 45.5%	8 4.8%	165
Stone Lake Beach Count Row %	38 22.8%	48 28.7%	63 37.7%	15 9.0%	3 1.8%	167
Totals Total Responses						168

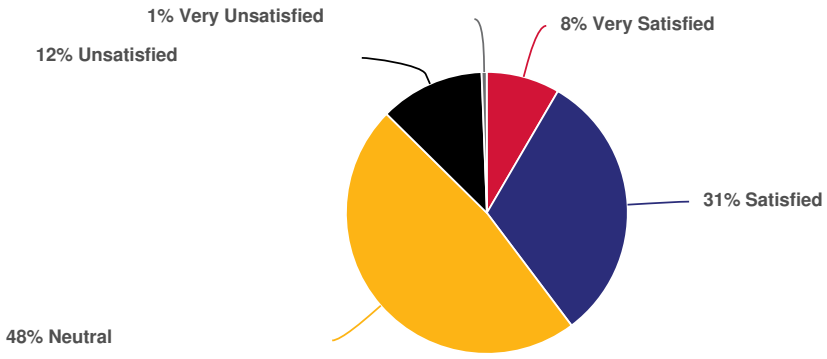
11. Are you satisfied with the quality and types of amenities offered in parks, natural areas, and public spaces within Cassopolis?



Value	Percent	Responses
Very Satisfied	9.0%	15
Satisfied	42.5%	71
Neutral	37.7%	63
Unsatisfied	9.0%	15
Very Unsatisfied	1.8%	3

Totals: 167

12. Are you satisfied with community programs, leagues, and events offered in Cassopolis?



Value	Percent	Responses
Very Satisfied	8.4%	14
Satisfied	31.3%	52
Neutral	47.6%	79
Unsatisfied	12.0%	20
Very Unsatisfied	0.6%	1

Totals: 166

13. Are there specific improvements you would like to see in Village Parks in the next 5 years? What are they?

Count	Response
1	A dog park. Improve village sidewalks. More restaurant options.
1	A new surface for the basketball court. New swing set at Clisbee park
1	Add more programs geared to seniors. Work on using native plants in landscaping
1	Allow people to use the playgrounds at the schools when not in session. More restaurants in downtown.
1	Bathroom facilities
1	Better baseball park/ easier to access. More programming for the youth
1	Better parking at the beach, seating by the ampitheater, an area around the ampitheater that is family friendly and alcohol is allowed
1	Bike paths, downtown rehabilitation
1	Build a new main library. Add a viable community center. Increase number of solid waste drop off days.
1	Buy back "Main St" (Broadway) from the state. Make the "downtown area" more community friendly & safer. State can reroute the highway, Calvin Center to Brownsville.
1	Clisbee park needs a fence on the road of the skate area…
1	Continue demolishing run down unkept houses.
1	Create/improve walking nature trails. Either around diamond lake, or around stone lake.
1	Don't build low income housing at public park I.E Don Horne park. Make community take care of yards and homes .
1	Downtown activities
1	Expansion of the Beach, continuation of Rock the Block
1	Finish started projects. Stop over filling them Stop selling them or taking them away Put one back on the south side
1	Housing improvements. Property clean up and landscaping.
1	I enjoy nature so I would love to see more trees planted, perhaps some Sycamore trees that will feed our diverse wildlife. Maybe plant pollinators gardens where we can have a Monarch butterfly waystation with milkweed.
1	I feel like some more unkept vegetation would look nice around Clisbee and don horne.
1	I feel the Village is doing a fine job. Maybe something to look into is placing AED unit near the beachfront.
1	I really think there needs to be more for yound families here than a single small park and an overcrowded beach.
1	I would like clisbee bathroom maintained and cleaned
1	I would love to see a park option with a playground on the southern part of the village as well as a splash pad.
1	I'd like more nature type events or walking spaces. I love trails & events in woods. A good bird watching program or evening walk in the woods. Pet friendly walks in nature all would be good
1	I've lived here for almost 30 years and the recent transformation has been wonderful…we need a plan to maintain these improvements…the condition of the beach walkway after a busy weekend should be a top priority…there should be a daily morning routine which includes attention to blowing sand off pavers…checking for trash & making sure that we have utmost pride in these park facilities…broken spindles behind Twisties etc are not acceptable…our community has one opportunity to create a good first impression and we all must take that very seriously before adding other projects if need be.
1	Ice skating rink Indoor swimming for families and seniors. Rehab facility in Cass county

Count	Response
1	Improve the Little League Field. With the changes, it has made parking a disaster. Invest in our kids.
1	It seems everyone has a side-hustle these days, me included. Cassopolis could benefit with more community events/festivals and vendor events. All family-oriented, of course.
1	It would be great to expand the beach a bit more, it is very crowded in the summer. I would like to see more walking trails and smooth sidewalks to allow for rolling skating.
1	Keep the beach and parks we have well maintained
1	Like to see more free and family friendly events Beach bash is good but it is quite chaotic Smaller events are more accessible for elderly and children
1	Maybe some more sand at the beach…
1	Mini splash pad, maybe a small jungle gym near stone lake beach, bike lane/sidewalk to Dussels from other side of the tracks.
1	More activities
1	More bike paths and sidewalks that connect the village entertainment to parks and restaurants.
1	More restaurants and food trucks more often. Lower residential property taxes for those of us with nice houses but pay top dollar to make area nice
1	More restaurants and retail
1	More scenic walking and sitting opportunities
1	More small businesses downtown and more events downtown. A demographic with 20-40 year olds would be nice too.
1	More space on the beach, it gets very crowded during the summer. more walking trails within the parks.
1	More things for the kids
1	More walkability and places to park around Diamond Lake.
1	More walking, biking, sidewalks, trails. Marketing the village to attract investment in downtown. Rezoning village to discourage discount stores, big box store, gas stations, loan/pawn shops, etc. rezone to encourage investment in restaurants, shops, etc. (see downtown Three Oaks,MI, Saugatuck, MI, Valparaiso, IN, Carmel, IN, Coronado CA. Rezone/ leverage ordinances to require businesses to maintain their store front (ice cream shop is great but looks terrible). Connect lake front to Main Street via walkways, signage, etc. Rezone/ redesign to limit driving traffic through downtown area.
1	Most important is the maintenance of the improvements already completed. And respect by the public for their existence. Pride of place is the result of that and will ensure that wall future projects will last for years as well.
1	Need more nature paths/walking trails through & around town. And possibly a stronger police presence at Clisbee park would be nice.
1	New basketball courts
1	No
1	No animals downtown unless they are well cared for. The animals are a disgrace. Mangy and nor cared for. Not good for our kids to see. I've said this before but nobody listened
1	Not really
1	Nothing specific to the parks comes to mind other then to continue to maintain and keep the parks clean.

Count	Response
1	Over all more public appeal coming into the village. The beach is beautiful let's expand that!!
1	Parking downtown
1	Parking. Picnic/barbecue areas and shelters, restroom facilities
1	Permanent restrooms at Clisbee Park. Restoration of closed park on S. O'Keefe St. with permanent restrooms.
1	Pickleball
1	Pickleball!
1	Roads
1	Sidewalks need to be fixed
1	South Side park, year-round youth programs.
1	Splash pad
1	The little league park has been left in horrible condition with such limited parking. The beach is often dirty with litter.
1	The return of a long promised South Side park, not asking the schools to bear this responsibility and liability. One that the large majority of the children in town do not have to cross a major highway to get to.
1	The roads
1	Tougher rules on dogs running loose
1	Upgrades...more equipment to play on. Larger beach area. Need an outside spray shower at beach to rinse off sand. Splash pad in an another place.
1	Walking trails. Other cities like Kalamazoo, South Haven, etc, etc have so many beautiful walking trails. Nothing here. Also, FIX THE STREETS IN THE VILLAGE
1	We would love to see more restaurants like the Cassopolis Beer Company move in. Or little store fronts to visit on weekends while we're at Diamond Lake with family.
1	Yes, I would like to see the local community to embrace local businesses and continue to shop locally. I also feel our leadership at our Village office is absolutely stellar and lookout for the best interests of of community but strives to accommodate Cass County as whole. Thanks the Emilie and her team for putting the people of Cassopolis first.
1	bathrooms, and inclusive signs for speech-impaired children to use to communicate with peers
1	na
1	resurface S O Keefe st create more bike lanes / walking paths a new southside park sidewalks extended to all apartment complexes
1	sidewalks are broken and hazard to walk to parks

14. Transportation. Please select an option that best describes your opinion regarding the following statements.

	Strongly agree	Agree	Somewhat disagree	Strongly disagree	Neutral or not sure	Responses
Most Cassopolis residents don't have a problem getting to work, school, the grocery store, or medical appointments. Count Row %	8 4.9%	62 38.3%	35 21.6%	11 6.8%	46 28.4%	162
It is easy to walk and bike around Cassopolis. Count Row %	20 12.3%	86 52.8%	35 21.5%	10 6.1%	12 7.4%	163
Sidewalks are available where people need them in Cassopolis. Count Row %	15 9.2%	71 43.6%	45 27.6%	17 10.4%	15 9.2%	163
Roads and other transportation infrastructure in Cassopolis are well-maintained. Count Row %	5 3.1%	49 30.2%	51 31.5%	40 24.7%	17 10.5%	162
Totals Total Responses						163

