

AURELIUS TOWNSHIP

2018 MASTER PLAN UPDATE

PLANNING COMMISSION APPROVAL: 9/18/2018
TOWNSHIP BOARD ADOPTION: 10/9/2018

**AURELIUS TOWNSHIP
PLANNING COMMISSION**

RESOLUTION APPROVING UPDATE TO TOWNSHIP MASTER PLAN

At a regular meeting of the Planning Commission of Aurelius Township (the "Planning Commission"), Ingham County, Michigan, held at the Township Hall in the Township on September 18, 2018 at 7:00 p.m., local time.

PRESENT: Frushour, Hudgins, Iansiti, Johnson, Malcangi, Raymond, Ricketts

ABSENT: Hawkins, Perry

The following resolution was offered by Iansiti and supported by Hudgins.

WHEREAS, the Planning Commission has considered a proposed Update to the Master Plan ("Master Plan"); and

WHEREAS, before preparing the Update to the Master Plan, the Planning Commission sent notice by first class mail and/or electronically to the entities entitled to notice under Section 39 of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3803 *et seq.* (the "MPEA"); and

WHEREAS, the Planning Commission thereafter prepared the Update to the Master Plan; and

WHEREAS, in accordance with the MPEA, the Planning Commission then submitted the Update to the Master Plan to the Township Board for review and comment, and the Township Board approved the distribution of the proposed Update to the Master Plan; and

WHEREAS, the Secretary of the Planning Commission and/or Township Clerk submitted a copy of the proposed Update to the Master Plan to the entities entitled to notice under Section 41 of the MPEA; and

WHEREAS, the Planning Commission provided a review and comment period for those entities entitled to notice under Section 41 of the MPEA, which review and comment period lasted at least 63 days as required by the MPEA; and

WHEREAS, after the expiration of the review and comment period, the Planning Commission conducted a public hearing regarding the Update to the Master Plan on September 18, 2018 for which notice was properly provided in accordance with the MPEA; and

WHEREAS, the Planning Commission desires to approve the Update to the Master Plan and submit the Plan to the Township Board; and

WHEREAS, the Township Board has, by resolution, asserted the right to approve or reject the Master Plan.

NOW, THEREFORE, the Planning Commission of Aurelius Township resolves as follows:

1. The Planning Commission hereby adopts the Update to the Master Plan, attached as Exhibit A to this Resolution.

2. The Planning Commission directs the Secretary of the Planning Commission to submit copies of the Update to the Master Plan to the Township Board.
3. The Chairperson of the Planning Commission or Secretary of the Planning Commission shall sign a statement recording the Planning Commission's approval of the Update to the Master Plan on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map.
4. Any resolution or any portion of any resolution inconsistent with this Resolution is hereby repealed, but only to the extent to give this Resolution full force and effect.

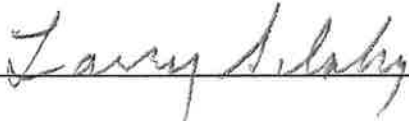
YEAS: Frushour, Hudgins, Iansiti, Johnson, Malcangi, Raymond, Ricketts

NAYS: None.

STATE OF MICHIGAN

COUNTY OF INGHAM

I, the undersigned, the duly qualified and acting Secretary of the Planning Commission of Aurelius Township, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Planning Commission at a regular meeting held pursuant to the Open Meetings Act on the 18th day of September, 2018.



Secretary, Aurelius Township Planning Commission

AURELIUS TOWNSHIP BOARD OF TRUSTEES

Regular Meeting

Tuesday, October 9, 2018

MINUTES

The Aurelius Township Board met in regular session on Tuesday, October 9, 2018, at the Aurelius Township Hall, 1939 S. Aurelius Road, Mason, Michigan.

Members Present: Clerk Ayres, Treasurer Groh, Trustee Malcangi and Supervisor Silsby

Members Absent: Trustee Droscha

Others Present: Officer Ted Harrison, Bruce Gaukel, Randy Maiville

The meeting was called to order by Supervisor Silsby at 7:00 p.m. All joined in the pledge to the United States Flag.

Board Meeting Minutes of September 11, 2018 were reviewed for approval.

Expenses were reviewed for approval in the amount of \$33,804.32 covered by vouchers: Payroll Fund: Checks #16138 - #16150 and EFT47.

