

# 2022 Windsor Charter Township Comprehensive Plan

**Prepared by the Windsor Charter Township Planning Commission**

**June 8, 2022**

## **Table of Contents**

**Chapter 1 - Introduction**

**Chapter 2 - Background Studies**

**Chapter 3 - Goals and Objectives**

**Chapter 4 - Future Land Use Map**

**Chapter 5 - Zoning Plan**

**Chapter 6 - Sub-Area Plans**

**Chapter 7 - Action Plan**

**Appendix**

# **CHAPTER 1**

## **INTRODUCTION**

This document and all contents herein shall be known and cited as the Windsor Charter Township (the "Township") Comprehensive Plan ("Comprehensive Plan" or this "Plan"). The Township derives its authority for the preparation of this Plan from the Michigan Planning Enabling Act, Public Act 33 of 2008 (MCL 125.3801 et seq.), as amended ("Planning Act"); and when so far as it is applicable, the Michigan Zoning Enabling Act, Public Act 110 of 2006 (MCL 125.3101 et. seq.), as amended ("Zoning Act"). The Township has historically called its Master Plan a Comprehensive Plan. The Windsor Charter Township Planning Commission (the "Planning Commission") prepares and adopts the Plan. The Windsor Charter Township Board of Trustees ("Township Board") may by resolution also adopt the Plan.

This comprehensive land use planning document reviews the land use and demographic trends of previous decades, recommends numerous land use goals and policies for a period of years and beyond, and projects a vision for the community's growth and development as represented by the future land use map.

The Township is located in the mid-eastern portion of Eaton County, Michigan. Benton Charter Township and the City of Potterville lie to the west of Township, Delta Charter Township lies to the north, Delhi Township in Ingham County lies to the east, and Eaton Rapids Township lies to the south. Eaton County is part of what is known as the Tri-County Region, which consists of Eaton, Ingham, and Clinton Counties. The State Capital, Lansing, lies in Ingham County and is the largest city in the Tri-County region.

Even though the Township is no longer strictly a farming community, agriculture continues to be a significant part of the Township's economy and character. A desire to conserve the Township's farmland and its rural character has influenced the development of this Comprehensive Plan as well as previously adopted comprehensive plans. Other economic sectors and land uses have also grown in importance to the Township's economy and character, too.

This Comprehensive Plan must therefore take these other sectors into account, balance the pressure for growth and the desire to preserve, and acknowledge that preservation of underutilized land can be just as impactful as accommodation of unplanned and/or inappropriate growth. The purpose of this Comprehensive Plan is to provide guidance to assist the Planning Commission and Township Board in their decision-making process for the proper and appropriate use of land.

## **Purpose of the Plan**

This Plan provides a portrait of the Township, its people, its resources, and its future. It is to be used as a policy document and guide; it is not an ordinance, and it does not replace zoning. It represents the collective desires of Township residents, businesses, and local leaders regarding the use of land in the community over the next ten (10) to twenty (20) years. To ensure that development policies are kept current, the Planning Commission has and will continue to periodically reevaluate and update the Plan. The previous two (2) revisions occurred in 2009 and in 2015.

The Plan is intended to work hand-in-hand with Township zoning, other regulatory documents, polices and development tools in order to guide future growth, development and preservation. Both the Township and the private sector should make decisions based on the Plan because all new development, whether public or private, should be consistent with the land use policies adopted as part of the Plan.

The Future Land Use Map supplements the Plan by illustrating the intended long-range land use pattern of the Township, based on the goals and strategies adopted as part of the Plan. Given this purpose as a guide for future land use, the Future Land Use Map is expected to differ from the zoning map when first adopted. The intent, however, is that the Plan will be utilized in the decision-making process so that the zoning map, as well as the use of land, will come to match that which is presented on the Future Land Use Map.

## **The Plan's Role in Decision Making**

Planning is a process that involves the selection of policy choices regarding land use, preservation of natural resources, and the provision of public facilities for a community. One of the most important things an adopted Comprehensive Plan does is to provide a firm foundation for the Planning Commission and/or Township Board to make zoning decisions. The Plan's recommendations should therefore be a primary consideration in the evaluation of requests for rezoning, site plan reviews, special use permits, and other zoning and land development decisions.

