

City of Reed City Master Plan

2026 - 2031

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INTRODUCTION: PURPOSE & AUTHORITY

The City of Reed City Master Plan has been prepared and adopted by the City Planning Commission under the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. The Planning Enabling Act authorizes municipalities to prepare and adopt a plan for the following purposes:

- To promote public health, safety, and general welfare.
- To encourage the use of resources in accordance with their character and adaptability.
- To provide for a healthy and convenient distribution of population.
- To provide for a system of transportation
- To provide and maintain public roads, streets, and sidewalks.
- To provide and maintain public water supply, sewer collection, treatment and disposal, and other public improvements.
- To promote wise and efficient expenditure of public funds.
- To promote recreation within the City for the public good.
- To consider the character of the community in decision-making.

Although the Master Plan has no regulatory power, it provides specific land development and preservation goals. These goals are intended to guide the City Planning Commission and City Council in making land use decisions.

This Master Plan has been developed based upon current land use, existing natural and cultural resources, community needs, and the desired community character as expressed through work sessions with local officials, Planning Commission meetings, and community outreach and input.

The Michigan Planning Enabling Act requires the community shall review its Master Plan every five years and determine whether the plan should be amended, or a new plan adopted. The City of Reed City has chosen to adopt a new Master Plan, which addresses land use policy for the next five years. After five years, in 2030, the Plan should be reviewed to determine whether its' stated goals and policies need to be revised.

Use Of the Plan

The Master Plan is designed to furnish public officials, residents, and the development community with a policy and decision-making guide which represents the views and desires of the citizens of the community. The Master Plan serves as a tool for decision making by providing information and rationale for land use decisions.

This plan will reflect and expand upon the 2005 Master Plan for the City of Reed City, which is replaced by this document.

The Plan sets forth recommendations for types of land uses which may be established in the City and recommends locations where these land uses are best suited, based upon existing land use, community need, availability of roads, utilities, natural resources, recreation opportunities, and community services.

In particular, the Plan will assist local officials in the following:

Review of rezonings and special use permits. Applications for rezoning and special use permits should be evaluated not only in terms of specific ordinance standards but also in terms of how well the proposed action will be consistent with the goals and objectives of the Master Plan.

Review of public improvement projects. All future public improvement projects must be reviewed by the Planning Commission for consistency with the Master Plan to see whether the project is consistent with the planned future land use pattern in the City. Public improvements projects include roads, public safety facilities, parks and recreation facilities, utilities, and any other public space, building, or structure.

Maintaining community character while managing growth. The Master Plan provides direction for City officials in managing growth while retaining the desired community character and providing the best quality of life possible for current and future residents.

Providing a legal framework for zoning actions. The Michigan Zoning Enabling Act requires zoning regulations be “based upon a plan.” (MCL 125.3203). By providing support for zoning decisions, the Master Plan helps to protect zoning decisions made by the Planning Commission, the City Council, and the Zoning Board of Appeals.

Providing consistency of process. This Plan is a visible statement by City officials and residents regarding the intended future character of the community and strategies to assure that character. As a formal and tangible document this Plan provides clear direction for City officials and residents and helps assure each application for development or rezoning is reviewed according to the same, consistent set of criteria.

SECTION A: PLANNING COMMISSION & CITY COMMISSION

Reed City Planning Commission

Dawn Montague, *Chairperson*
Trevor Guiles
Allison Langworthy
Timothy Locker
Karen McKinney
Roger Meinert
Linda Obermier
Rich Saladin
Sarah Spruit

Reed City - City Council

Roger W. Meinert, *Mayor (term expires November 13, 2028)*
Trevor Guiles, *Mayor Pro-Tem (term expires November 9, 2026)*
Nathan Bailey, *Councilor (term expires November 13, 2028)*
Charles Lupo, *Councilor (term expires November 9, 2026)*
Bradley Nixon, *Councilor (term expires November 9, 2026)*
Nicole Woodside, *Councilor (term expires November 9, 2026)*
James Anderlohr, *Councilor (term expires November 9, 2026)*

SECTION B: LOCAL PROFILE

Location

The City of Reed City is located in Richmond Township in the southwestern corner of Osceola County, Michigan. Osceola County is in the north-central part of Lower Michigan. (Figures 1 and 2)

Reed City and Ewart, 13 miles to the east, are the two cities in Osceola County. Other nearby cities are Big Rapids approximately 15 miles south in Mecosta County, and Cadillac approximately 27 miles north in Wexford County.

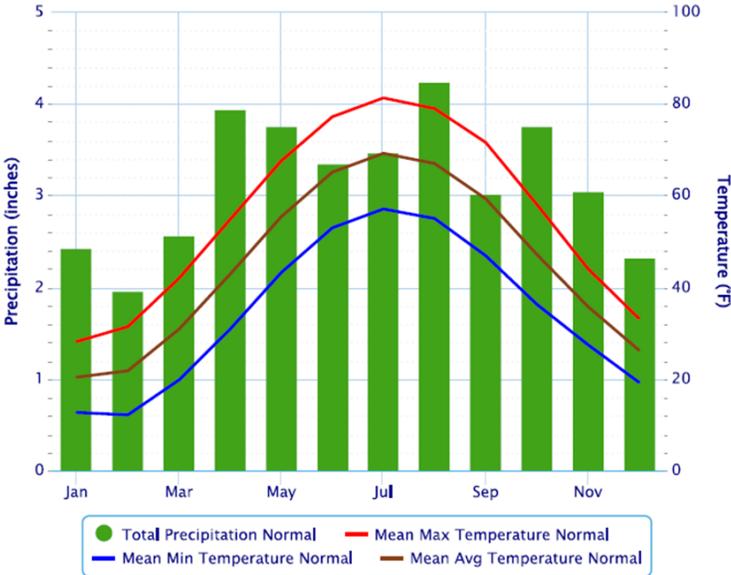
Reed City consists of a primary land area with extensions to the north, south, east and west. (Figure 3)

Reed City lies at an important junction of the State's highway system. Highways US-131 and US-10 cross here, making the area easily accessible from both north-south and east-west routes. Reed City is also at the junction of two of Michigan's most popular recreational trail systems built on former railroad lines. The White Pine State Park Trail runs for 92 miles from Grand Rapids to Cadillac, and the Pere Marquette State Trail runs for 55 miles from Baldwin to Clare, crossing the White Pine Trail in Reed City.

Climate

The climate in and around Reed City is considered continental, however still unique to Michigan. Being relatively close to the center of Michigan’s lower peninsula, the Reed City area is not subject to temperature or precipitation extremes seen on the coasts.

Mean daily maximum temperatures during the summer months typically range between 77- and 82- degrees Fahrenheit, while the mean daily temperatures during the winter typically range between 20- and 26- degrees Fahrenheit. Annual precipitation is approximately 38 inches, with average annual snowfall of approximately 90 inches.



