



## Section 1: Introduction



### Planning Mission

The Village of Mattawan engaged a Chicago-based team: The Lakota Group, planners and designers; Goodman Williams Group, real estate analysts; and Gewalt Hamilton Associates, civil and traffic engineers, to prepare a Comprehensive Plan for Village-wide improvement and development. This comprehensive assignment was an important opportunity for the Village to:

- Create an efficient road network to accommodate growth.
- Improve land use, physical conditions, and overall quality of life.
- Create a clear, documented vision for Mattawan’s future.
- Review, refine, and optimize the community’s short- and long-range development framework.
- Attract land uses and development that are more compatible with community goals and the area’s needs, infrastructure, and character.

The Comprehensive Plan will be used to guide future public and private improvement and development initiatives.

### Planning Process

The process included the following phases:

**State of the Village:** The first phase comprehensively assessed land use, physical conditions, zoning, open space, transportation, and market conditions. It included fieldwork, meetings with Village staff, and focus group discussions with Village staff, local property and business owners, and community leaders to define issues and determine goals.

**Community Visioning:** The second phase generated a range of strategies and concepts for improving Mattawan and enhancing its land-use mix and physical conditions. This phase included site-planning studies that identified critical development locations within the Village. A community workshop was held to review the State of the Village analysis, along with the development and design concepts for the key redevelopment sites. Preliminary goals and objectives were also discussed and refined.

**Comprehensive Plan:** The third phase involved crafting a Preliminary Plan that was reviewed by the Plan Commission and the Village Council at a community workshop. This led to a Final Plan and this Comprehensive Plan document.

## Plan Purpose

The Mattawan Comprehensive Plan will be a long-term document that will be used by elected and appointed officials, community leaders, property and business owners, and developers as a guide for planning and development decisions over the next 10 to 20 years. The Plan should be revisited and updated every five years to ensure that goals are being met and objectives and strategies continue to be realistic. The Plan serves several purposes depending on the needs of the user:

- **Existing Conditions:** Village officials and community members can use the document to review where Mattawan is today in terms of existing population, land use, transportation, and physical conditions.
- **Development Framework:** The Plan provides a foundation for development and redevelopment activities within the Village. It sets forth broad development parameters that can be used to review and adjust community improvement and development projects. Village staff and Plan Commissioners will review development projects for conformance with the appropriate goals, objectives, and policies set forth by the Plan.
- **Public Investment Guide:** The Village Council will use the Plan in its decision-making process regarding community development initiatives. The Village will also use the Plan for programming capital improvement projects. The community-wide information on existing conditions and future land-use and transportation needs will also be used to seek grants at the regional, state, and federal levels.
- **Private Investment Guide:** People interested in investing and developing in Mattawan can use the Plan to gain insight into the Village's land-use context and development

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direction. The sections regarding future land use, goals, objectives, and strategies will be beneficial for making private development decisions.

- **Future Vision:** The Plan will act as a tool to inform current and future residents about the Village's vision for the future.
- **Public Participation Tool:** The planning process provided an opportunity for community leaders and residents to evaluate community strengths and weaknesses and craft a future development direction. Through more detailed planning for improvement and development projects and five-year plan updates, the community can continue to guide and shape its future in an efficient and coordinated manner.