In addition to providing the basis for zoning decisions, the Plan also:

- (a) Serves as a policy document designed to promote the public health, safety, and general welfare, as the underlying basis for the Windsor Charter Township Zoning Ordinance (the "Zoning Ordinance").
- (b) Attempts to coordinate public improvements and private developments by describing a vision of the future with respect to land uses, transportation, and population densities; and

- (c) Serves as an educational tool to give citizens, property owners, builders, developers, business owners, and neighboring communities a clear indication of the Township's intended direction for the future.

Even though a Plan's overall purpose is to guide, it is important to also recognize that this does not imply that the Plan is inflexible. Changing circumstances, unanticipated opportunities, and unforeseen problems can require a shift in a community's direction. Such is the reason why Plans must be periodically reviewed, updated, or amended to reflect those kinds of changes and remain up to date as policy guides.

## **The Planning Process**

The Planning Commission developed and followed the planning process outlined below to update this Plan:

- (a) Conducted a workshop to assess the strengths, weaknesses, opportunities and threats concerning existing and future conditions impacting the development of the Township.
- (b) Consulted with and/or reviewed published planning and zoning documents of adjacent jurisdictions to identify potential conflicts with the provisions of the Plan being updated. Where feasible and known, the Planning Commission also reviewed and cooperated with economic, social and physical development programs of the state and federal government.
- (c) Developed goals and objectives based on the information obtained from input from the general public and the study of existing and future conditions impacting the physical development of the Township.
- (d) Upon receipt of the input from adjacent communities, revised the Plan where appropriate and scheduled a public hearing for review by the general public. Revisions to the Plan were made where appropriate following the public hearing and receipt of comments.
- (f) Following completion of the planning process, the Planning Commission took formal action to adopt the Plan. The Township Board, at their discretion, also adopted the Plan. Please see Appendix \_\_\_ for resolutions from respective bodies.

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## **CHAPTER 2**

### **BACKGROUND STUDIES**

Background information serves as support for the goals, objectives, and policies of the Plan. Past trends, current characteristics, and future expectations are all important elements in determining future land use and facility needs. This review is being presented to provide a greater insight into existing and predicted future conditions.

#### **Geographic Region and History**

The Township was organized on March 16, 1842, was one of the last areas in Eaton County to receive settlers because the area was considered remote and wild. Tales of hardship, wolves, bears, and settlers lost in the woods or Old Maid Swamp area were prevalent in these early years. Today, Eaton County is still a predominantly rural county with a few small municipalities including the City of Grand Ledge, the City of Charlotte, the Township, and the Village of Dimondale.

#### **Existing Land Use**

Land use patterns developed as a result of geographic location, governmental policies, and environmental, economic, and societal influences. It is important to document existing land use and to review changes in land uses over time as part of the planning process, because analysis of this information informs predictions of future development. Land use decisions from the past can be used to avoid mistakes and to plan for desirable, orderly growth.

The Township is comprised of 22,466 acres of land. Residential, commercial, and mixed-use developments dominate the northern portion of the Township, along with an extensive State of Michigan complex near Interstates 96 (I-96) and 69 (I-69), which pass through the Township's northeast and northwest portions. Another major thoroughfare in the Township is State Highway 99.

#### **Demographics**

According to the U.S. Census Bureau, in 2018 there were approximately 6,939 people living in the Township with the following demographic characteristics:

- 3,536 (51%) female
- 94.8% of residents over 25 years of age were high school graduates (includes equivalency)
- 6,437 (92.8%) persons identifying as white

- 298 (4.3%) persons identifying as Black or African American
- 264 (3.8%) persons identifying as American Indian or Alaskan Natives
- 234 (3.4%) persons identifying as Asian
- 365 (5.3%) persons identifying as Hispanic or Latino
- Median age of 47 years
- 1,998 (74.7%) of households are families
- Average of 2.53 persons per household

## Population

The three driving factors of population growth are births, deaths, and migration. While local government has little control over births and deaths, migration to or from the Township can be influenced by employment, housing, local government services, and the general quality of life. Evaluation of population trends and projections in view of current and desired conditions can impact the intensity and location of future growth. As indicated in the Table below, the population of the Township increased 1.5% between 2010 and 2018.

Year	Population	Change	Growth Rate
1970	2,543		
1980	5,070	2,527	99.4%
1990	5,213	143	2.8%
2000	5,998	785	15.1%
2010	6,838	840	14.0%
<b>2018*</b>	<b>6,939</b>	<b>101</b>	<b>1.5%</b>

**Population Characteristics**

\*Source for 2018 Estimates: U.S. Census Bureau, 2018: American Community Survey 5-Year Estimates

## Distribution of Sexes

The Township's population skews slightly towards a female majority, although the Table below shows that the distribution of the sexes was more equal in 2018 than it was in 2010.