CITY OF REED CITY CLIMATE (Fahrenheit)				
MONTH	TOTAL NORMAL PRECIPITATION	MEAN NORMAL MAX TEMPERATURE	MEAN NORMAL MIN TEMPERATURE	MEAN NORMAL AVERAGE TEMPERATURE
January	2.43"	28.2	12.7	20.4
February	1.97"	31.4	12.2	21.8
March	2.57"	42.0	19.8	30.9
April	3.95"	54.8	30.9	42.9
May	3.76"	67.6	43.2	55.4
June	3.36"	77.2	53.0	65.1
July	3.48"	81.3	57.1	69.2
August	4.24"	79.0	55.0	67.0
September	3.02"	71.6	46.9	59.3
October	3.76"	58.1	36.3	47.2
November	3.05"	44.1	27.5	35.8
December	2.33"	33.2	19.3	26.3
Annual	37.92"	55.7	34.5	45.1

National Oceanic & Atmospheric Administration



Topography

The topography of Reed City is fairly level except for the northeastern portion of the City where the land begins to dip southeasterly toward the Hersey River and its wetland areas. In the northwest section of the City, the topography of the area gradually climbs.

Natural Features

Reed City lies within the Muskegon River watershed (Figure 4). The Hersey River, a 13.4-mile tributary to the Muskegon River, which is the major water body in the City, flows from the northwest, through Reed City, on to the neighboring Village of Hersey, and into the Muskegon River.

Soils

General soil types found in Reed City include Montcalm Loamy Sand and Blue Lake Loamy Sand, as well as McBride Sandy Loam and Kalkaska Sand. The Montcalm and Blue Lake Loamy Sands are found in the southeastern and northeastern sections of the city, respectively, and are both well drained. The McBride Sandy Loam is found in the southeastern and south-central sections of the City and is moderately well drained. The Kalkaska Sand is found in central and northwestern sections of the city and is somewhat excessively drained. (Figure 5)

Land Use and Land Cover

Reed City is a modest residential community characterized by single-family homes. Much of the west, southwest, and easternmost regions of the City are dominated by low-density residential homes. The central section of the City contains medium-high density residential housing intermixed with offices and medical services. Much of the eastern portion of the City is dedicated to industrial use, along with general commercial use in the northeastern section of the City. On the west side of US-131, land use is focused on commercial offices. In the center of town lies a historic central business district where retail and social activities are concentrated. (Figure 6) The central business district is supported and managed by a recently reestablished Downtown Development Authority.

Industry within Reed City has been historically dominated by Yoplait who has a long history in Reed City dating back to 1974 when the Michigan Cottage Cheese Company of Otsego, Michigan acquired the rights to manufacture Yoplait yogurt in Reed City. Today, the production facility is Yoplait's largest in the U.S., sourcing nearly one million pounds of milk per day from local dairy farmers. The Yoplait company, part of General Mills since 2011, was acquired by Lactalis in 2025, who has stated a commitment to the dairy industry and intent to invest in future innovation and growth in the area.

Additional industry and commercial development in Reed City include The Reed City Group, LLC, a life sciences and medical manufacturing company, named Employer of the Month in June 2025 by Michigan Works! West Central. Utility Supply & Construction is a 100-year-old company providing engineering, construction services and equipment for the utility industries across the country. And Gerber Construction, based in Reed City, is a Michigan leader in design/build construction and construction management for residential, commercial, industrial and specialty projects for over 60 years.

There is a total of 1,248 acres of land within Reed City. Nearly 32.5% of Reed City land is classified as low-density residential. Industrial development is the next greatest land use in the City, occupying almost 18% of City land. The following table provides the acreage dedicated to

residential, commercial, institutional, and industrial uses.

CITY OF REED CITY LAND USE			
USE	DESCRIPTION	ACRES	% OF AREA
Residential (R1)	Low Density	405.1	32.5
Residential (R2)	Low/Medium Density	81.6	6.5
Residential (R3)	Medium Density	58.0	4.7
Residential (R-4)	Multiple Residential	33.9	2.7
Residential (R-5)	Mobile Home Residential	57.9	4.6
Industrial (IND)	Industrial	218.6	17.5
Commercial (C-1)	Central Business	76.8	6.2
Commercial (C-2)	General Commercial	53.7	4.3
Commercial (C-3)	Medical Services	49.5	4.0
Commercial (C-4)	Offices	92.5	7.4
Other/Right of Way	Surface Water, Roads, Other	120.6	9.7
Totals		1,248	

Source: City of Reed City Zoning Map 2023, GIS

Parks And Natural Spaces

Reed City has five parks which serve the community: Rambadt Park, Westerburg Recreation Park, Linear Park, the Water Tower Ball Field, and the Depot-Crossroads Park. In addition to these five parks, two large and popular trails in west Michigan cross through the City: the White Pine State Park Trail, and the Pere Marquette State Trail. The City also recently broke ground in 2025 on a sixth park, to be called Downtown Pocket Park.

Rambadt Park is a community park which spans 33 acres with campsites, a playground, a bandshell, a pavilion and a disc golf course.

Westerburg Recreation Park is a 46-acre park which hosts athletic facilities including basketball courts, ballfields, picnic pavilions, fishing access, a BMX bike park and a playground.

Linear Park is a piece of land which contains the Purple Heart Trail, intersects the White Pine Trail State Park, and connects Westerberg and Rambadt Parks.



Depot-Crossroads Park is an urban park which is located at the intersection of the White Pine Trail State Park and the Pere Marquette State Trail. A reconstruction of an old rail depot is the center of this park which also serves as a community center and public gathering place.

The Water Tower Ball Field is a baseball field which is typically used for youth and little league baseball.

A new Reed City Park, currently referred to as the Reed City Downtown Pocket Park, is located at the northwest corner of Slosson Avenue and North Chestnut Street. Construction began in the Summer of 2025. This park will have a splash pad and will serve as a local community gathering space and a place for the City to host various community events. This park will also add a removeable ice rink for winter recreation, making it a multi-season recreation space.



The White Pine State Trail Park runs from Grand Rapids to Cadillac, through rural farmland, towns, and cities. The park offers 92 miles of paved trails, picnic areas, wildlife viewing areas and scenic overlooks.

The Pere Marquette State Trail Park runs 55 miles from Baldwin to Clare, through woodlands and rural farmlands, passing wetlands and lakes. The Trail crosses over the Baldwin River and Sanborn Creek and offers trailside benches. The trail is not fully paved, with the section from Reed City to Baldwin paved with crushed limestone.

In addition to these parks and trails, there are recreational areas at the Reed City Public Schools properties. G.T. Norman Elementary has a playground and Reed City Middle and High School campus includes a baseball diamond, soccer field, football/track and field stadium, and the Reed City Rocket Football and Cheerleading Complex.

Transportation

Reed City is served by a statewide arterial trunk line, US-10, which borders the City on the north, and connects to US-131 northwest of the City. US-10 travels in an east-west direction between Ludington on the west coast, to Reed City, eastward to Clare, then on to Midland, Bay City, Flint, and Detroit. US-131 is a main north-south arterial trunk line between Kalamazoo and Petoskey.