15. As a voice of Cassopolis, what do you think are the greatest opportunities for change in your community?

Count	Response
2	
1	* Making the village a pleasant place to walk * Improving the homes/neighborhoods. For example, entering Cass on 62 from the south you get a very bad first-impression of town. The "Sign of the unicorn" has peeling paint, and the homes you first see are very broken down
1	A place for homeless people to go!
1	Adding more community space to bring in people and create social spaces to great connections and grow our community.
1	Advertising
1	Affordable apartments, drugstore, fast food option other than McDonald's
1	Affordable housing
1	Affordable housing and more businesses downtown - food/ shopping
1	Affordable housing.
1	Affordable housing. Houses are overpriced in Cassopolis compared to other nearby towns.
1	All of the developmental projects such as the beach.
1	Attract businesses Take advantage of lake owners by asking where they'd spend $$$
1	Beach bash!
1	Better housing, more business that appeal to younger people
1	Better parks and park programming (think Mishawaka/sb parks depts) getting grants to help people beautify/clean up their properties around the dt area specifically, more businesses in the dt area to draw people in vs driving to granger (restaurants, shopping, cool things to physically do with kids, mixed use spaces - family friendly)
1	Better roads for sure. I understand that takes a lot of money but roads like York , N Rowland , and Fulton could definitely be improved
1	Bring a drug store chain back to the village. Consider a hotel. Consider a fine dining restaurant in the SMART park.
1	Caring for what exists for existing residents
1	Childcare
1	Closing off Broadway from highway traffic
1	Community Center
1	Community events
1	Continue bringing businesses to downtown and surrounding area.
1	Continue to invest in things that benefit the children / seniors / disabled / fixed income residents in Cass.
1	Continue to work on street/side walk conditions
1	Continuing the revitalization of downtown. Create a hub for the community to engage with each other and enjoy the current, and hopefully new, events. Beach bashes, car shows, farmers markets.
1	Continuing with improvements while keeping current residents and their needs in mind.

Count	Response
1	Create a vibrant downtown designed for people not cars. Incentivize investors to invest in multifunction development that supports housing and retail space. Brand the community as a place to visit, shop, and live so businesses are encouraged to locate there.
1	Definitely paving bad roads, fix sidewalks throughout the village, and clean up areas on the edges of the village. Ie lots near RR areas
1	Downtown diverse entertainment and dining.
1	Encouraging renovation of existing buildings and in-town properties rather than encouraging sprawl and development of surrounding farmland.
1	Everything the village manager has help get done
1	Fixing up homes. Eliminating blight. Getting rid of slum lords
1	Getting more tourist traffic/new residents to come here by increasing businesses, events and school improvements. A greater sense of "community" would be amazing! Also, Diamond Lake needs more public access beaches and areas. Restricting that area really hinders what could be a highly sought after tourism money maker for the local community.
1	Getting the locals to buy into the program. Too much negativity about nothing.
1	Good schools are paramount. After that, good restaurants and stores. We frequent Cassopolis Brewery, have used Bergmans Vet., Hardings and Cass County Fair for several years when our daughter was in 4H and showed her horse. Also Community Mills, The Twirl and Cass Outdoor Power. Also, multi-use paths are a great amenity to connect the community. And community events, like free concerts, festivals, art fairs, running races, etc.
1	Housing and education. There are serious problems in our schools that need to be addressed and fixed before families will move here. And then they need safe, inexpensive, family friendly Housing and neighborhoods.
1	Housing is a need but we also could use more health care for women and a shelter to help women out of abusive situations.
1	How about giving free/ reduced rent to artists, craftsman to start a business in empty store fronts in town
1	I definitely think affordable housing is a big one. I see a lot of people leaving because of that. I think a lot of first home buyers tend to leave because of not having many options to pick from here.
1	I love beach bash events. I love events where ppl can get together, mingle, drink & enjoy themselves
1	I think adding/upgrading a main walkway/bikeway from the downtown area to the parks, library, and then all the way down to the COA would make cassopolis a real destination for families because of the walkability and rideability. Also, adding public transportation that is ACTUALLY affordable would be helpful to those that have no transportation options and people with disabilities. Cassopolis is not senior and disabled people friendly.
1	I think fixing the streets would help our community a lot. That alone would transform certain areas that look rundown because of the street condition
1	I think the community appears to be working well as a newcomer to the town and area.
1	I think would love to see an initiative for us to clean up trash and pick up after ourselves in the village. The sidewalks around my families house very often has litter left on it. I will admit that we as a family need to start taking the initiative in picking up trash as we walk around town. I feel if we can really build a pride-for-our-vilage attitude and work together then it would be easier for everyone to keep the sidewalks and public areas maintained.
1	I would LOVE to see a bike/walk path extended from the MEC Smart Park trail across from Dussel's all the way up to where the sidewalk currently ends in front of McDonald's.
1	I would like to see if there were ways to subsidize small businesses located downtown, especially during winter months
1	I would love to see a YMCA or some youth / family center

Count	Response
1	I would love to see empty spaces filled again. Rite Aid, 5/3 Bank, the torn down car wash, the empty lot that used to be a gas station across the street from Biggby's, the empty old grocery store (Walt's?) next to McDonald's, the broken-down car wash at Subway/Crystal Flash…all of these could be businesses or attractions, but as empty buildings, they just give off a blighted community vibe. Could we get a daycare facility for working parents? An art or dance studio? A hair and nails/barber?
1	I'm hoping the Smart Park helps with jobs, encourages residents to care more for the local environment.
1	Idk
1	Imagining Cass better than it was not replacing Cass on the outskirts Dedicating resources to maintain And uplift what exists currently without rendering what we already have as old and in need of total replacements that the costs can't justify. Transparency demographic minded decisions. Upgrading what we have before disregarding it for award worthy over opulent replacements. Emphasis more everyday community amenities like Carwashes,daycares,pet care A help center …a place for updated technology offerings with included staff for assisting residents with navigating the necessary Mundane tasks required today for programs for jobs, school, opportunities, assistance, funeral arrangements, legal,yard and home,improvements ,help etc.. Community based Affordable services like electricians,plumbers,etc A real grocery store or butcher Utilize what we have first Fix streets Fix sidewalks Fix storm systems Signage for police department Create a plat
1	Incentives to residents to improve and maintain the public areas,
1	Incentivize growth for local business and restaurant's. We need more jobs for our community. More jobs will give people capital to improve homes and build new homes.
1	Increase business opportunities downtown
1	Increase the beach! Current beach can become very crowed on hot summer days...and more and more people have discovered the beach.
1	Job creation in the smart park.
1	Keeping property taxes down, we pay enough.
1	Love all the improvements! Keep them coming. Thank you for demolishing the housing falling down or in need of repair.
1	Many neighborhoods feel "trashy" or worn down. Enforcing housing codes, and continuing to provide grants, etc. I also thinks its critical to provide easy access to walking/parking around diamond lake. Currently there is no access except the boat launch.
1	More Restaurants
1	More business opportunities and dining. More activities for a wider range of age groups.
1	More day care options for parents of young children
1	More family events to highlight downtown and the beach area, along with all the new businesses.
1	More festivals.
1	More local Businesses mostly Restaurants
1	More reasons to bring people here
1	More retail and restaurants, replacement refurbishment of the high school tennis courts
1	No comment
1	No property taxes for seniors. More officers frequenting Stone Lake.NO MORE LIQUOR STORES and NO MORE dispensaries! What a waste of that Rite Aid building!!! you put so much work and money into the downtown area only to bring liquor stores where once thriving business used to sit what kind of trash is that? Can you keep the liquor stores down the road on the other side of the tracks where most of the businesses are and keep those trashy businesses away from the schools and the neighborhoods?
1	Our school system. We have an amazing band with high standards and I believe those standards should be implemented and supported throughout all of our school system.

Count	Response
1	Pharmacy, more dining options, pickleball courts
1	Probably putting more of a variety of stores and/or restaurants in town.
1	Promote cultural activities. Upgrade the food shopping experience in Cassopolis.
1	Providing more job opportunities for locals. Providing more amenities for tourism, as it is obvious, folks are starting to vacation here, and buy or build second homes in the area.
1	Providing points of interest to get even a small percentage of the large volume of traffic that comes through our village to stop and spend some money to generate revenue and stoke job creation. Family friendly festivals would be nice.
1	Renovation of distressed property
1	Residents make their voices heard clearly. This allows the government to make decisions based on what it's residents really want.
1	Restaurants and other businesses.
1	Revitalizing and embracing the multi-generational community. Taking care of what we have that serves the many, instead of focusing on taking care of a few.
1	Rezone and create ordinances that encourage solid investment and beautification. Enhance pedestrian experience (the town is designed for cars, not people). Add art and enlarge green spaces. Connect green spaces to downtown. Eliminate street parking downtown. Encourage outside dining and the like.
1	Roads and housing
1	Roads, improving housing, improving quality affordable food access, expanding and maintaining what has newly been established
1	Schools need major improvement. Quality education needs to be on the forefront.
1	Small businesses and community spaces
1	Sustainable resources and opportunities for employment.
1	Take care and maintain what we have while slowly increasing improvement projects.
1	The people
1	The roads and grounds need to be better maintained
1	The roads.
1	The vision that our leaders have for our community. I believe the youth-young adult group is the key for cassopolis to continue with growth.
1	To continue to encourage individuals pride of ownership by offering activities at the new venues of beach, parks, and beautifully restored courthouse. So glad that building was saved and utilized in the manner it should be.
1	We need to demonstrate a higher sense of pride in the improvements we have recently accomplished by maintaining them at a higher level…A Linear path of some kind would bring others to our beautiful area…
1	We need to find a way to attract more people in the town during the winter months.
1	Would like to see a viable Community Center. I helped work on a plan for one that included child care, library, etc.
1	Would love to see more restaurants that attract people from out of town
1	community involvement for youth and seniors in planning
1	housing youth recreation opportunities