General Fund, Fire Fund, Street Light Fund: Checks #16151 - #16190.

Motion made by Member Malcangi and supported by Member Silsby to approve consent agenda. Vote: Ayes: Ayres, Groh, Malcangi and Silsby. Nays: None. Absent: Droscha. Motion carried.

Public Comment

None

New Business

Ingham County Sheriff's Department Officer Harrison reported three accidents and eleven calls for service for August and one accident and ten calls for service for September for Aurelius Township. Officer Harrison said deer accidents usually start picking up this time of year so be on the lookout and township board members could email him with any concerns.

The Master Plan Update Resolution signed by the Aurelius Township Planning Commission was discussed. Motion made by Member Ayres and supported by Member Groh to approve Master Plan Update. Vote: Ayes: Ayres, Groh, Malcangi and Silsby. Nays: None. Absent: Droscha. Motion carried.

Homeworks Tri-County Electric permit for installing high speed fiber internet in their coverage area was discussed. The state required fee of \$500 has been paid. A bond will not be required. Member Silsby motioned to approve permit and was supported by Member Malcangi. Vote: Ayes: Ayres, Groh, Malcangi and Silsby. Nays: None. Absent: Droscha. Motion carried.

Resolution to transfer via automated clearing house and direct deposit funds for Michigan Class sub accounts for Cemetery Perpetual Care, Fire and Columbia Lakes Street Light funds was discussed by Treasurer Groh. Member Malcangi motioned to

approve resolution and was supported by Member Ayres. Vote: Ayes: Ayres, Groh, Malcangi and Silsby. Nays: None. Absent: Droscha. Motion carried.

Resolution to determine amount to be assessed for street lights in Columbia Lakes Condominium Association was discussed with figures from Treasurer Groh based on Consumers Energy invoices. Currently the assessment is \$54.70 per parcel. Member Malcangi motioned to keep assessment the same as last year and was supported by Member Silsby. Vote: Ayes: Ayres, Groh, Malcangi and Silsby. Nays: None. Absent: Droscha. Motion carried.

Snow bid from TomCo has been received and remains the same as last year. Member Malcangi motioned to approved bid and Member Silsby supported. Vote: Ayes: Ayres, Groh, Malcangi and Silsby. Nays: None. Absent: Droscha. Motion carried.

Unfinished Business

Tree trimming is taking place and the tree trimmers have been given additional trimming tasks.

Hall restroom painting will be looked into further by Member Silsby.

New picnic tables may still need to be sealed. Member Silsby will check progress and Members Groh and Ayres volunteered to seal tables.

Old bleachers on north ball field are to be removed due to rot. Member Silsby will follow-up on the removal.

Township Hall siding and roofing bids from Whipple Construction and Exteriors of Lansing were discussed. Member Groh will request further information from exteriors of Lansing. Last weekend the west side gable end of the hall was damaged by wind tearing several pieces of siding off. An estimate for repairs will requested from Whipple and Exteriors of Lansing and forwarded to insurance company.

Heat tape for pipes in crawl space of Hall for coming winter was discussed. Building was further insulated and we had no issues with frozen pipes this past winter.

Iron work railings are in need of repairs. Member Malcangi look into repairs and get a price.

Board Reports

Supervisor Silsby discussed the custodial agreement presented for consideration last meeting. Township Attorney, David Revore recommended making the job a township position. The custodians have resigned and Tracy Ayres has helped with cleaning in the interim and has shown an interest in the position. Silsby proposed keeping the arrangement at the same rate as last several years for \$700 per month and \$25 for extra event cleaning requiring extra trips to the hall. Member Malcangi motioned to approve the agreement and to offer the position to Tracy Ayres and was supported by Member Groh. Vote: Ayes: Groh, Malcangi and Silsby. Nays: None. Absent: Droscha. Abstained: Ayres. Motion carried.

Clerk Ayres presented the Revenue and Expense report and recommended a budget amendment to add \$1500 to Township Board Equipment Maintenance and take \$1500 from Hall Rentals. Member Silsby motioned to approve and Member Malcangi supported. Vote: Ayes: Ayres, Groh, Malcangi and Silsby. Nays: None. Absent: Droscha. Motion carried.