Utilities

The City of Reed City provides water and sewer/wastewater services to residents and portions of Richmond Township. The City's water system is composed of four production wells, two 300,000-gallon elevated water tanks and a distribution system. The City's Department of Public Works operates and maintains the system. The City's wells include Well-2A, Well-3, Well-4 and Well-5. In late 2025, Well-3 and Well-4 will be abandoned and will be replaced by new Wells 6 and 7. According to the 2022 Water System Reliability Study and hydrogeological studies on the

new wells, with the new wells, the system will have a total capacity of 2,150 gallons per minute (gpm) and a firm capacity (capacity with largest production well off-line) of 1,400 gpm. The City provides water to a population of approximately 2,425. The current water distribution system consists of watermain ranging from 1” to 14” in diameter composed mostly of cast iron and ductile iron.

Between 2022 and 2025, Reed City completed extensive upgrades to the water and wastewater system having accessed more than \$35M in State funding. Water mains were replaced, the Reed City Wastewater Treatment Plant was upgraded, upgrades were made to municipal drinking water supply wells, and by the end of 2025, all lead service lines within the City will have been replaced.

The Reed City WWTP does not treat septage, nor are there current plans to begin septage treatment. The sewer/wastewater collection system consist of a North Plant, South Plant, 6 pump stations, approximately 19.3 miles of sanitary sewer and 348 manholes. The influent pump station transfers raw water via cast iron main, and the forcemain transports wastewater to the North Plant.

SECTION C: COMMUNITY

Population

The City of Reed City is a rural yet economically diverse community which has remained consistent in population over the past half-century. According to the 2020 U.S. Bureau of the Census, Reed City increased in population by 65 people from 2010 to 2020. Osceola County as a whole experienced a slight decrease in population growth during the same period.

Community	2000	2010	2020
City of Reed City	2,436	2,425	2,490
Richmond Township	1,687	1,554	1,657
Lincoln Township	1,616	1,500	1,462
Hersey Township	1,890	1,950	1,941
Chase Township (Lake County)	1,199	1,137	1,153
Green Township (Mecosta County)	3,208	3,292	3,219
Osceola County	23,197	23,528	22,891

Source: U.S. Census Bureau

Community	2000	2020	+/-	% Change
City of Reed City	2,436	2,490	+54	+2.2%
Richmond Township	1,687	1,657	-30	-1.8%
Lincoln Township	1,616	1,462	-154	-9.5%
Hersey Township	1,890	1,941	+51	+2.7%
Chase Township (Lake County)	1,199	1,153	-46	-3.8%
Green Township (Mecosta County)	3,208	3,219	+11	+0.3%
Osceola County	23,197	22,891	-306	-1.3%

Source: U.S. Census Bureau

Recreation

Located in Reed City is the intersection of two of west Michigan’s largest and most popular recreational trails: the White Pine State Park Trail and the Pere Marquette State Trail. The trails intersect in downtown Reed City, adding to the community’s “crossroads” identity. Both trails are located on former railroad lines, which historically accounted for much of the community’s stability and purpose. This history has been memorialized in Depot-Crossroads Park, a location for public gatherings in the City, and the trails are central to the City’s parks, recreation, and economic development strategies. The City parks provide a wide range of recreational amenities to residents of the City and surrounding communities.

Reed City also has the distinction of being named a Pure Michigan Trail Town. This designation is one which is awarded by the Michigan Department of Natural Resources in partnership with Pure Michigan and is awarded to a town with quality access to outdoor opportunities and major state trail networks.

Age And Education

The U.S. Census Bureau 2023 American Community Survey 5-Year Estimates provides data on age and education by community. The City’s school-aged population (3 – 25 years) was enrolled in the following types of education (as percent of total school age population).

Education Type	% of School-Age Population
Preschool	1.8%
Kindergarten to 8 th Grade	61.5%
High School Grades 9 th to 12 th	14.2%
College – Undergraduate to Bachelors or Associate	22.7%
College – Graduate or Professional School	1.6%

Source: U.S. Census Bureau

Of the Reed City adult population (25 years +), 80.6% had obtained at least a high school degree, and 14.7% had obtained at least a bachelor’s degree.

Another important segment of Reed City’s population is individuals who are of retirement age or older. The Reed City area is an attractive location for many looking for a quieter lifestyle and a high quality of life.

Age Range	Reed City % of Population	Osceola County % of Population	State of Michigan % of Population
65 to 69	4.1%	6.7%	6.1%
70 to 74	7.2%	6.5%	4.9%
75 to 79	5.5%	4.3%	3.1%
80 to 84	2.1%	2.4%	2.0%
85 and over	2.3%	1.9%	2.1%
Total	21.3%	21.8%	18.2%

Source: U.S. Census Bureau

The median age of Reed City's population was 40.8 years, which is slightly younger than the median Osceola County age of 43.8 years, and remarkably close to the State of Michigan median age of 40.1 years.

Economy And Income

The median household income in the City of Reed City is \$48,646, per the 2023 American Community Survey 5-year Estimates. The State of Michigan median household income was \$71,149 and the Osceola County median household income was \$57,050 for the same survey period. The City of Ewart median household income was \$34,091.

According to the 2020 U.S. Census, Reed City has 1,136 Housing Units and a total of 1,033 Households.

The 2023 American Community Survey 5-year Estimates reports the home ownership rate in Reed City was 59.7%, compared to 89.7% in Richmond Township and 83.7% in Osceola County. The median estimated rent in Reed City at the 2020 Census was \$587 compared to \$732 in Richmond Township and \$764 in Osceola County.

Reed City had an employment rate of 45% per the 2023 American Community Survey 5-year Estimates, Osceola County had a 48.9% employment rate, and the State of Michigan had a 58.9% employment rate. Manufacturing industries employed 17.3% of the working population in Reed City, education, healthcare, social services, and retail trades employed 32.5%, and 50.2% of the population were employed in recreation, accommodations, arts, entertainment, food services, construction, finance and insurance, real estate, rental, leasing, transportation, warehousing, utilities, and public administration industries.

Ethnicity

The 2020 U.S. Census reflects Reed City's European immigrant roots, as White residents make up 88% of the population, 2.0% are Hispanic or Latino, 2.9% are African American, 3.0% are American Indian, 0.84% are Asian/Hawaiian/Pacific Islander, and the remaining 3.2% of the population are categorized as "other" by the 2020 U.S. Census.

Schools

The Reed City School District is comprised of the GT Norman Elementary School for Kindergarten through 4th grades, Reed City Middle School for 5th through 8th grades, and Reed City High School for 9th through 12th grades. The school district Strategic Plan for 2022-2027 established a new "Leading the Pack" vision statement. As part of plan development, community members, parents, school staff and school board members gathered to develop the plan for the school district's future success. For the 2024-2025 school year, 1,421 students were enrolled from Reed City and the surrounding area.