Count	Response
1	jobs
1	new businesses

16. Is there anything else you would like to share with us?

Count	Response
2	No
1	1.) Start focusing on taking care of what we already have and the people already here, have before giving our money away to a select few and outsiders. 2.) Stop wasting money on cold patch for potholes… Fix our Streets, Curb Gutters and Sidewalks NOW. The ones in town, the ones that need it, i.e. York, Fulton, Rowland, Jefferson, Water, South, Harding, Johnson, not just the ones to our lake friends and not just ones in front of board members houses. 3.) One example of not taking care of what we have, and not spending our money wisely or the larger community. The money that was spent to rebuild the beautiful Don Horne Park is becoming a "private" public park for the new subdivision. Land that has been used for the Little League park area of Don Horne for decades has become the side and back yards of the new subdivision. Taking away community space, to provide revenue for a select few. We are watching… Shame on you. Several years ago the people in charge of the Village said "watch a
1	3 handicapped parking spaces on the north end of Broadway, none on the south end. Not fair to businesses on either end.
1	A path from forest shores drive to where the boat lunch would be nice. M60 is too busy to walk so have to drive 1 1/2 min every where
1	Affordable housing for the income Cass residents earn. Housing needs to be diverse and affordable. Do not gentrify Cassopolis.
1	As a resident of Cassopolis it is embarrassing to have friends and family visit when you enter village limits. First thing you see are rundown homes and unkept homes siding falling off and trash. People parked on sidewalks can't even walk.
1	Cassopolis has easily become one of my favorite places to be!
1	Cassopolis is a nice little community. The growth downtown is greatly appreciated. Downtown needs more quality / fresh food establishments, farm to table. But supporting in winter time is difficult.
1	Cassopolis is experiencing a transformation process that lots of people want to be part of. The time to capitalize on the growth is now. The village has to continue to invest in itself to keep the transformation going.
1	Construction of a community center or repurposing some of the buildings downtown for this purpose would be beneficial
1	Downtown area needs more parking. Most of the Downtown parking is taken by those living in the above store apartments
1	Extending stone lake beach is fine but it won't make that area any more tolerable without reasonable parking.
1	Friendly community Downtown area is lovely for the Christmas season, quite festive.
1	Great leadership in Cassopolis. Very impressed with the vision and creative direction.
1	Have you ever really considered the area being a sleepy little retirement community?
1	I LOVE Cassopolis. It's the only place I want to live. I try to support local whenever I can, and I am both proud of and hopeful for the businesses that have opened. Are there plans to use the Squires/Middle School building and property once the kids move to the high school? It is such a shame to close a space that has been so loved and brought back to life.
1	I don't think the slogan "Imagine Cassopolis" does the town any favors. It invokes the connotation that there's a lot to improve upon.... not that progress is already in the works. Maybe it's time for an updated slogan.
1	I feel that the Village staff have done extraordinary things to uplift this village, and I'm in full support of continuing to make Cass a destination.
1	I love Cassopolis
1	I love Cassopolis! The downtown is really starting to thrive and it's great to have different businesses move in.
1	I love how committed you are to making positive changes to the community.
1	I love my Village and all the work that's being put into it. Shout out to the boy Kyante Buck too

Count	Response
1	I love our village and am proud to be a resident here for over two years now. I think we are a good village and that we are on the verge of being great. I think continuing to fill the downtown with quality shops and restaurants as well as continuing to invest and maintain the great parks that we have will really continue to propel us in the right direction. Brainstorming a way to get residents in the village to be more involved in maintaining and keeping our downtown area and parks clean together, I think, could really help build a stronger pride in the village. Maybe some volunteer clean up days that are planned in times when the working class and families could easily be involved in could be a good idea? I am sure that is easier said than done, but that may be a trail to start going down.
1	I love what is being done in Cassopolis. Keep moving forward. We do need village roads paved.
1	I really would like to see a plan for the sidewalks to be redone in the village. When we go walking, I often have to look down at where I'm stepping due to large cracks and uneven sections of sidewalk.
1	I think a community wide yard sale in summertime would attract more people who in turn would visit one of our many nice restaurants. Also plant more trees. They would filter the air and they are just beautiful!
1	I would like the village to agree that our property has been diminished as a result of the sidewalk that now borders 3 sides of our property. I would like the village to make the situation right, since there was no planning for this situation. Privacy fence or solid wall of arborvitaes would be a reasonable solution.
1	I'd just like nature so anything we could do to encourage nature. Like teach a kid to fish events or learn about bugs & flowers, how to be safe around snakes etc
1	I'd like to see more attention to the current conditions of the village roads.
1	I'm very passionate about food insecurity and food waste it would be wounderful to start a compost site to try to reduce the gases released in the land fill. Compost cans in restaurants and schools. Delivered to the community garden to process. The compost would also be available to the community for free to use in there gardens.
1	It always looks welcoming
1	Keep coming up with great ideas to make this town the best it can be.
1	Keep doing this!
1	Keep doing y'all shit
1	Keep up the good work. We go on dates night is Cass because of how much fun we have at the locals restaurants and bars.
1	Loose dogs running around in cassopolis is happening on a constant . The humane society closes early and there's no one to call after hours for loose dogs
1	Management is great
1	Maybe
1	Mid and high-end housing is readily available. More modest housing is rare or zero.
1	Much more attention and resources need to be made to the village sidewalks. Many areas (such as on Johnson St, South O'Keefe, etc) have sidewalks that are in extreme disrepair and are very unsafe and/or are completely grown over. I've walked these sidewalks and they are extreme trip hazards in many areas.
1	No complaints
1	Not at the moment.
1	Not today
1	Outdoor dining opportunities are always welcoming to a community…fostering downtown development of upper level apartments…
1	Please fix the mural colors of the road marker lines of the mural on the main corner. The lines on the outside edges of the road should be white, not yellow.

Count	Response
1	Please fix the roads
1	Please make a sidewalk from the RR crossing to Dussel's. Many people walk or ride bikes along this part of the road all times of the day.
1	Programs for the homeless would be excellent.
1	Really excited about the project to improve the parking and related areas behind the West side of Broadway.
1	Remove blight on road(M-62) that lead into town and others places thru out town.
1	Repair more roads on a faster timeline.
1	Thank you Billage of Cassopolis for everything you do!
1	Thank you for letting the area people voice their opinions!
1	The Village looks amazing and I've seen tremendous progress over the last several years. Thank you for all you do!
1	The improvements over the past 5 years have been amaizng.
1	The parallel parking that was put in is not sufficient. Need to go back to angle parking. Marijuana smoking should not be allowed at the beach events
1	This place has SO MUCH potential. Areas like Saugatuck and south haven are great examples of how to build up a community, attract new residents & tourists to stimulate the local economy. Plus what they do for the children and the schools/teacher is something this town desperately needs. All the improvements so far are a great start!
1	Too many handicap parking spots, especially between Haydens and the light. Parallel parking a mistake, change to diagonal. Landscaping looks nice but eliminates parking. Too many vacant stores. We need more shopping options; drug store, clothing and footwear, home and housewares, eye care, etc
1	Town is very lovely and charming.
1	VOC Needs to have the workers work not stand around in a group like it meeting of the minds and nothing gwts done. The roads suck! The rode on Rowland and Jefferson. Come on fix the roads.
1	We live at 321 N Broadway and have been wildly disappointed with the elimination of trees behind our property. We now have sidewalks on 3 sides of our house - the new ones on the side and back are unbelievably close - you can see our TV and shower curtain from the sidewalk. There was no consideration given to us or our property during this, and there was no communication whatsoever. As supporters of the village - we both grew up here and moved back to invest in this community - it's beyond disappointing.
1	We need younger people to move in. We need to clean up the delapitated houses. Grow local businesses.
1	We notice and appreciate the improvements to the parks and walkways along Stone Lake.
1	We should make the old Rite Aid building into a community day care center,close to school, convenient for parents
1	Work with the schools more
1	Would like to see more daycare available
1	Would like to understand if there has been any consideration to folding Cassopolis Police Department into CCSO?
1	You all have done a fantastic job making this town attractive and enjoyable, keep up the great work.
1	You're awesome
1	love cassopolis so much

Count	Response
1	please repair the sidewalks and roads in the Village. When Driving or walking I have to dodge all those large Potholes.
1	speed limits need to be enforced to ensure safety for pedestrians crossing to beach
1	thank you for all that has already been done keep up the great work change takes time
1	~ Tree canopy and benches. ~ Litter & graffiti clean up ~ Great signage and wayfinding ~ Building facade improvements ~ Comprehensive village maintenance plan

17. Please provide your email if you would like to receive updates regarding this planning process.

Count	Response
1	Aking511@gmail.com
1	Bhayden23@yahoo.com
1	Brittny.warmoth@gmail.com
1	Caelea@aol.com
1	Clarkfam6@aol.com
1	Dorothysmith177@gmail. com
1	Glib44@hotmail.com
1	Jdudekjr@yahoo.com
1	Jroldfarmhouse@gmail.com
1	Justin@cicmsevicesllc.com
1	Llamachick2008@yahoo.com
1	Macruns26@sbcglobal.net
1	Makaygirl3@gmail.com
1	MissLoren31@gmail.com
1	Peters.cindy2008@gmail.com
1	Randimarie197@gmail.com
1	Sdeluca002@yahoo.com
1	Wita22@yahoo.com
1	Zadam11@aol.com
1	Zimba56@yahoo.com
1	adamwarner1989@yahoo.com
1	anthonygouin@yahoo.com
1	bihunw@stifel.com
1	brealee46304201@gmail.com
1	david.vbosch@gmail.com
1	donmarvel79@gmail.com
1	donnajw89@gmail.com
1	dooltracey@gmail.com
1	dragonflyejk@frontier.com
1	drmagswife@gmail.com