Sex	2010 Population	2010 Percent	2018 Population*	2018 Percent*
Male	3,334	48.8%	3,403	49.0%



Female	3,504	51.2%	3,536	51.0%
Total Population	6,838	100.0%	6,939	100.0%

***Distribution of Sexes***

\*Source for 2018 Estimates: U.S. Census Bureau, 2018: American Community Survey 5-Year Estimates

## Educational Attainment

Between 2010 and 2018, the level of education has increased among the Township residents. The proportion of high school graduates among residents over age 25 has increased from 94.3% to 94.8%, and the proportion of those residents with at least a Bachelor's degree has increased from 22.4% to 27.8%.

<b>Educational Attainment</b>	<b>2010 Population</b>	<b>2010 Percent</b>	<b>2018 Population*</b>	<b>2018 Percent*</b>
Less than 9th grade	101	2.1%	88	1.7%
9th - 12th, no diploma	173	3.6%	182	3.5%
High School Graduate	1,571	32.7%	1,155	22.2%
Some College, no degree	1,230	25.6%	1,638	31.5%
Associate's Degree	649	13.5%	696	13.4%
Bachelor's Degree	702	14.6%	949	18.2%
Graduate Degree	375	7.8%	495	9.5%
Total Population over 25 yrs.	4,800		5,203	

***Educational Attainment***

\*Source for 2018 Estimates: U.S. Census Bureau, 2018: American Community Survey 5-Year Estimates

## Age Composition

Age composition information can be used for school enrollment projections, planning for recreation facilities, special services for the elderly, and other governmental services. As indicated in the Table below, the median age in the Township decreased from 49.6 to 47 between 2010 and 2018. This is well above the median age in the entire United States, which is 38.2.

<b>Age</b>	<b>Population 2010</b>	<b>Percent 2010</b>	<b>Population 2018*</b>	<b>Percent 2018*</b>
19 & Under	1,391	20.3%	1,425	20.5%

20 – 24	280	4.1%	311	4.5%
25 – 34	500	7.3%	667	9.6%
35 – 44	734	10.7%	842	12.1%
45 – 54	1,305	19.1%	922	13.3%
55 – 64	1,319	19.3%	1,291	18.6%
65 +	1,309	19.1%	1,481	21.3%
Total Population	6,838	100.0%	6,939	100.0%
Median Age	49.6		47	

#### Median Age

\*Source for 2018 Estimates: U.S. Census Bureau, 2018: American Community Survey 5-Year Estimates

## Racial Make-Up

Between 2010 and 2018, the proportions of the Township residents reporting their race as white and “other race” declined, while the proportions of residents reporting their race as black/African American, Asian, or “two or more races” increased. The proportion of persons reporting American Indian as their race stayed the same.

Race	Population 2010	Percent 2010	Population 2018*	Percent 2018*
White	6,307	92.2%	6,150	88.6%
Black or African American	186	2.7%	214	3.1%
American Indian	33	0.5%	38	0.5%
Asian / Pacific Islander	104	1.5%	208	3.0%
Two or more Races	126	1.8%	287	4.1%
Other Race	81	1.2%	42	0.6%
Total Population	6,838	100.00%	6,939	100.0%

#### Racial Make-up

\*Source for 2018 Estimates: U.S. Census Bureau, 2018: American Community Survey 5-Year Estimates

## Household Characteristics

Household data is essential for determining the type of demands a population will place on a community. Families demand different services than non-family households. Between 2010 and 2018, the proportion of family versus nonfamily households in the Township increased. In the same period, the number of persons per household increased slightly.

Household Type	Population 2010	Percent 2010	Population 2018*	Percent 2018*
Family Households	1,937	70.3%	1,998	74.7%
Married-Couple Households	1,704	61.8%	1,734	64.8%
Male Householder	84	3.0%	87	3.3%
Female Householder	149	5.4%	177	6.6%
Non-Family Households	819	29.7%	676	25.3%
Householder Living Alone	686	24.9%	583	21.8%
Total Households	2,756		2,674	
Persons Per Household	2.47		2.53	

#### Household Characteristics

\*Source for 2018 Estimates: U.S. Census Bureau, 2018: American Community Survey 5-Year Estimates

## Employment and Income

Between 2010 and 2018, the unemployment rate in the Township decreased while median income increased.