The Trinity Lutheran Church operates the Trinity Lutheran School, located at the church at 19778 US-10. Pre-Kindergarten through 8th grade classes are taught at Trinity Lutheran in small classrooms of 8-15 students. Tuition is based on church membership, available subsidies, and family need.

Pre-Kindergarten education is available through the Reed City School District or at private educational facilities.

Churches

Numerous churches are located within Reed City, including Bethel Church, Church of the First Born and Revival Center, New Beginnings Fellowship Church, St. Philip Neri Catholic Church, Trinity Lutheran Church, Reed City United Methodist Church, and Church of the Antioch.

Additional churches in the surrounding area include Liberty Baptist Church, Reed City Church of the Nazarene, First Baptist Church of Reed City, and St. Paul Lutheran Church.

SECTION D: CITY OF REED CITY GOALS

Reed City goals were developed by the Reed City Planning Commission and augmented by public meeting engagement and public survey results. The Planning Commission reviews goals annually to ensure applicability, and to engage the public in decision making.

GOAL I: Preserve & Protect the Uniqueness of the City by Coordinating Land Use and Applying Zoning Standards while Addressing Residential Housing and Development Needs

- A.** Update the zoning map.
 - Adjust zoning map to reflect Reed City’s growth and development goals.
 - Evaluate housing needs.
 - Develop a policy for rental property and short-term rentals to best serve the community.
 - Create zones to cultivate opportunities, especially for businesses.

- B.** Regularly review city zoning and property ordinances to ensure all are enforceable and relevant, with particular emphasis on the following:
 - Community needs
 - Housing needs
 - Building Codes
 - Parking
 - Building types (Residential & Commercial)
 - Zoning Classifications

- C.** Explore the feasibility of cooperative efforts with neighboring municipalities to expand residential, commercial, industrial and recreational development beyond City boundaries.

GOAL II: Enhance Community Livability by Providing and Maintaining a Healthy and Vibrant Environment for Residents and Visitors

- A.** Support and maintain the Reed City DDA, with an emphasis on maintaining downtown history and design consistency.
 - Assist in grant writing and other funding applications.
 - Empower the DDA to make improvements to the Downtown area to retain businesses and encourage visitors.

- B.** Work with local and regional Health Partners to bring health and wellness activities to the community.
 - Yoga in the park.
 - Running/walking events.
 - Bike tours or races.

- C.** Promote Reed City Attributes
 - Explore opportunities for expanded outdoor recreation activities focused on the river.

- (fishing, kayaking, etc.)
- Promote Reed City as a Pure Michigan Trail Town for access to the White Pine and Marquette Trails.

D. Promote safe drinking water through continued maintenance and implementation of a Wellhead Protection Plan to provide stewardship of groundwater resources and educate the public on groundwater and drinking water protection.

GOAL III: Review and Seek Improvements to Meet City Residential and Business Community Needs

A. Ensure the continuation of water, sewer, street and sidewalk improvements for all City residents and utilize available grants for system improvements.

B. Encourage strong economic development by promoting a healthy and business environment for business and industry.

- Enhance and maintain relationship with Yoplait/Lactalis.
- Encourage new industries to move to the region.
- Help the region to create new opportunities for business/industry through:
 - Zoning
 - Land use
 - Marketing
 - Infrastructure
 - Cooperative agreements

GOAL IV: Protect, Preserve and Provide Natural and Recreational Space for the Public Good

A. Provide for continued and future maintenance of community parks in alignment with the Parks and Recreation Plan.

- Implement 2025-2030 Parks and Recreation Plan.
- Maintain, expand and enhance the network of parks within the City.
- Connect City parks to regional linear trails to encourage visitors to spend time in Reed City.

B. Encourage recreation in the region to promote Reed City as a place to vacation and live.

- Increase lodging options near linear parks to encourage tourism and visitors.
- Bring entertainment (music, theater, performers) to the area for events within the City.
- Further develop “social district” events to bring residents and visitors to the downtown area.
- Develop a community center for residents, including adults, teenagers, and kids, to create a place to gather and recreate, especially in the winter.
- Form a “City Youth Council” to assist the Planning Commission in addressing the needs of younger residents.

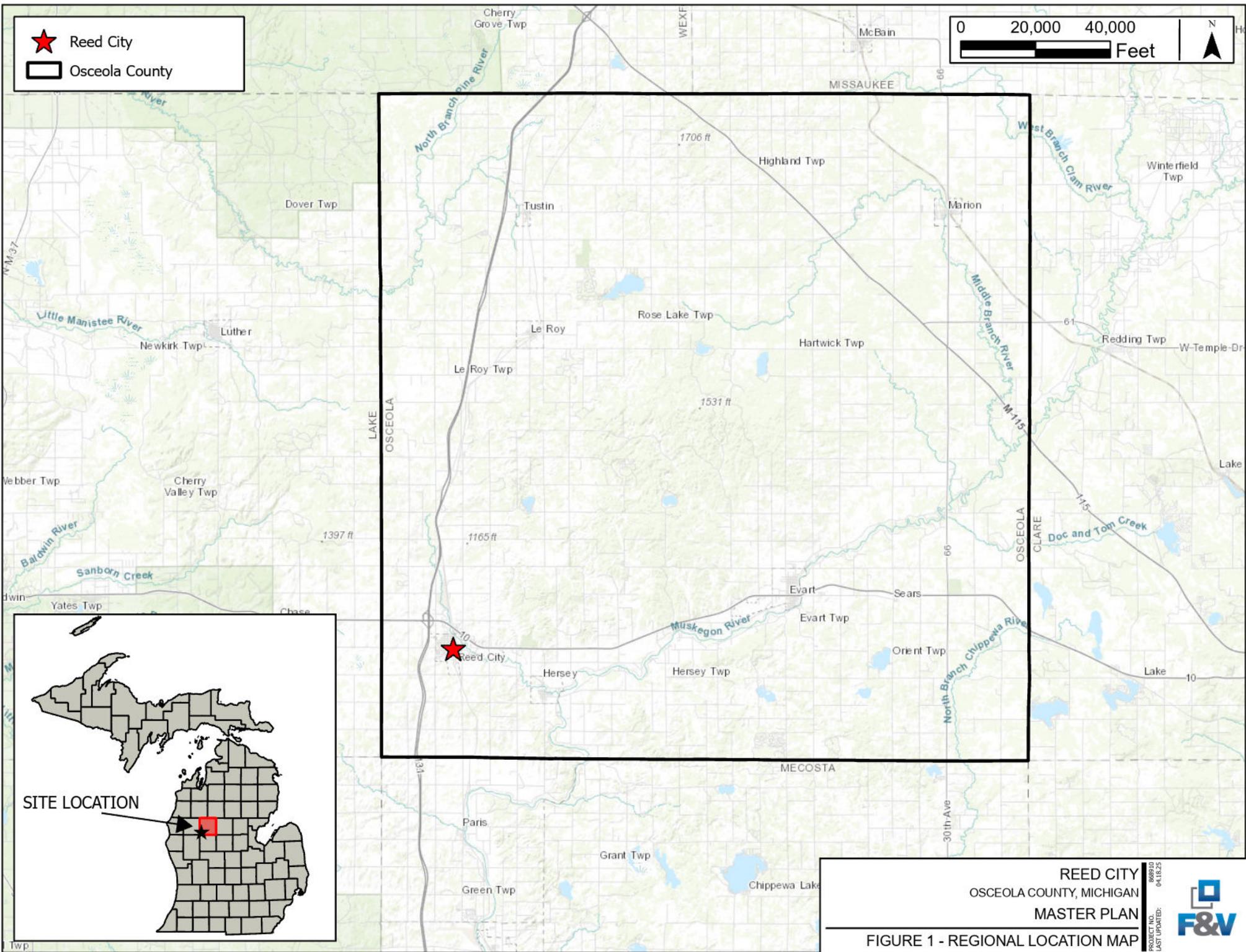
C. Promote and protect the Muskegon River watershed.