Count	Response
1	gs8299@hotmail.com
1	heathermbeaudoin@gmail.com
1	hogarth2@mac.com
1	hookahman5@gmail.com
1	imdellajune@gmail.com
1	jbergmanand7@yahoo.com
1	jdudekjr@yahoo.com
1	kimsieradzki@gmail.com
1	ltouhey55@gmail.com
1	mattabeaudoin@gmail.com
1	mellody.buzalski@hsisd.org
1	melody.kuemin@gmail.com
1	merrywidow4@frontier.com
1	nancyballard461@yahoo.com
1	parrish@pathfindernetworks.com
1	sdurden503@gmail.com
1	shandra@shandraann.com
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1	telkins@nd.edu
1	w3wig1221@gmail.com
1	yawkeym7@gmail.com

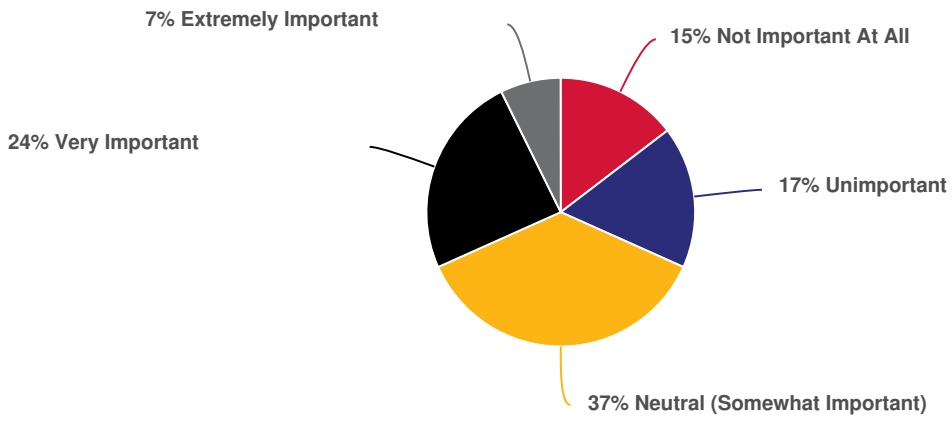
Report for 2025 Cassopolis Master Plan - Second Community Survey

Response Counts

Completion Rate:	**56.6%**		
	Complete		43
	Partial		33

Totals: 76

1. How important is: Village Project #1: Enhance the alleyway to the west of Broadway to make it more friendly for pedestrians and more easily accessible for business purposes.



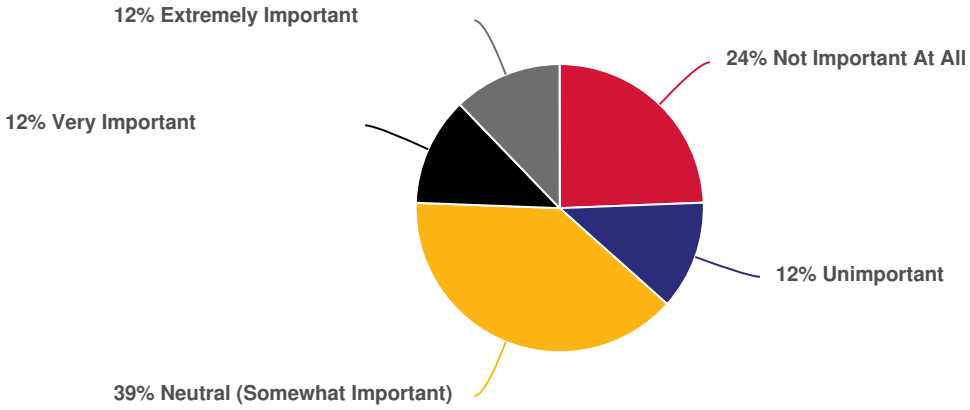
Value	Percent	Responses
Not Important At All	14.6%	6
Unimportant	17.1%	7
Neutral (Somewhat Important)	36.6%	15
Very Important	24.4%	10
Extremely Important	7.3%	3

Totals: 41

2. How important is: Village Project #1: Enhance the alleyway to the west of Broadway to make it more friendly for pedestrians and more easily accessible for business purposes. - comments

ResponseID	Response
	How many business would be utilizing this area.
	It would require vigilant maintenance to keep it visually appealing, particularly any landscaping. Should include signage and an alternative to the many dumpsters.
	Instead of worrying about expanding a alleyway which is probably more in favor of out of towners we get during the summer let's focus on fixing side road in Cassopolis that need to be actually fixed instead of filled in with crushed asphalt. I've lived here for almost 4 years and I have never seen my road get fixed but it's filled in every season and gets washed away and has created problems for many vehicles because the pothole are ginormous or the patch work tha is there is rough and uneven. Focus more on the roads that go to the schools like E water , S Fulton and the other roads that need to be fixed.
	Both would be a great asset. With limited parking on main street, having a back parking lot and even, wide open alley is key. The guide signs are VERY helpful
	With limited parking on main st this is key. With new beach and alot of foot traffic, we needed a new parking lot and alley
	Be sure to make space for a farmers/artisan market to return, then you've got a real project for bringing the community together.
	clean up the homes and quit concentrating on one street or area. Driving in to the village is embarrassing when not on broadway.

3. How important is: Village Project #2: Install wayfinding signage to guide visitors to key destinations, trail connections, public parking amenities, historical locations, and other places of interest throughout the Village.



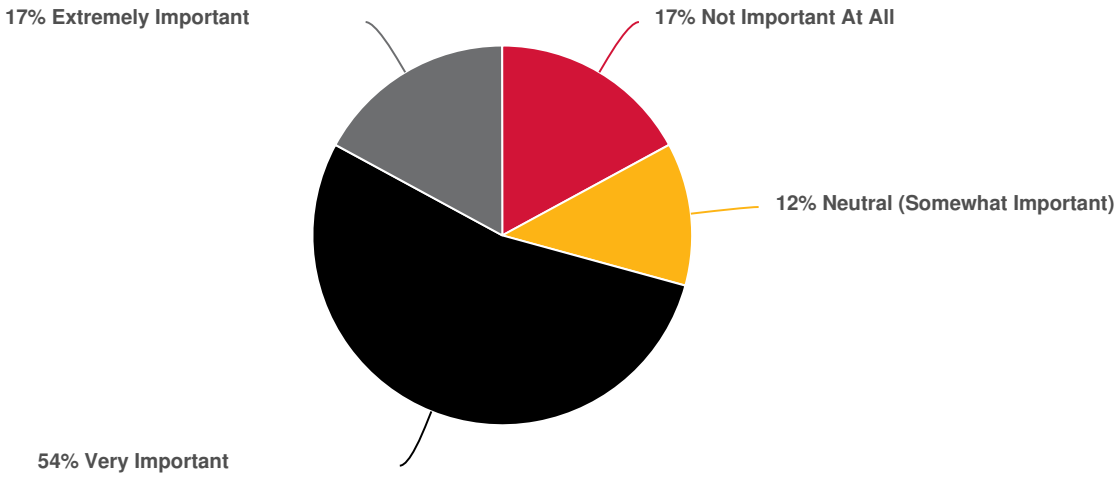
Value	Percent	Responses
Not Important At All	24.4%	10
Unimportant	12.2%	5
Neutral (Somewhat Important)	39.0%	16
Very Important	12.2%	5
Extremely Important	12.2%	5

Totals: 41

4. How important is: Village Project #2: Install wayfinding signage to guide visitors to key destinations, trail connections, public parking amenities, historical locations, and other places of interest throughout the Village. - comments

ResponseID	Response
	Easy and affordable. Previous studies told us this, years ago. Surprised it hasn't happened yet.
	Saves travel time gives accurate directions
	What destinations are we guiding people too. This seems very unnecessary
	Cassopolis does not have enough revenue creating attractions to warrant this expense. Why not have local artist(s) create a map that does not require extra resources to interact with? Why do we need to go digital with everything? People need more than just screens to look at. Give us functional art! Plus, why not just put this on the current website? Most everyone has a mobile phone already.

5. How important is: Village Project #3: Prioritize repairing and replacing sidewalks in poor condition and adding new sidewalk segments connecting parks and schools in downtown and neighborhoods.



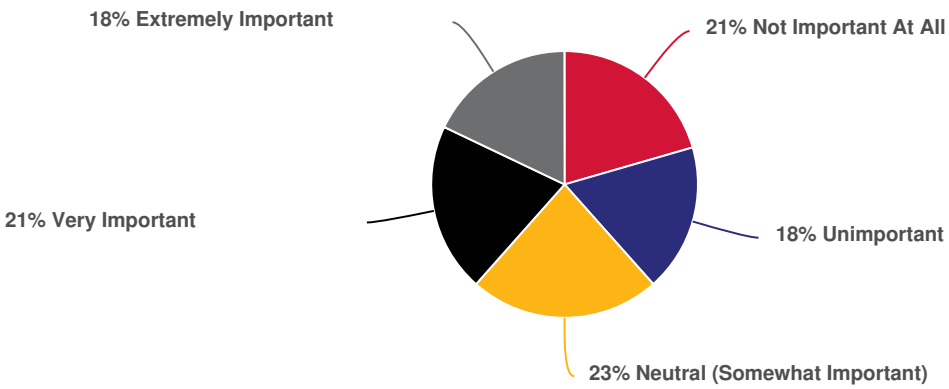
Value	Percent	Responses
Not Important At All	17.1%	7
Neutral (Somewhat Important)	12.2%	5
Very Important	53.7%	22
Extremely Important	17.1%	7

Totals: 41

6. How important is: Village Project #3: Prioritize repairing and replacing sidewalks in poor condition and adding new sidewalk segments connecting parks and schools in downtown and neighborhoods. - comments

ResponseID	Response
	Prioritize a) new sidewalks around the public access part of Stone Lake and the historical cabin; b) sidewalks that are a hazard, and c) creating walking, hiking, biking trails
	As an avid walker I find it rather dangerous to walk through much of the village due to extremely poor condition sidewalks as well as the lack of sidewalks in certain areas.
	Normal sidewalks are fine. Nothing fancy and hard to maintain.
	Many sidewalks are terrible still. Some have been updated which is awesome but definitely still a lot that make it hard walking with strollers, etc.
	Love this
	What about the subdivision behind Stone Lake? In it's master plan there was supposed to be trails or sidewalks that connect it to the Village from two different locations. Developer was allowed to skip town, so now who foots the bill to finish this development?