Status	2010 Data Population/Percent		2018 Data* Population/Percent	
Not in Labor Force	2,258	41.0%	2,353	40.6%
Civilian Employed	3,013	54.7%	3,210	55.4%
Civilian Unemployed	238	4.3%	226	3.9%
Armed Forces	0	0.00%	0	0.0%
Total Population 16yrs and over	5,509		5,789	
Percent Unemployed	7.3%		6.6%	
Median Family Income	\$72,944		\$92,027	
Per Capita Median Income	\$27,264		\$36,305	

### Employment Rates and Income

\*Source for 2018 Estimates: U.S. Census Bureau, 2018: American Community Survey 5-Year Estimates

Class	2010 Data Population/Percent		2018 Data* Population/Percent	
Private Wage / Salary	2,307	76.6%	2,296	71.5%
Government Workers	542	18.0%	778	24.2%
Self-Employed	154	5.1%	136	4.2%
Unpaid Family Workers	10	0.3%	0	0.0%
Total Civilian Employed Population 16 yrs. and over	3,013		3,210	

### Class of Worker

\*Source for 2018 Estimates: U.S. Census Bureau, 2018: American Community Survey 5-Year Estimates

Industry	2010 Data Population/Percent		2018 Data* Population/Percent	
Agriculture, Forestry, Fishing, Mining	11	0.4%	0	0.0%
Construction	147	4.9%	171	5.3%
Manufacturing	272	9.0%	436	13.6%
Wholesale Trade	29	1.0%	18	0.6%
Retail Trade	390	12.9%	409	12.7%
Transportation and Warehousing	176	5.8%	143	4.5%
Information	41	1.4%	7	0.2%
Finance, Insurance, Real Estate	278	9.2%	148	4.6%
Professional, Scientific, Management	228	7.6%	318	9.9%
Education, Health, Social Services	684	22.7%	827	25.8%
Arts, Entertainment, Food Service	235	7.8%	120	3.7%
Other Services, except Public	188	6.2%	166	5.2%

Public Administration	334	11.1%	447	13.9%
Total Civilian Employed Population 16 yrs. and over	3,013		3,210	

#### Employment by Industry

\*Source for 2018 Estimates: U.S. Census Bureau, 2018: American Community Survey 5-Year Estimates

## Natural Features

Due to its lowland nature, much of the Township is dominated by water features like wetlands, lakes, rivers, streams, and ponds. Best management of this surface water directly impacts the quality of drinking water.

## Climate

The climate of the Township is similar to the rest of Eaton County, Ingham County, and the metropolitan Lansing area. It is characterized by relatively cold winters and mild summers. The average high temperature ranges from 32 degrees Fahrenheit in January to 82 degrees Fahrenheit in July. The average growing season in Eaton County is 139 days, starting at the last freeze in mid-May to the first freeze in late September. The County receives an average of 31.83 inches of rain annually.

Month	Avg. High	Avg. Low	Days with Precipitation
January	32° F	18° F	7
February	33° F	18° F	6
March	45° F	27° F	8
April	59° F	37° F	9
May	70° F	48° F	8
June	79° F	57° F	7
July	82° F	60° F	7
August	80° F	59° F	7
September	74° F	52° F	8
October	61° F	42° F	8

<b>November</b>	48° F	32° F	8
<b>December</b>	36° F	24° F	8

## Topography

Topography has come to refer to the “lay of the land”, or the characteristics of land in terms of elevation, slope, and orientation. It is useful in determining whether an area of land is suitable for development or agricultural purposes and is directly related to the intensity of soil erosion. The terrain or topographic characteristics are directly influenced by glacial activities from the past. The average elevation in the Township is 854 ft above sea-level.

## Soils

Soil surveys are essential in determining the assets and limitations of an area. Soils act as filters to rainwater, improving the overall quality of drinking water. Also, soils are the basis of any agricultural production and can be credited for the quality of crops produced in the Township. In addition, certain soils can pose limitations on development due to some unstable characteristics. Proper maintenance and best management practices should be utilized to protect and maintain the quality of the Township's soils.

The soils of the Township vary widely across the jurisdiction, ranging from loamy sands on the uplands to fibrous peat, muck, and soft clay in the poorly drained low-lying marsh areas. The extensive concentrations of muck are in the southwestern areas of the township. Mucky soils are regarded as unstable for development purposes and should be approached carefully for building purposes.