SECTION E: REED CITY ZONING PLAN

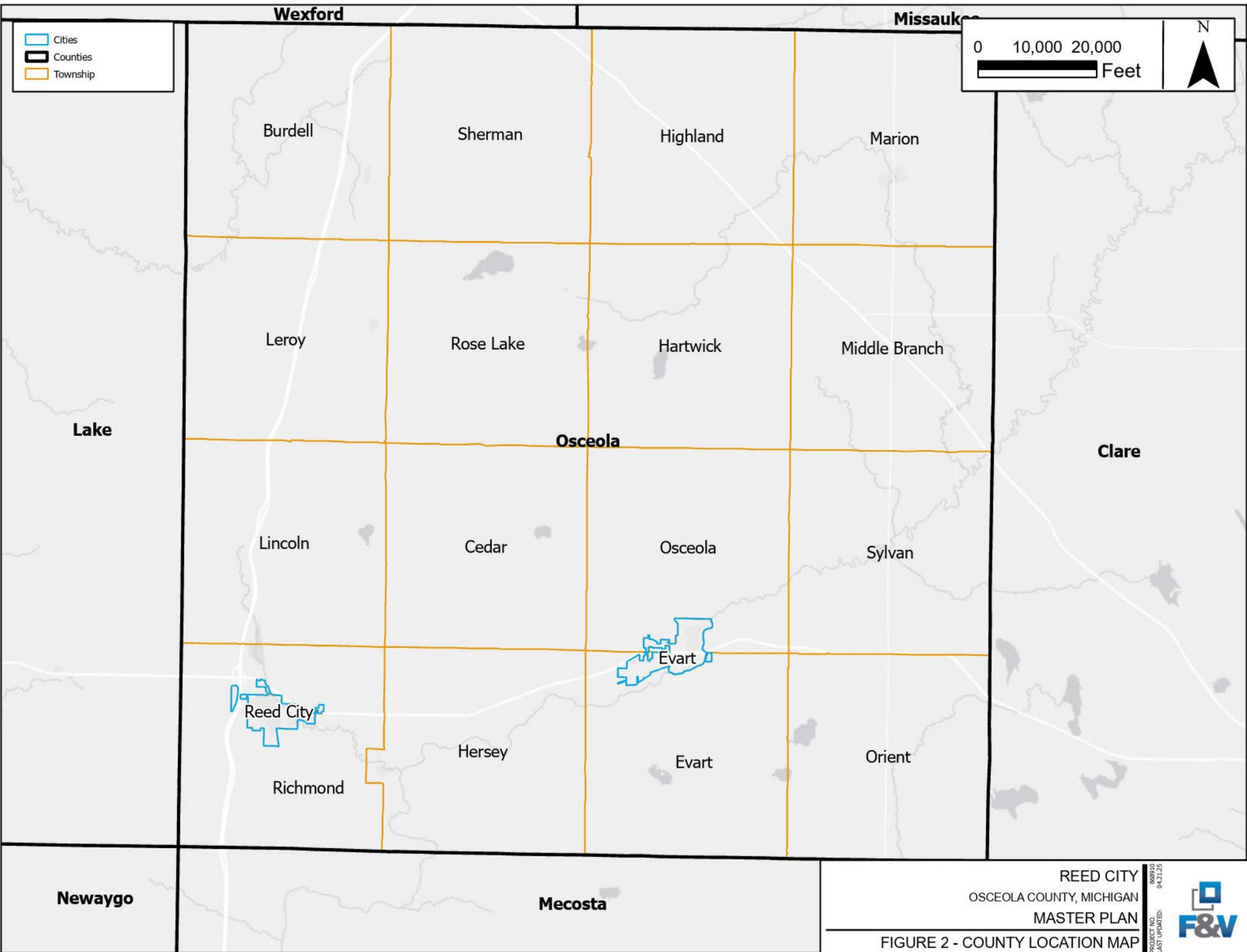
The Reed City Zoning Plan is contained within the Reed City Zoning Code, part of the Codified Ordinances of Reed City, available on the Reed City website at www.reedcity.org/planning-commission.php. This Zoning Code serves as a guide for planning, property development and zoning appeals. The zoning map is included as Figure 6.

Reed City zoning is maintained by a Planning Commission and a Zoning Board of Appeals. The Planning Commission and Zoning Board of Appeals are volunteer boards whose members are appointed by the mayor with the consent of City Council. The Planning Commission meets monthly, and the Zoning Board of Appeals convenes meetings as zoning appeals are brought before the Board of Appeals, typically 3-4 times per year.

The Zoning Code and Master Plan are both tools that the Planning Commission can use in making decisions on property development in Reed City. The Zoning Code is the codified law, while the Master Plan provides goals and objectives to guide decisions based on the Planning Commission's recommendations for development of the Reed City.