7. How important is: Village Project #4: Extend existing pathway from SMART Park and Cass County Council on Aging to downtown Cassopolis along State Street (M-60).



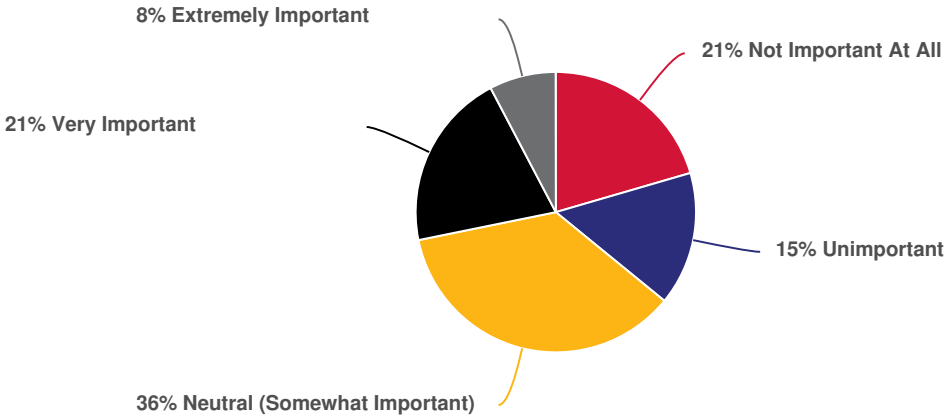
Value	Percent	Responses
Not Important At All	20.5%	8
Unimportant	17.9%	7
Neutral (Somewhat Important)	23.1%	9
Very Important	20.5%	8
Extremely Important	17.9%	7

Totals: 39

8. How important is: Village Project #4: Extend existing pathway from SMART Park and Cass County Council on Aging to downtown Cassopolis along State Street (M-60). - comments

ResponseID	Response
	I also walk between the Village and the SmartPark trail very often. The section between McDonald's and out to the beginning of the SmartPark trail is very dangerous due to there being no sidewalk.
	Access is my theme for many of my survey responses. We have such great places to walk to in Cassopolis, but sidewalks are lacking that connect parts of Cassopolis together. I've never used the SMART Park pathway because I don't have a safe way to access it. Having this pathway would be awesome.
	We're already doing this.
	These are ALL 3 great ideas
	no one walking out past Dussels. these projects would not be for the people living in the village. What businesses are in the smart park making it a priority?? Fill potholes or replave O'keefe .

9. How important is: Village Project #5: Install trees and landscaping along existing pathway near SMART Park and Cass County Council on Aging to provide a safer and more appealing environment for cyclists and pedestrians.



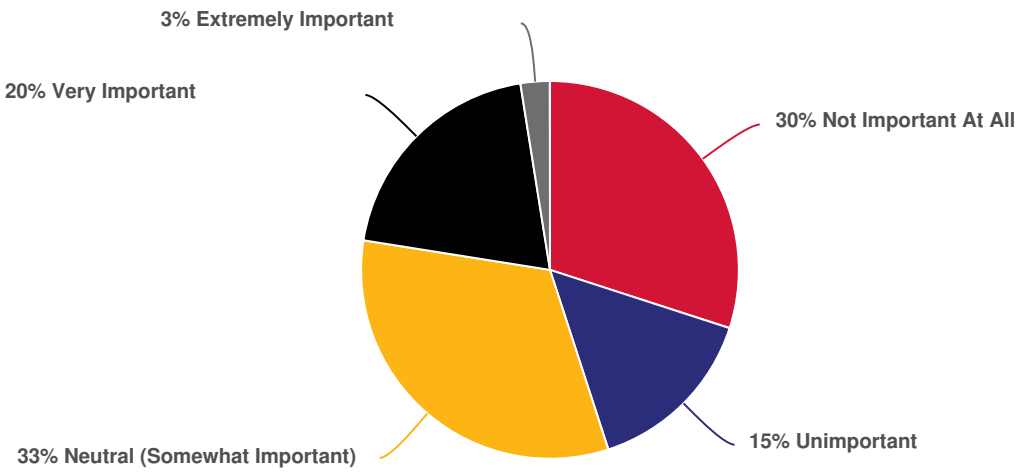
Value	Percent	Responses
Not Important At All	20.5%	8
Unimportant	15.4%	6
Neutral (Somewhat Important)	35.9%	14
Very Important	20.5%	8
Extremely Important	7.7%	3

Totals: 39

10. How important is: Village Project #5: Install trees and landscaping along existing pathway near SMART Park and Cass County Council on Aging to provide a safer and more appealing environment for cyclists and pedestrians. - comments

ResponseID	Response
	Would love to see this incorporate the COA path.
	Trees and landscaping should include fruit trees, a nod to our ag roots and free food for those that need it.
	Provides shade, nature will return, visual beauty
	Make sure they bear fruit for anyone to harvest. Add community garden spaces to the smart park for lunch breaks and green spaces.

11. How important is: Village Project #6: Engage in restriping program on select streets to give more space to people walking and people riding bikes.



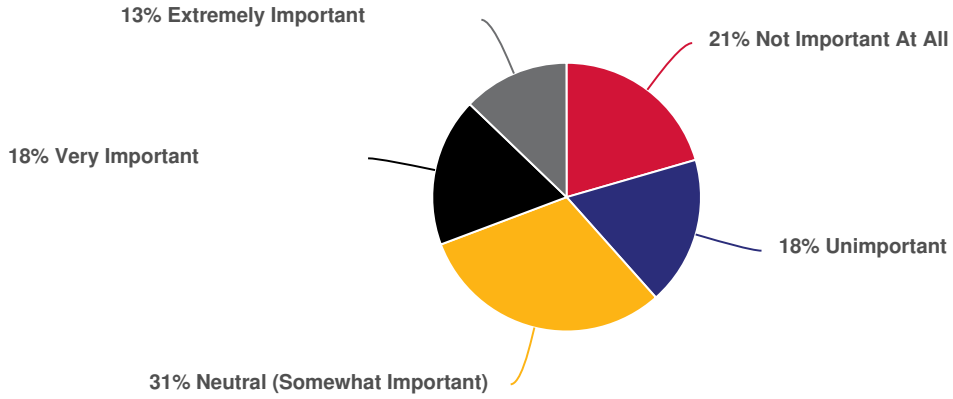
Value	Percent	Responses
Not Important At All	30.0%	12
Unimportant	15.0%	6
Neutral (Somewhat Important)	32.5%	13
Very Important	20.0%	8
Extremely Important	2.5%	1

Totals: 40

12. How important is: Village Project #6: Engage in restriping program on select streets to give more space to people walking and people riding bikes. - comments

ResponseID	Response
	I do not see a lot of bike riding in Cassopolis. I don't think this would make a difference in that.
	I have not noticed bike traffic in Cassopolis.

13. How important is: Village Project #7: Make improvements to Stone Lake Beach by adding a pavilion or shade structure and a slide into the water. Acquire properties to expand park space.



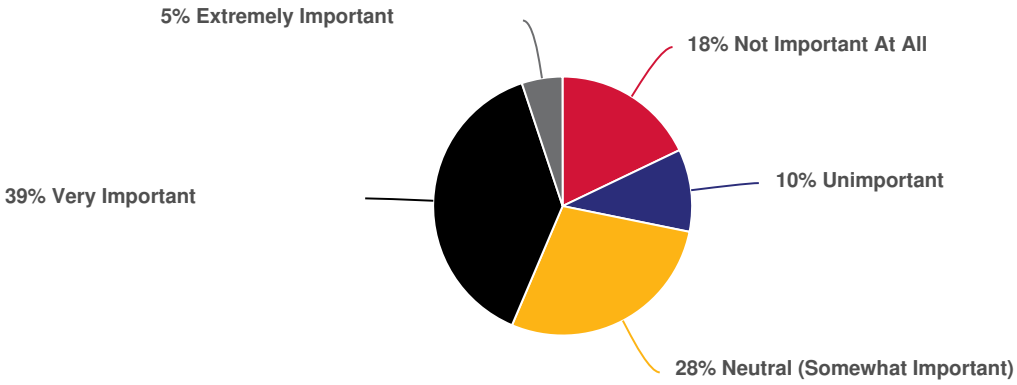
Value	Percent	Responses
Not Important At All	20.5%	8
Unimportant	17.9%	7
Neutral (Somewhat Important)	30.8%	12
Very Important	17.9%	7
Extremely Important	12.8%	5

Totals: 39

14. How important is: Village Project #7: Make improvements to Stone Lake Beach by adding a pavilion or shade structure and a slide into the water. Acquire properties to expand park space. - comments

ResponseID	Response
	Would like to see more focus on other projects and areas.
	Clean the lake and de-seaweed
	I think the beach is already great; let's spend money on other areas in Cassopolis.
	Enough with the beach vanity project.
	this is leaning towards the development of a water park. Will the waterpark remain free? Or will it be pay to play?
	Stone lake is not a recreational lake it's full of lilly pads and muck

15. How important is: Village Project #8: Make improvements to Clisbee Park to update equipment, make the park more accessible, and provide additional space for basketball and field sports.