Treasurer Groh gave the Tax Distribution Report, the Cash Report for \$739,439.26 and the Quarterly Investment Report of \$557,543.38. Park inspections need to be done again. Member Malcangi will inspect Columbia Creek and Deb Groh will inspect Glenna Droscha.

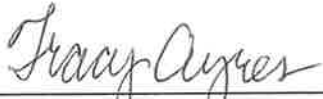
Trustee Malcangi will be making a repair to the restroom roof at Columbia Creek Park and the park will be closing for the season November 1, 2018.

Public Comment

Bruce Gaukel from 911 presented the 911 surcharge proposal on the November 6, 2018 ballot. If approved the surcharge of .42 would be increased to \$1.80 per device and would take effect July 2019. The money would be used to change over to a system that would connect area fire departments, sheriff department, area ambulances and state police.

Meeting adjourned at 8:45 p.m.

Respectfully submitted by:



Tracy Ayres, Clerk
Aurelius Township

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INTRODUCTION

This initial element of the plan is intended to provide background for the plan, beginning with an understanding of the process that takes place leading to final review and adoption. Part of this process includes the review of the current plan adopted in 2008. Many elements of that plan may serve as reference material, and while this update can serve as a stand-alone plan, it is still considered an update to that 2008 Plan.

Planning Process

The Michigan Planning Enabling Act, PA 33 of 2008, as amended, provides the outline for developing the plan and the process for review and adoption. Generally, all plans are now deemed as “master plans”, which are still intended to serve as the foundation for the zoning ordinance. The intent of this plan is to serve as an update, so the 20-year period intended by the 2008 Plan is still in place. Once this plan update is adopted in 2018, the timeframe for the next update would be the 5-year period ending in 2023. This would allow for the Township to undertake any new community surveys and to have the 2020 Census data available for analysis.

This 2018 plan update is based upon only four (4) elements: (1) This new *Introduction* and update related to the 2008 Enabling Act; (2) A *Demographic Analysis*, using the 2010 Census data as a base for better defining the potential growth within the Township and at its borders; (3) A review of *Development Trends*, which serves to consider community facilities and infrastructure in support of new development; and (4) *Future Land Use Plan and Zoning Plan*, which is the primary foundational aspect for how the plan is used with the Zoning Ordinance. The current 2008 Plan includes community history and a mission statement (within the Brief Introduction), a *Community Facilities Profile*, a *Land Use Profile*, a *Natural Resources Profile*, an element on *Agriculture*, and an element on *Goals, Policies and Actions* that remain as the viable building blocks leading up to the new Future Land Use Plan and Map.

Once the Planning Commission is comfortable with the draft plan, it is forwarded on to the Township Board, which then authorizes its distribution to all surrounding units of government (including the County). Following a 63-day review period, in which the notified units of government have the opportunity to comment, the Planning Commission will hold a public hearing. Following this public comment, the Planning Commission makes any minor modifications and then adopts the new plan. It is also recommended that the Township Board adopt the master plan, in this way creating a consistent Township support for any future decisions that rely on the plan, such as requests for rezoning. Once adopted, the Plan review process timeline extends out to 2023, although any substantial change in conditions may result in review and update at any point deemed necessary by the Planning Commission and Township Board.

DEMOGRAPHIC ANALYSIS

This element of the Plan provides the background data related to population, housing and the potential for future development. It is based upon the United States Census, which allows for some interpretation based upon the nature of the survey and other national and state trends that influence the results. From the perspective of the Plan, population and housing growth may lead to further expansion of areas for new residential development. If "growth management" is the focus or if limited growth is anticipated over time, there may not be the need for increased capacity in residential land use designations.

Population

Table 1 provides a breakdown of population change for Aurelius Township over the last 20 years. While the intent of the master plan is a 20-year look into the future, the past plays an important role in the overall direction for the community.

Table 1 - Population

1990	2000	% Change 1990-2000	2010	% Change 2000-2010	% Change 1990-2010
2,686	3,318	+23.5%	3,525	+6.2%	31.2%

The Township's population growth between 1990 and 2000 (632 persons) was followed by a much smaller increase between 2000 and 2010 (207 persons), with this still reflecting a 31.2% increase in population over the 20 year period. When compared to the population change for the surrounding townships (Table 2), Aurelius Township remains generally consistent with the population growth occurring to the north (Delhi Charter) and the south (Onondaga).