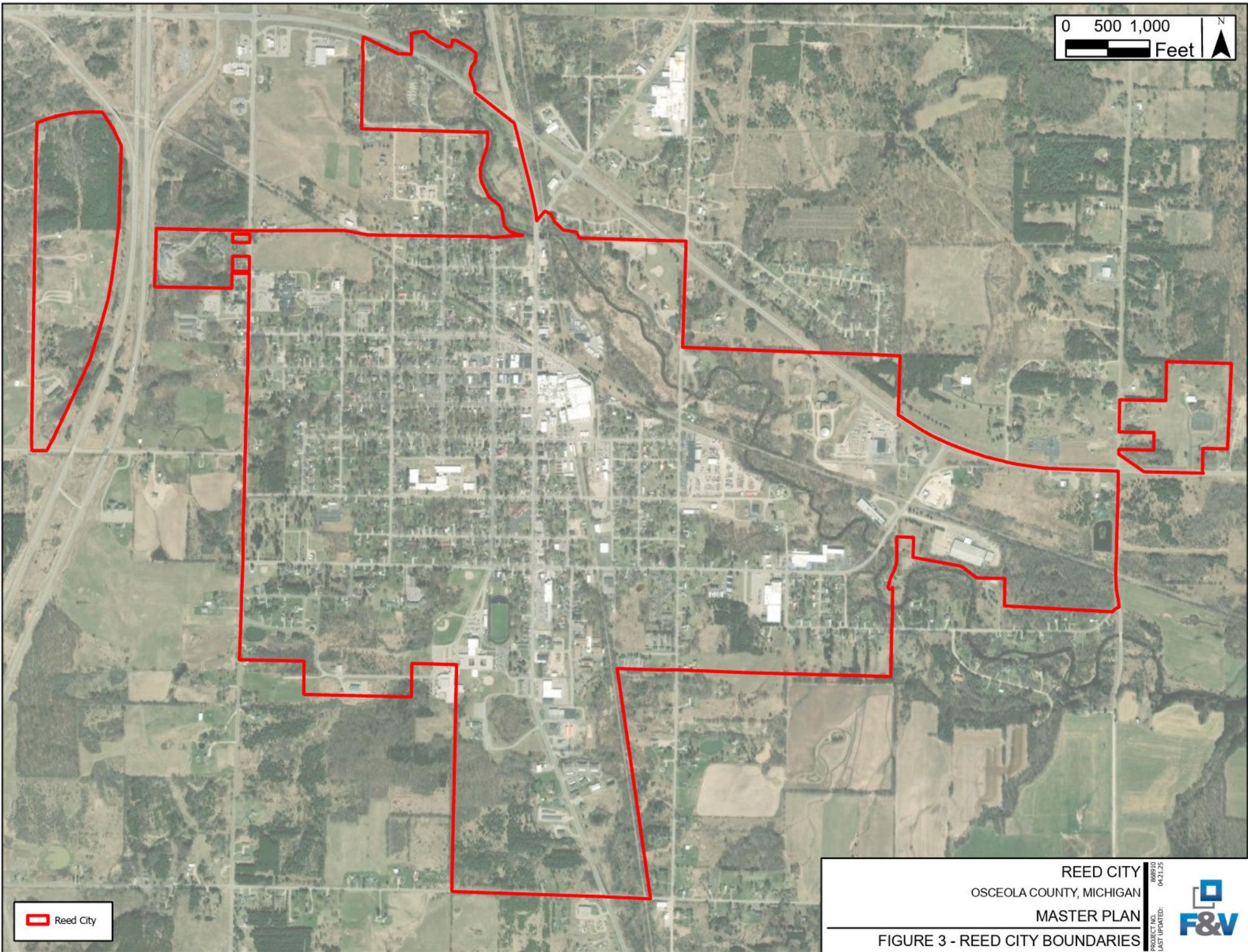
REED CITY
OSCEOLA COUNTY, MICHIGAN
MASTER PLAN
FIGURE 1 - REGIONAL LOCATION MAP



Cities
 Counties
 Township

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 Feet

N

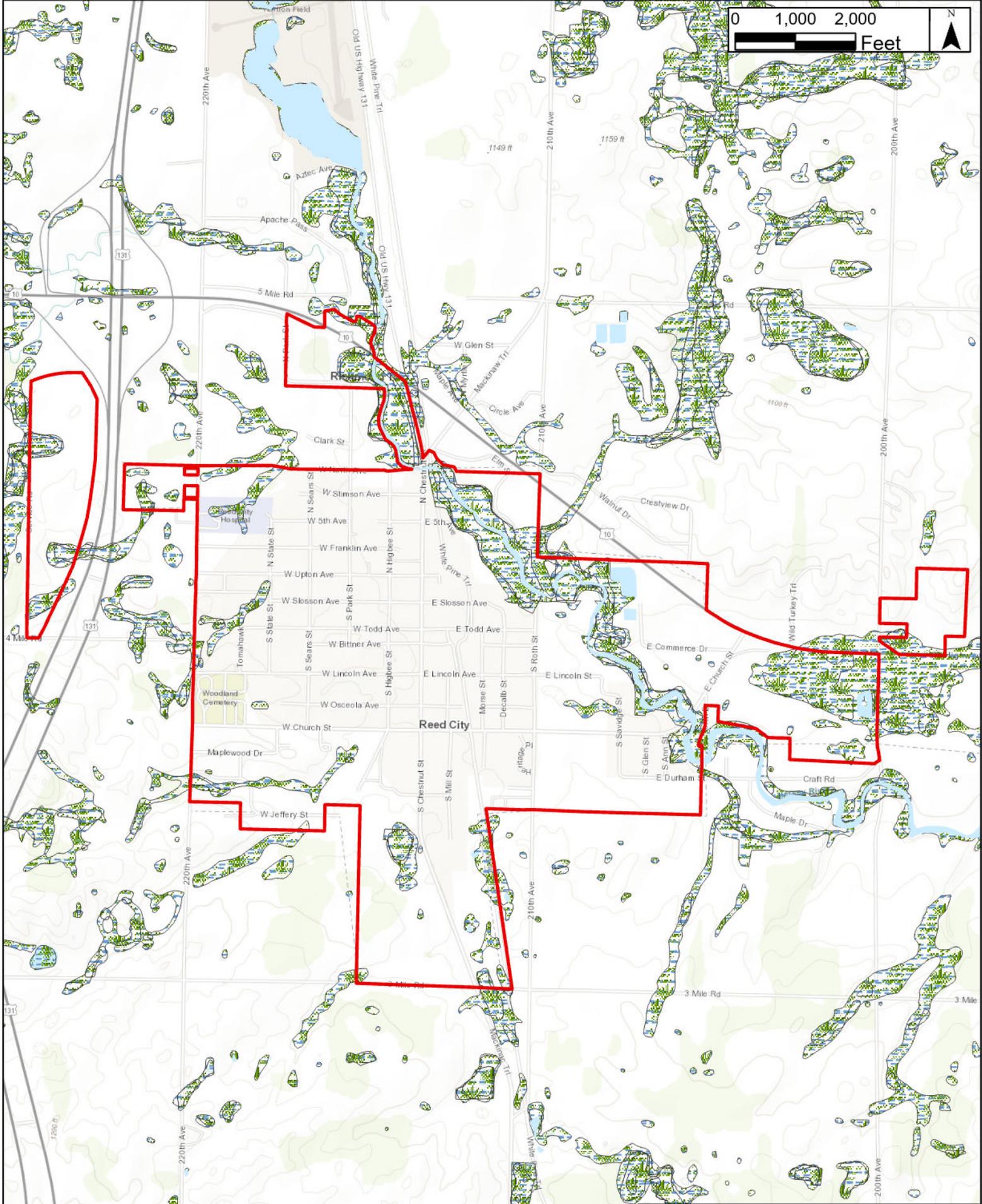


 Reed City

REED CITY
OSCEOLA COUNTY, MICHIGAN
MASTER PLAN
FIGURE 3 - REED CITY BOUNDARIES

868910
PROJECT NO.
LAST UPDATED:
04/21/25