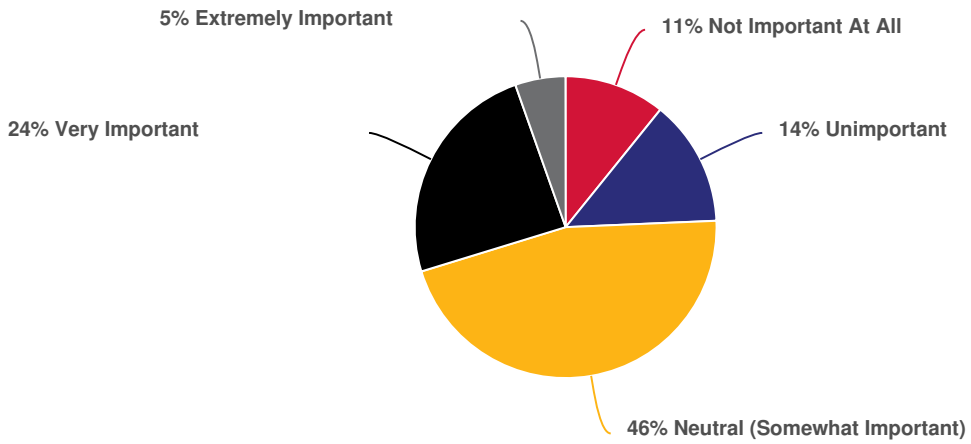
Value	Percent	Responses
Not Important At All	17.9%	7
Unimportant	10.3%	4
Neutral (Somewhat Important)	28.2%	11
Very Important	38.5%	15
Extremely Important	5.1%	2

Totals: 39

16. How important is: Village Project #8: Make improvements to Clisbee Park to update equipment, make the park more accessible, and provide additional space for basketball and field sports. - comments

ResponseID	Response
	This would be a higher priority if we could somehow reduce the amount of vandalism that happens at this park.
	We've done enough with Clisbee. There is still no park South of State Street, and not one proposal here. Sad.
	Add a small street soccer court.
	anything to get our children outside is important and should come above any waypoint kiosk!

17. How important is: Village Project #9: Establish a “Friends of Cassopolis Parks” organization led by community volunteers that works with the Village to support parks and provide the entire community with a sense of ownership.



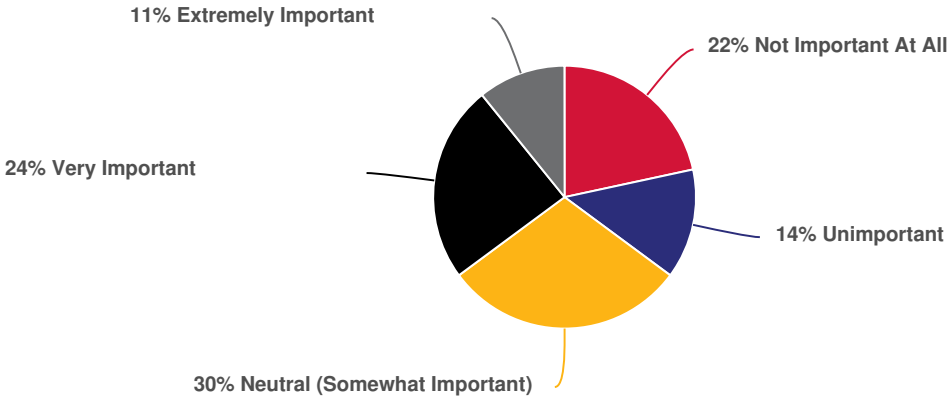
Value	Percent	Responses
Not Important At All	10.8%	4
Unimportant	13.5%	5
Neutral (Somewhat Important)	45.9%	17
Very Important	24.3%	9
Extremely Important	5.4%	2

Totals: 37

18. How important is: Village Project #9: Establish a “Friends of Cassopolis Parks” organization led by community volunteers that works with the Village to support parks and provide the entire community with a sense of ownership. - comments

ResponseID	Response
	This would take some of the burden from the DPW as well as, hopefully, install community pride in these resources. Great idea!
	It would be nice to see the Village put time and energy into this.
	Can you also make sure that this group would keep the marijuana smokers and dealers out of the park so I can feel like my kid could go to the park because that's always happening at Clisby and nobody seems to be doing anything. Also can you reinforce codes that the dispensaries have to be properly ventilated so that they are not spewing that odor which is actually a drug and everybody's inhaling because nobody is cracking down on them for letting that seep from their building and people that don't smoke shouldn't have to smell it

19. How important is: Village Project #10: Create a housing resource webpage encouraging housing development and providing clarity on development processes.



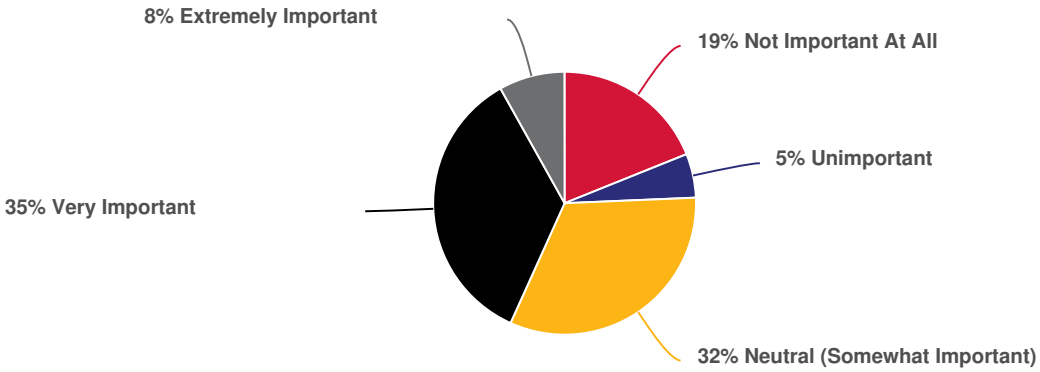
Value	Percent	Responses
Not Important At All	21.6%	8
Unimportant	13.5%	5
Neutral (Somewhat Important)	29.7%	11
Very Important	24.3%	9
Extremely Important	10.8%	4

Totals: 37

20. How important is: Village Project #10: Create a housing resource webpage encouraging housing development and providing clarity on development processes. - comments

ResponseID	Response
	If this is on the table to do be sure to keep in mind rent needs to be accessible for low income families around our community
	We need to do everything possible for residents, and want to be residents. We're losing families.
	Again the main concern is to crack down on the dispensaries, particularly sunset coast as it is not properly containing the marijuana smell, and the odor and living in the village, we shouldn't have to smell that if we don't smoke
	Affordable housing apartment like the ones being built at Don Horn park are not good for the community. Increases crime and drugs all you're gonna get. Affordable housing ruined towns drive to nile's look at homeless walking on the streets.

21. How important is: Village Project #11: Inventory and market existing publicly-owned parcels appropriate for new housing.



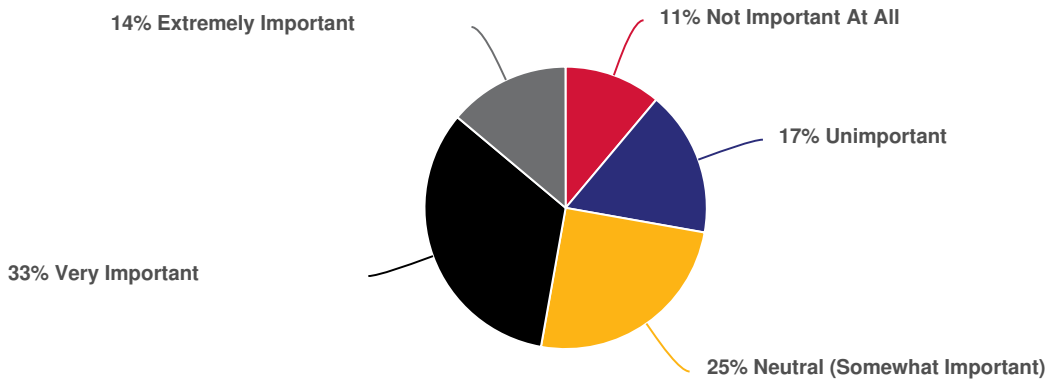
Value	Percent	Responses
Not Important At All	18.9%	7
Unimportant	5.4%	2
Neutral (Somewhat Important)	32.4%	12
Very Important	35.1%	13
Extremely Important	8.1%	3

Totals: 37

22. How important is: Village Project #11: Inventory and market existing publicly-owned parcels appropriate for new housing. - comments

ResponseID	Response
	Great idea. Look for other in-fill development opportunities.
	Keep in mind making rent accessible for low income families in our community or programs that helps low income families with rent/bills
	Cheap and easy.

23. How important is: Village Project #12: Re-launch the Village rental licensing program and resume inspections of rental properties.



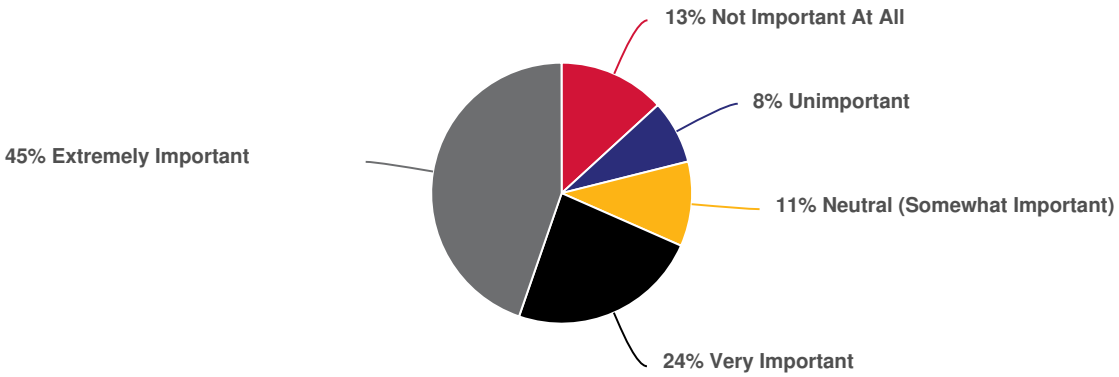
Value	Percent	Responses
Not Important At All	11.1%	4
Unimportant	16.7%	6
Neutral (Somewhat Important)	25.0%	9
Very Important	33.3%	12
Extremely Important	13.9%	5

Totals: 36

24. How important is: Village Project #12: Re-launch the Village rental licensing program and resume inspections of rental properties. - comments

ResponseID	Response
	I'm a newer Cassopolis resident so I don't have previous knowledge of/experience with this program.
	If we want to grow the community and make it a beautiful village we need to clean it up first.