Table 2-Population Comparison

	2000	% Change 1990-2000	2010	% Change 2000-2010	% Change 1990-2010
Delhi Charter	22,496	+17.2%	25,877	+15.0%	+34.8%
Onondaga	2,958	+21.0%	3,158	+6.8%	+29.2%
Vevay	3,605	- 1.7%	3,537	-1.9%	-3.6%
Eaton Rapids Twp.	3,821	+9.4%	4,113	+7.6%	+17.8%

For land use planning purposes, the comparison in Table 2 provides an indication of the direction of where population growth may occur. Given that Delhi Charter Township, to the north, experienced substantial growth during both the ten year and twenty year periods, this may naturally influence demand for more housing in the northern portion of Aurelius Township. Yet, with Onondaga Township also experiencing the same percentage rates of growth, it indicates more the linear north/south pattern of commute

into the Lansing area may balance any pattern of development along the Township boundaries.

Sex/Age Breakdown

Of the 2010 population of 3,525 persons, there were 1,774 males and 1,751 females, a roughly 50/50 split. The median age (half above/half below) was 42.6 years, with this well above the county at 31.4 years of age. The number of persons age 65 & over (455 or almost 13% of the population) was higher than that for the county as a whole (10%). The lower number of males (217) to females (238) age 65 & over reflects national trends toward a longer life expectancy for the female population. The overall aging population may open up a discussion of more senior housing options, especially for those living alone.

Generational Profile

Much of what is now presented for age breakdown is linked to generational categories. These categories are an attempt to somewhat define people, despite a broad mix of varying personal characteristics. From the perspective of marketing for housing, services or other economic needs, these five categories, shown in Table 3, provide the opportunity to determine where a community may wish to target growth in population through a mix of housing choice.

Table 3

GENERATION	BIRTH RANGE	AGE RANGE *	CENSUS GROUP*
Silent Generation	(1925-1945)	(65-85)	(65 & Over)
Baby Boom	(1946-1964)	(46-64)	(50-64)
Gen X	(1965-1976)	(34-45)	(35-49)
Gen Y	(1977-1987)	(23-33)	(25-34)
New Millennial	(1988-)	(00-22)	(0-24)

* These age ranges are based on the Census year of 2010. The Census grouping is how the age breakdowns can best be combined to most closely match the categories.

Initially, it should be noted, that no one person fits this exact generational profile in terms of target marketing. Within the *Silent Generation* there are many people living active lives in their own homes, while many are now residents of active retirement communities, and still others are living in assisted living facilities and nursing homes. With housing choices limited in some communities, this population may need to "retire" elsewhere to find needed services, such as medical care, or simply choose to relocate to be closer to family or for a warmer climate.

The *Baby Boomers* are probably the most profiled category, likely because of their size but also because of the post World War II growth in the media and marketing directed at this generation. As with their parents generation, they have varying types of housing expectations, although most continue to live in single family homes, whether in

subdivisions or on larger parcels. In most instances, they make up a large percentage of people who own homes in rural areas. They are also the population that will support retirement communities, often as second homes, and increased demand for medical services. Their existing and future reliance on much needed services, as well as personal wants, may influence community makeup for many years to come.

The *Generation X* population is more difficult to define, although they now encompass those in their prime working and parenting years. They are also the population expected to take up the demand for housing that may be shed by the *Silent Generation*. In a more robust economy, it is this group that may have more options as to housing, yet their lower population numbers may reduce their ability to support the services needed by the large Baby Boom cohort.

The *Generation Y* population, also known as the *Baby "Boomlet"*, brings forth a young generation that enjoys much of the trappings of being raised by the baby boomers. This includes educational pursuits and expectations in life, that may not always follow those same steps of their parents. In many instances, they are either not having children or deferring marriage and/or childbirth until later in life. This group is in their early working years and they are most often associated with the desire for a more urban existence. It is this group that will shape community development in the years ahead, through housing decisions and lifestyle choices.

The *New Millennials* are, as of yet, not a target of housing demand and supply, but it is anticipated that this category will follow their older *Generation Y* counterparts and seek a more urban existence. Whether a community can attract this group, which is primarily in their educational years, will be dependent upon the housing type (apartments) available, as well as commercial services and activities.