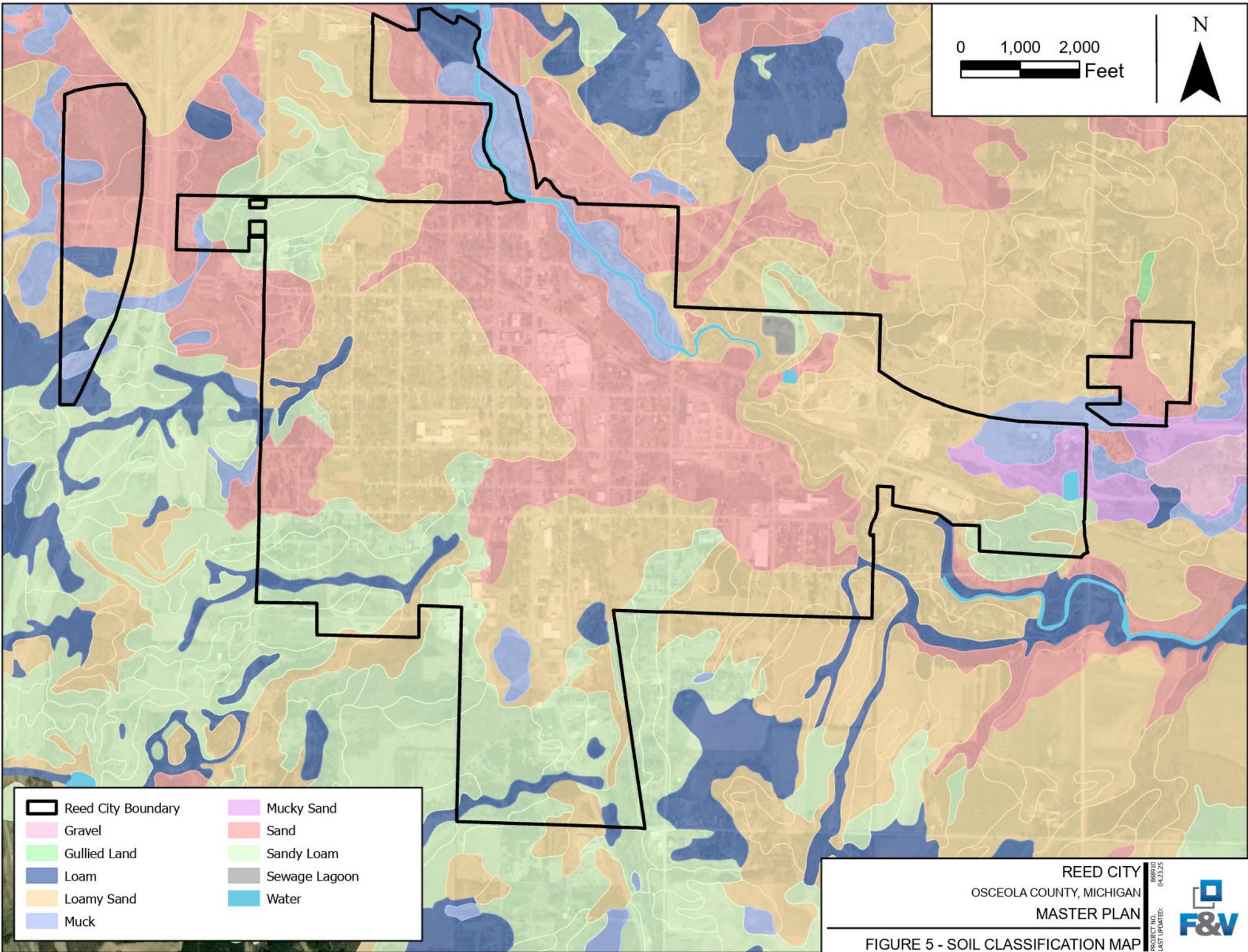


- Reed City
- Surface Water
- Wetlands

REED CITY
OSCEOLA COUNTY, MICHIGAN
MASTER PLAN

FIGURE 4 - WETLANDS MAP

PROJECT NO. 04-21-25
 LAST UPDATED: 04-21-25



0 1,000 2,000
Feet



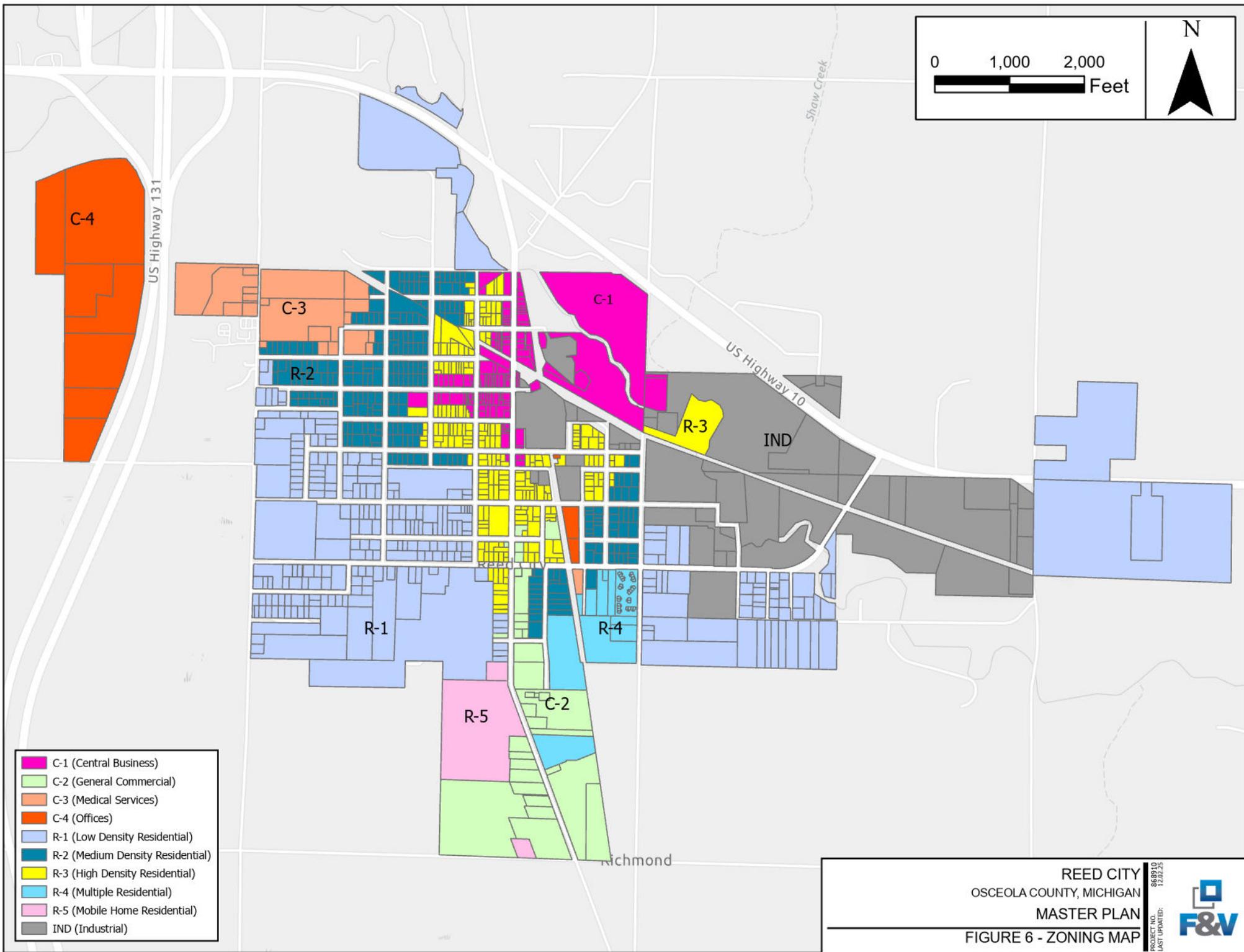
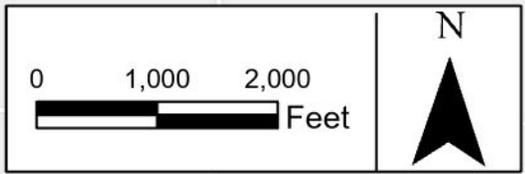
- Reed City Boundary
- Gravel
- Gullied Land
- Loam
- Loamy Sand
- Muck
- Mucky Sand
- Sand
- Sandy Loam
- Sewage Lagoon
- Water