25. How important is: Partnership Project #13: Create a community center that provides space for regional needs (recreation and health facilities, childcare, skills training, etc.)



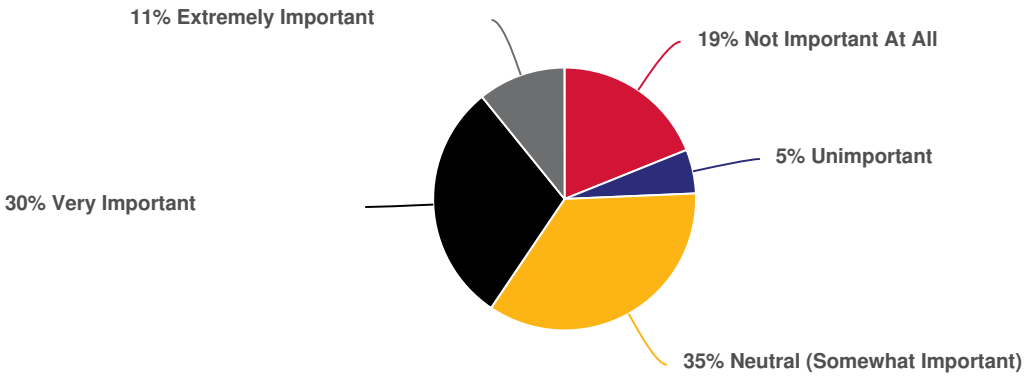
Value	Percent	Responses
Not Important At All	13.2%	5
Unimportant	7.9%	3
Neutral (Somewhat Important)	10.5%	4
Very Important	23.7%	9
Extremely Important	44.7%	17

Totals: 38

26. How important is: Partnership Project #13: Create a community center that provides space for regional needs (recreation and health facilities, childcare, skills training, etc.) - comments

ResponseID	Response
	I'd rate this higher if I were more confident that it wouldn't become a financial burden on the community to keep running and maintained properly.
	Would like to see more creative and full use of existing facilities first.
	it should be near the highschool and include 2 large either inflated dome sports centers for the school and parttime use of the community. football pratice and icerink in both. both can be used have have a community center next to it with the court floor for all indoor gym games. basketball v ball and perhaps paddle game courts. this can be a central sw michigan center for districts and regionals events for all the smaller schools around.
	Important, but please quit putting artist renderings of a facility that is way beyond our budget.
	Some sort of indoor soccer or capacity for soccer training. And a community pool!
	is this community center also going to be smelling like marijuana when you walk up to it because that's how Clisbee park smells half the time and you can always smell the dispensaries and for people that don't smoke. This is very much discouraging… it's a drug and we shouldn't be made or forced to smell it
	THE KIDS NEED SOMEWHERE TO GO! They also need inside places to practice spring/fall outdoor sports. This is the highest importance
	Anything for our youth!
	At this time this is not something VOC needs. Have you seen the Middle School??? New Middle First!!!! Put in a pool, amenities, and a performance center for the community at the new school!
	The only good idea and project work with the money provided there is supervision. This summer the beach area had firearms at it and kids threatening visitors.

27. How important is: Partnership Project #14: Engage Cassopolis Public Schools on plans for the Squires Middle School building and discuss potential for building re-use.



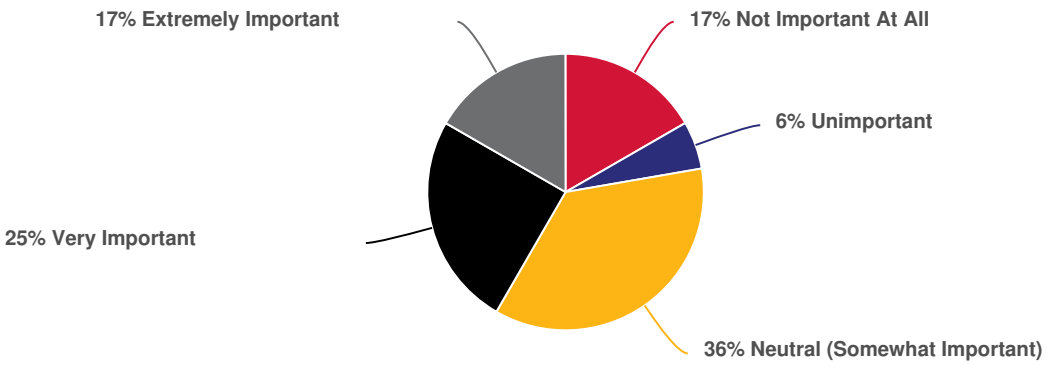
Value	Percent	Responses
Not Important At All	18.9%	7
Unimportant	5.4%	2
Neutral (Somewhat Important)	35.1%	13
Very Important	29.7%	11
Extremely Important	10.8%	4

Totals: 37

28. How important is: Partnership Project #14: Engage Cassopolis Public Schools on plans for the Squires Middle School building and discuss potential for building re-use. - comments

ResponseID	Response
	this should be used for something or saved for school system expance once the town grows . i have always thought it should be a hub for greenhouses that would supply the school system with fresh foods and be a FFA hub for teaching and learning all the skills that go along with it . it would save the school money and bring in people who want there kids to eat healthly and work great with our always best ffa teams.
	Critical.
	That building will not be in good enough shape for reuse
	Should be project #1 Children are always first.

29. How important is: Exploratory Project #15: Explore redevelopment of middle school property into new housing development to meet the needs of the community, especially seniors and young families.



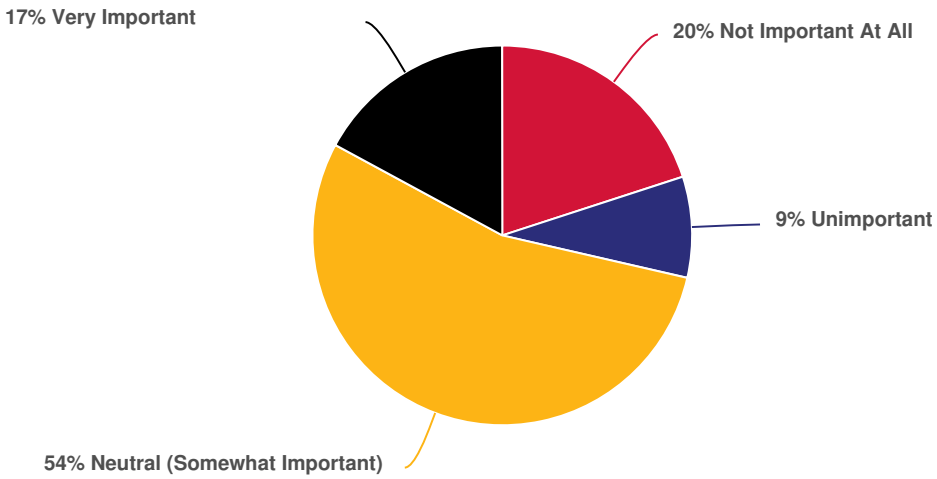
Value	Percent	Responses
Not Important At All	16.7%	6
Unimportant	5.6%	2
Neutral (Somewhat Important)	36.1%	13
Very Important	25.0%	9
Extremely Important	16.7%	6

Totals: 36

30. How important is: Exploratory Project #15: Explore redevelopment of middle school property into new housing development to meet the needs of the community, especially seniors and young families. - comments

ResponseID	Response
	Would prefer re-use of building and other locations for housing first.
	Critical.
	Housing is nice but could also maybe be discussed into turning into the community center that was previously listed (the basketball, childcare etc etc)

31. How important is: Exploratory Project #16: Use redevelopment opportunity to improve street connectivity between 2nd Street and Wolfe Avenue.



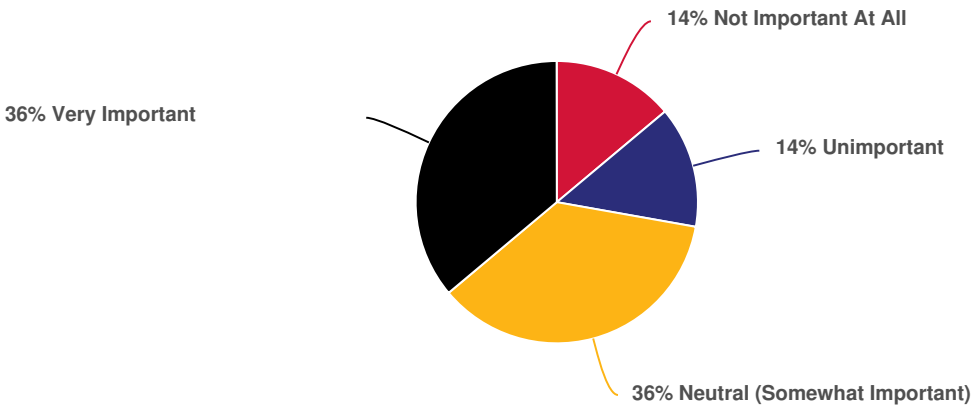
Value	Percent	Responses
Not Important At All	20.0%	7
Unimportant	8.6%	3
Neutral (Somewhat Important)	54.3%	19
Very Important	17.1%	6

Totals: 35

32. How important is: Exploratory Project #16: Use redevelopment opportunity to improve street connectivity between 2nd Street and Wolfe Avenue. - comments

ResponseID	Response

33. How important is: Partnership Project #17: Improve connectivity by improving existing crosswalks and installing protected pedestrian islands in key locations.