Table 4

GENERATION	CENSUS GROUP	2010 Aurelius	% OF TOT. (10,111)
Silent Generation	(65 & Over)	455	13%
Baby Boom	(50-64)	878	25%
Gen X	(35-49)	779	22%
Gen Y	(25-34)	310	9%
New Millennial	(0-24)	1,103	31%

As can be seen from Table 4, the Township has a very stable population breakdown, with both a large baby boom/senior population and family-oriented median age parents with younger children. Proximity to a larger urban area may also result in less immediate relocation of adult children (18-24 age groups) than typical in more rural communities.

Housing

While population statistics reflect the total increase or decrease occurring in a community, the analysis of housing statistics is often the key to land use planning for new

residential development. Table 5 provides a breakdown between housing units and households, which are defined as "occupied" housing units. It also lists the number of vacant units, with a 3% vacancy rate at the time of the Census survey, as well as a breakdown of owner and renter occupied units.

Table 5 - Housing

	Housing Units	Households	Vacant Units	% Vacant
2010	1,334	1,289	45	3%
	Owner-Occ.	% Household	Renter Occ.	% Household
2010	1,186	92%	103	8%

The nature of housing, in relation to population change, is often linked to population per household. Based upon a population of 3,525, there are 2.73 persons per household, with this at 2.75 persons per household for owner-occupied units and 2.51 for renter occupied units. The number of vacant units also reflects a very limited supply of housing for rent, with only 1 unit shown under a "for rent" status. Most of these units were either for sale, sold or were seasonal or non-homestead type properties.

DEVELOPMENT TRENDS

This section of the master plan is intended to outline the characteristics of the community in terms of its infrastructure and supporting facilities and services. These have been divided into the following three categories: (1) Transportation; (2) Public Utilities; and (3) Community Facilities and Services. In some instances, there may be an overlapping focus, such as non-motorized transportation facilities also fitting into community facilities such as parks and recreation. While some of these facilities and services are not directly linked to Township government, they are provided indirectly to the residents of the community through other agencies and/or jurisdictions, such as the through Ingham County.

Transportation: These services are typically first defined by the mode of transportation. For motorized options, these include: *Air, Rail, Bus* (Mass Transit) and *Auto*, through a primary and secondary road system under the jurisdiction of the Ingham County Road Department. There is also a regional planning agency, Tri-County Regional Planning Commission, which provides recommendations related to prioritizing projects for federal and state funding, with coordination at the local level through both policy and technical committees. It should also be noted that while there is close proximity to state trunklines or highways (I-96 to the north, US-127 to the east and M-99 to the west) none of these routes are within the boundaries of Aurelius Township.

Roads: As stated, public roads within Aurelius Township are under the jurisdiction of the Ingham County Road Department. These are further defined as *Primary* and *Secondary* Roads, with differing focus as to funding levels for maintenance or replacement. Generally, the County takes full responsibility for the primary road system, with determination of priority based upon their own rating system for maintenance and improvements. This PASER system (PA/Pavement, S/Surface, E/Evaluation, R/Rating) uses a ranking of 1-10, with 1 being the lowest in terms of road condition.

Secondary roads are those non-primary roads which make up the balance of the road network, with these typically running along Section lines or within residential developments that have approved public roads. These secondary roads pose the biggest problem for the County and the Township as funding for improvements may be based upon a shared contribution, leaving many with deferred maintenance. Coordination between the two jurisdictions is ongoing as to how best to pay for these improvements, with likely contributions from the Township becoming a greater budgetary concern over time.

Non-Motorized: Development trends are often based upon policy and funding from the federal and state level, with "Complete Streets" being one such focus. This policy, which was federally initiated and adopted by the State of Michigan, basically states that the funding of any road project shall be based upon a review of how that project addresses any and all modes of transportation, including not just automobiles but mass transit and non-motorized improvements. This has led to further focus on the basic types of non-motorized systems that may be within or abutting the road right-of-way: bike paths (8-10' separate from the road surface), bike lanes (4-6' additional paved shoulder) and sidewalks (4-5' in width separate from the road surface). In addition, off-road trails have been endorsed throughout the country with many linked to abandoned railroad right-of-way (rails to trails initiatives) or river basins. Public utility right-of-

ways may also serve as a means of extending trails that don't conflict with their access or use for utility purposes.