REED CITY
 OSCEOLA COUNTY, MICHIGAN
MASTER PLAN

868910
 PROJECT NO.
 04.23.25
 LAST UPDATED:



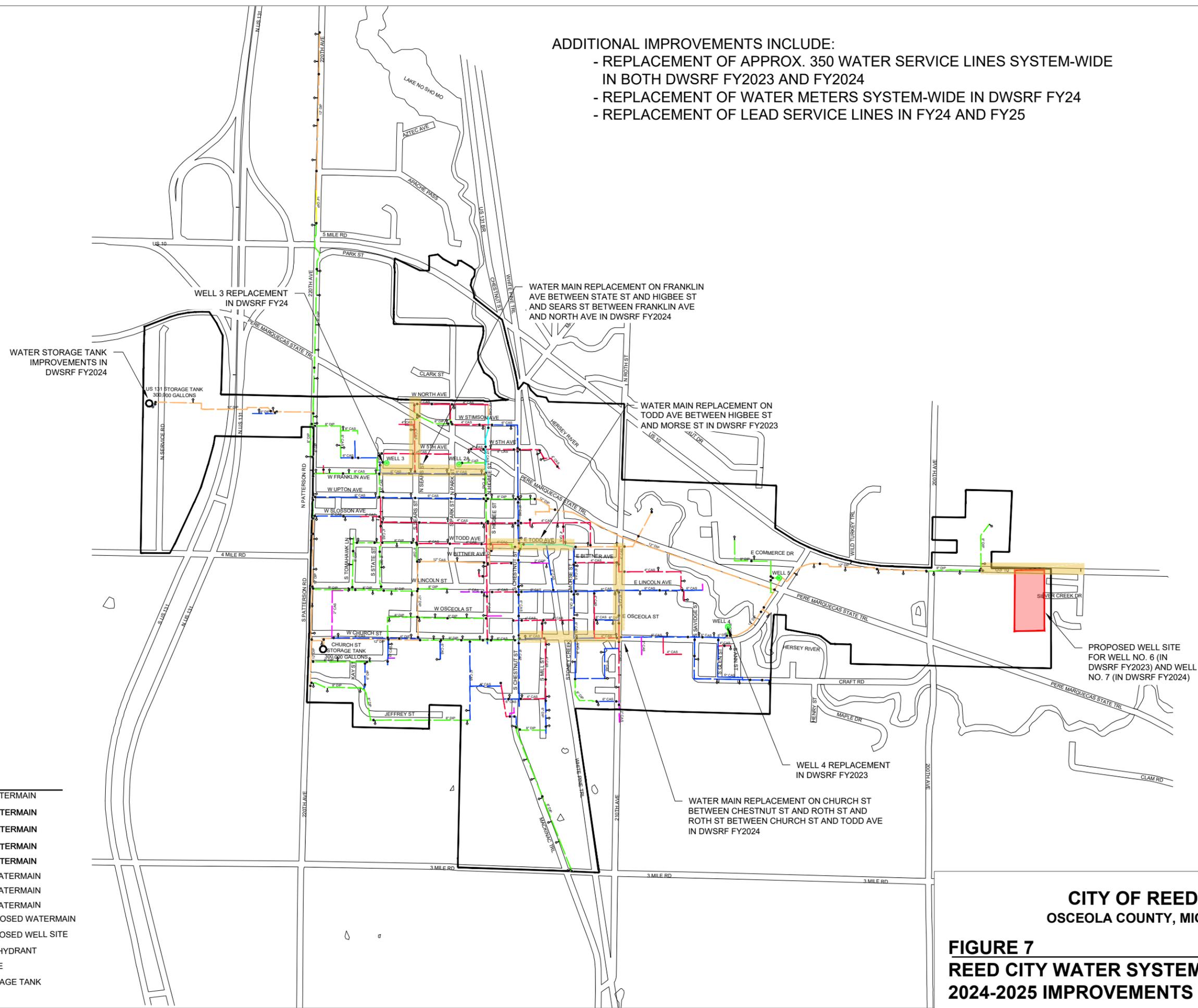
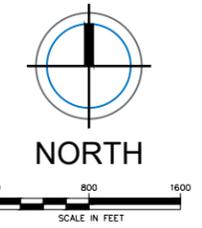
FIGURE 5 - SOIL CLASSIFICATION MAP



- C-1 (Central Business)
- C-2 (General Commercial)
- C-3 (Medical Services)
- C-4 (Offices)
- R-1 (Low Density Residential)
- R-2 (Medium Density Residential)
- R-3 (High Density Residential)
- R-4 (Multiple Residential)
- R-5 (Mobile Home Residential)
- IND (Industrial)

ADDITIONAL IMPROVEMENTS INCLUDE:

- REPLACEMENT OF APPROX. 350 WATER SERVICE LINES SYSTEM-WIDE IN BOTH DWSRF FY2023 AND FY2024
- REPLACEMENT OF WATER METERS SYSTEM-WIDE IN DWSRF FY24
- REPLACEMENT OF LEAD SERVICE LINES IN FY24 AND FY25



LEGEND

	1" WATERMAIN
	2" WATERMAIN
	4" WATERMAIN
	6" WATERMAIN
	8" WATERMAIN
	10" WATERMAIN
	12" WATERMAIN
	14" WATERMAIN
	PROPOSED WATERMAIN
	PROPOSED WELL SITE
	FIRE HYDRANT
	VALVE
	STORAGE TANK

CITY OF REED CITY
OSCEOLA COUNTY, MICHIGAN

FIGURE 7
REED CITY WATER SYSTEM with
2024-2025 IMPROVEMENTS



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