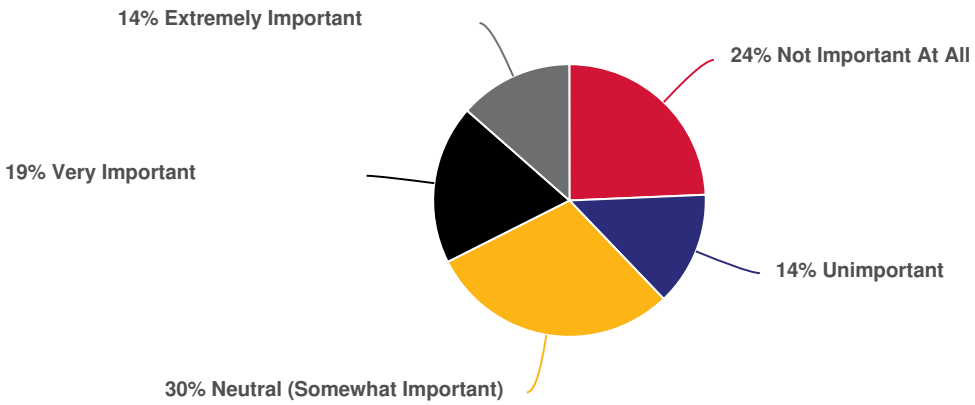
Value	Percent	Responses
Not Important At All	13.9%	5
Unimportant	13.9%	5
Neutral (Somewhat Important)	36.1%	13
Very Important	36.1%	13

Totals: 36

34. How important is: Partnership Project #17: Improve connectivity by improving existing crosswalks and installing protected pedestrian islands in key locations. - comments

ResponseID	Response
	Need more parking on Broadway.
	At Water Street

35. How important is: Exploratory Project #18: Explore sidewalk connecting Lakeshore Drive and Forest Shores Drive.



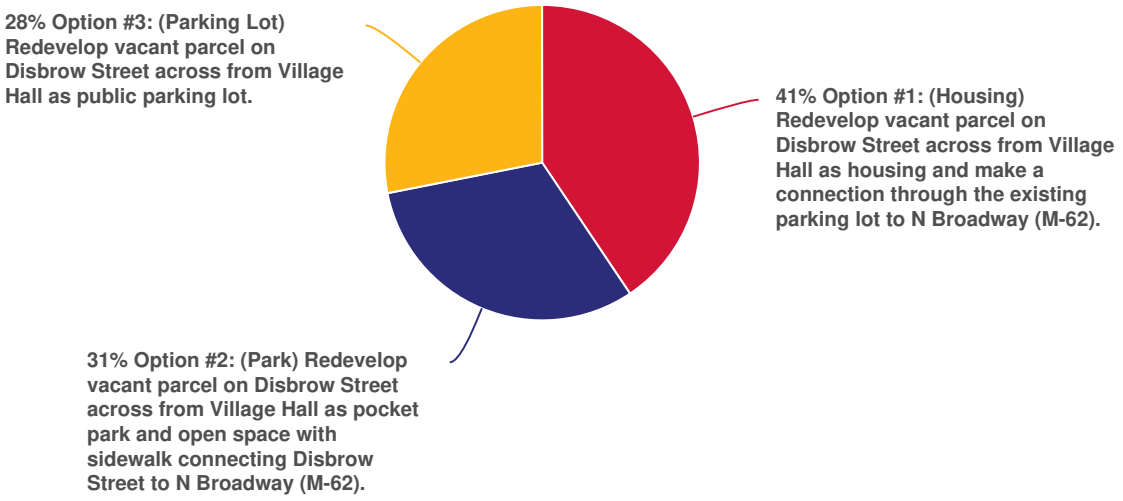
Value	Percent	Responses
Not Important At All	24.3%	9
Unimportant	13.5%	5
Neutral (Somewhat Important)	29.7%	11
Very Important	18.9%	7
Extremely Important	13.5%	5

Totals: 37

36. How important is: Exploratory Project #18: Explore sidewalk connecting Lakeshore Drive and Forest Shores Drive. - comments

ResponseID	Response
	This would probably be much more important for the residents that are in this area of Stone Lake.
	Yes! Let's make these areas accessible and safe to walk to!
	We pay A LOT in taxes over here on forest shores drive. Would be nice to feel connected to the downtown area with this sidewalk being added instead of separated and forgotten about.
	It would be nice to be able to walk to downtown for the absurd property taxes that are paid in that neighborhood.
	The Forest Shores area is a thriving community area, at which property taxes are extremely high. Having a way to connect this area with the downtown without driving on M62 would benefit all involved, including the downtown businesses.
	Residents on Forest Shores Drive want to revert back to LaGrange Twp. We're not thought of as Village, Forest Shores Drive is one of the worst streets in V o C, and get a poor return for some of the highest property tax assessments in Cassopolis.
	This was in the original plans and should have already been completed. What about the other trail/sidewalk that was in the master plans for the subdivision?

37. Which option (housing, park, parking lot) do you want to see for the vacant parcel on Disbrow Street (across from Village Hall)



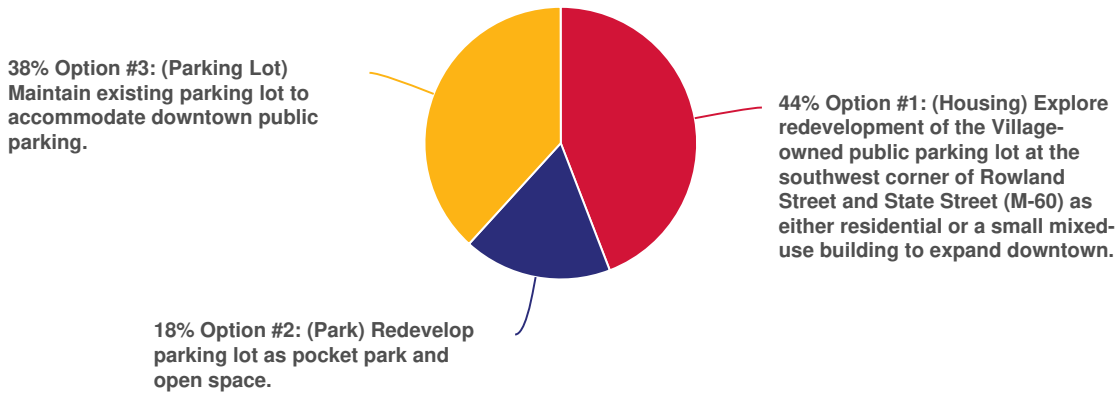
Value	Percent	Responses
Option #1: (Housing) Redevelop vacant parcel on Disbrow Street across from Village Hall as housing and make a connection through the existing parking lot to N Broadway (M-62).	40.6%	13
Option #2: (Park) Redevelop vacant parcel on Disbrow Street across from Village Hall as pocket park and open space with sidewalk connecting Disbrow Street to N Broadway (M-62).	31.3%	10
Option #3: (Parking Lot) Redevelop vacant parcel on Disbrow Street across from Village Hall as public parking lot.	28.1%	9

Totals: 32

38. Which option (housing, park, parking lot) do you want to see for the vacant parcel on Disbrow Street (across from Village Hall) - comments

ResponseID	Response
	Option 3 may become more important as overall parking needs increase. For now, I don't know that it is necessary even at peak times.
	prly the cheapest and most needed
	We dont need another park North of State Street. We dont need more parking that far from the beach.
	1
	Option 1
	Prefer option 1 with a park / green space. Or a blend of parking with a park - not one or the other.
	If you build it, they will come. They will need a place to park! There is a shortage that this will fix. FREE PUBLIC PARKING?
	Either #1 or #2 is good

39. Which option (housing, park, parking lot) do you want to see for the empty parking lot on Rowland Street and State Street?



Value	Percent	Responses
Option #1: (Housing) Explore redevelopment of the Village-owned public parking lot at the southwest corner of Rowland Street and State Street (M-60) as either residential or a small mixed-use building to expand downtown.	44.1%	15
Option #2: (Park) Redevelop parking lot as pocket park and open space.	17.6%	6
Option #3: (Parking Lot) Maintain existing parking lot to accommodate downtown public parking.	38.2%	13

Totals: 34

40. Which option (housing, park, parking lot) do you want to see for the empty parking lot on Rowland Street and State Street? - comments

ResponseID	Response
	This is a tough one. I'm tempted to say leave it as parking as there are times when the additional parking is needed. Especially so if/when the old village hall/Bank of America building is redeveloped and parking needs increase.
	Would be more interested in Option #2 if there were more dining and retail to bring people downtown.
	We need public parking options.
	1 would be great and look nice but theres 3 lots accross the street emptyish old gas station and red building lot would be good for 1 and your could have 2 entrance into a parking lot for it . 2 story L shaped retail small shops. or force the 5 law offices to give up all the space up town so it becomes alive with open shops instead of a dead no shop town gotta force or incent them to doing more in town so there are things to do. roller rink next to the mc d's instead a a guys storage building .. you were mad at the marinas buildings not doing anything
	We're already developing the former V o C offices to affordable apts, may as well do more.
	3
	option 1
	YOU NEED TO FOCUS ON LOWERING OUR TAXES! NOT POINTLESS PROJECTS. YOU ARE BLEEDING US DRY!
	KEEP CASSOPOLIS AS GREEN AS POSSIBLE.
	The village should remove all minimum parking requirements from the zoning code


VOICES OF CASSOPOLIS
VOC
COMMUNITY PLAN 2026