The Ingham County Road Department and the Ingham County Parks Commission have some overlap in terms of programs and funding for non-motorized improvements. The Road Department has the traditional role associated with improvements and maintenance of the road right-of-way. The Parks Commission, based upon funding of a 6-year millage in 2014, has placed connectivity of community facilities as a high priority. In 2016, the Parks Commission adopted the Trails and Parks Comprehensive Report. In this report they outline a number of options related to non-motorized connections and development. These include (1) a signage program as part of a "wayfinding" effort to provide the public with a better understanding of connectivity and sharing of the road; (2) on-street bike lanes with sidewalks, typically in more urban environments with a 5-6' separation between the road surface and the sidewalk; (3) On-road paved shoulders; and (4) Off-road shared use paths that can be shared by both pedestrians and bicyclists (typically 8' wide asphalt surface unless funding of 10' width as part of an MDOT project). The report also includes a water trail system, that has a focus on the landing/access along the Grand River as part of William Burchfield Park or on Bunker Road (Eaton County just west of the Township boundary).

Public Utilities: This category is based upon the provision of services including public water, public sewer, electricity, natural gas or other systems that support more intensive land development. In most cases, there must first be sufficient demand for such services in order to support cost efficiencies of extending such services into and through the community. Public sewer and public water services are not available in the Township. In most instances, land use may dictate whether public utilities are extended to those locations. Historically, private well and private septic systems were used for all types of land use. The majority of agricultural and the lowest density of residential development continue to use these private systems. But if industrial, commercial and higher densities of residential development are permitted, there is the need for evaluation of whether these uses can be served by public utility extension.

Private Systems: The Ingham County Health Department makes the determination of the ability for such private systems (well and septic) to be installed in support of the land use. For residential uses, single family dwellings on larger lots, there are severe limitations within soil composition (See 2008 Master Plan) for septic system installation. Despite this, sufficient land area may be utilized as a basis for granting suitable location for septic systems (tank and drain field) as well as needed separation from the private well location.

For industrial and commercial areas this often results in limited utilization by land uses that do not require public sewer and water based upon lack of need for business process or based upon low employment or patron activity to the site. In most cases, historically, these uses would have previously been permitted but would no longer be allowed without sufficient land area to support a private system. Given that situation in Aurelius Township, commercial and industrial development should be directed to those locations where public utilities do exist: north into Delhi Township, east into Vevay Township/City of Mason and southwest into the City of Eaton Rapids. It is important to recognize that a rural agricultural Township within close proximity to the public services available in a larger metropolitan area should not face the same pressure of

providing for all land uses without efficiently having access to supporting public utilities. The intent of the coordinated planning provisions under PA 33 of 2008, as amended, reflect this need to consider the character of the community within that of the surrounding area in determining the scope of use supported within that jurisdiction.

Community Facilities and Services: This category includes a wide range of facilities and services, starting with public or governmental (Schools, Township) and extending to those of either a religious or non-profit structure. Aurelius Township has two school districts that operate within the boundaries of the Township. The Mason Public School District covers roughly two thirds of the Township, while the Eaton Rapids School District covers roughly the southwest corner. Only one school facility, Aurelius Elementary, a part of the Mason District, operates in the Township on 10 acres on Aurelius Road in Section 3.

Township Services: The Aurelius Township Hall is located at 1939 South Aurelius Road, just north of the intersection of Barnes. It is at this location that daily operations are coordinated by the Township's elected officials and staff. It is also at this location where community meetings are held (Township Board on the second Tuesday of the month and the Planning Commission on the third Tuesday of the month), with this meeting room also available for use by Township residents. It also operates four cemeteries and two park facilities (Glenna Droscha on 20 acres at the Township Hall site and Columbia Creek on 18 acres in Section 7). The Township Hall site also includes a recycling program and a public library.

Non-Profit and Churches: Aurelius Township is blessed to have other community facilities, such as several churches, that contribute to the sense of community character while supporting other needs of Township residents.

It is quite clear that Aurelius Township is providing a quality level of community services to its residents based upon its limited tax base of primarily agricultural and residential land use. It seeks to retain that rural character while also working with other jurisdictions to support new development in the surrounding area and seek ways to improve accessibility and connectivity to those service areas.

FUTURE LAND USE PLAN & ZONING PLAN

The Future Land Use Plan is both the narrative and the map, while the Zoning Plan is the connection of the Plan to the Zoning Ordinance, with reference to which zoning district(s) are compatible with which land use designations. These are presented in order of intensity or density, from the least intensive Recreation/Open Space, to preservation of agricultural lands, through the residential designations, to the development (commercial and industrial) areas of the Township. This then provides the narrative explanation of plan designations/locations shown on the Master Land Use Map.

Recreation/Open Space

This land use designation, within the 2008 Plan, was listed as Community Facilities and Recreational Land. By definition, it will follow the prior designation of uses, such as public facilities (elementary school, township hall, cemeteries and parks) as well as private community resources (churches) and private recreational resources, such as the golf course. The differential is that there may be potential for conversion of some resources into other uses, such as the Road Commission property within Section 11, which will be designated to be more consistent with abutting property use.

Zoning Plan: Without a specific zoning district in which to implement this plan designation, the Township may seek to implement a new compatible zoning district, which may have public facilities as permitted uses and private facilities as special exception uses. In addition, approval of PUD/Open Space preservation projects may lead to retention of open space in perpetuity as part of those approvals. Given that, such areas may be designated Recreation/Open Space in future plan updates.

Agricultural Preservation

This land use designation follows closely the areas designated within the 2008 Plan based upon current use as agricultural parcels and/or enrollment in preservation programs, either through the Ingham County Agricultural Preservation Board or P.A. 116, the State of Michigan Farmland and Open Space Preservation Program.

Zoning Plan: This designation is considered consistent with either the “A-1” Primary Agricultural or “A-2” Secondary Agricultural preservation zoning districts. In most instances, the “A-2” zoning district will be considered most consistent based upon its use throughout the Township’s Zoning District’s Map. While minimum lot size is 2 acres in both districts, the overall density is substantially less than that given dwellings are mostly farm dwellings associated with the agricultural operation.

Rural Residential

This land use designation reflects the use of lands that are more oriented toward residential use on smaller parcels rather than preservation of agricultural land on abutting larger parcels of land. In many instances, this has occurred where such agricultural parcels have been subject to land

division applications, creating parcels in the 2-10 acre range, rather than more common 20-40 acre or more agricultural parcels. In many instances, these areas are located along roads that are county primary roads or where residential development is more frequent in the pattern of development. This designation would also incorporate what would be considered the lowest density of residential development.

Zoning Plan: The “RR” Rural Residential zoning district is considered most consistent with this plan designation. While it is also consistent with the 2-acre minimum lot area requirements associated with agricultural areas, it is more likely to have higher overall residential density. For example, Sections 10, 15 and 25 all have a higher incidence of parcel divisions with fewer large agricultural parcels remaining in those locations.

Medium/High Density Residential

This land use designation would support residential use within more planned subdivisions. This may include traditional single family detached units, but in some instances may include either attached residential units or mobile homes within mobile home parks (with a minimum of 15 acres). Overall density may be 2-3 units per acre, but could increase up to 8 units per acre depending upon approvals, such as through special exception use or within a mobile home park.

Zoning Plan: The “R-1” High Density Residential and “R-2” Manufactured Housing Community zoning districts would be considered most compatible with this land use designation. In most cases, the “R-1” District would be utilized to allow for single family detached housing units on 20,000 square foot lots, although this would be subject to approvals by the Health Department for on-site septic or for shared private sewage systems.

Commercial/Industrial

These two designations within the 2008 Plan have been combined into one based upon the very limited potential for such use in the Township. This is primarily due to the lack of public sewer in support of more intensive use. While several areas may have underlying zoning based by some long term usage, the only area considered compatible would be near the intersection of Aurelius and Columbia Roads, given that this area contains the majority of commercial use and would likely have the most probability of some future utility connection. Industrial uses are to be supported in adjoining communities based upon current public utility availability.

Zoning Plan: The “D” Development District is the only zoning district considered compatible with this land use designation. This zoning district allows for less intensive commercial uses as permitted (retail/office) and more intensive uses, such as industrial, as special exception uses.