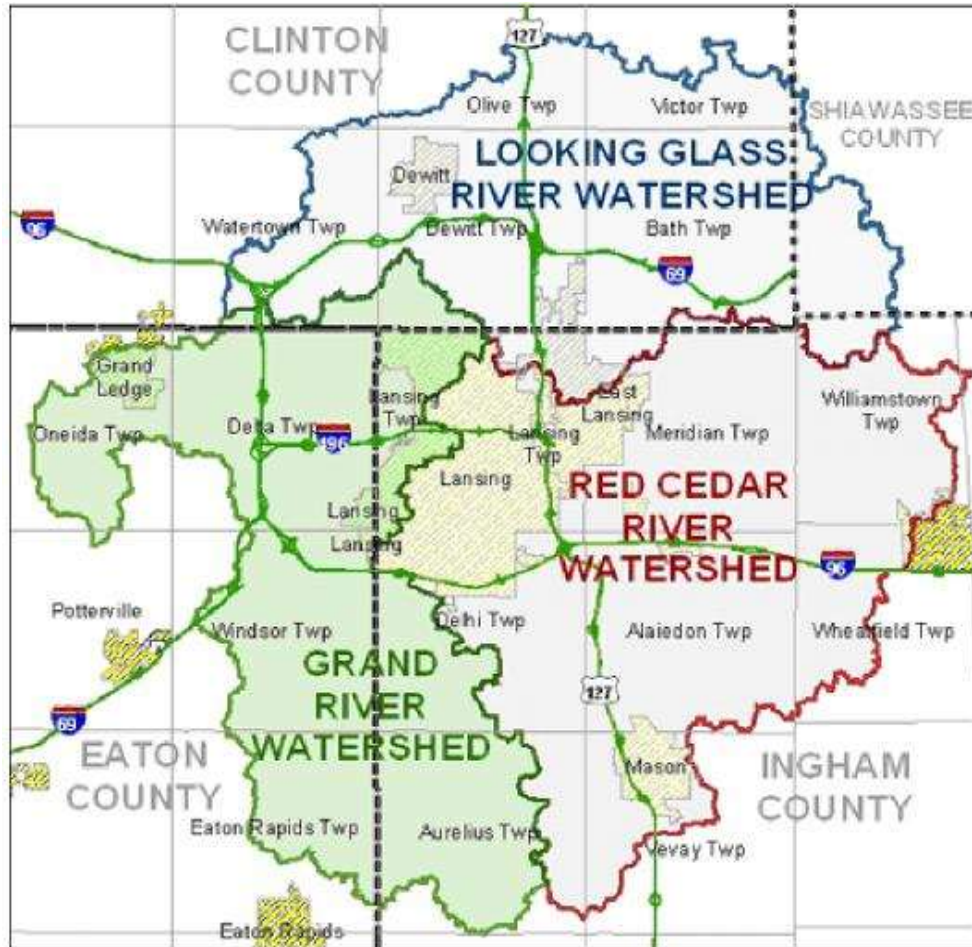
## Watershed Characteristics

Just as a city, county or state has boundaries, so does a watershed. A watershed can be defined as the land that contributes water to a given site. This can be visualized as a line that connects all of the highest points in an area. Precipitation falling inside this line is delivered to small streams or tributaries which join to form rivers. Much of the time, precipitation is redelivered to the groundwater system, which is the source of drinking water. It is important to ensure that local watersheds are maintained at the highest level of quality as to allow healthy drinking water and recreation water for fishing, swimming, boating, and wildlife.

The Township is located within the Middle Grand River Watershed. The Middle Grand River section is approximately 129 miles in stream length and joins together the Upper

Grand River and the Lower Grand River. The entire Grand River Watershed traverses through west Michigan and empties into Lake Michigan near Grand Haven.

The following is an image of the Greater Lansing Watershed Units.



## Wetlands

The Township is dotted by small wetlands in many areas. Wetlands must contain three essential ingredients: hydric soils, hydrophytic plants (e.g., cattails), and necessary hydrology to support the plants. According to the Michigan Fish and Wildlife Service, the Township has approximately 935 acres of wetlands. Part of the Grand River runs through the middle of Dimondale Village; adjacent to the river, on the northwest side of the village, is land classified as forested wetland.

## **Recreational Facilities & Events**

The Eaton County Parks and Recreation Commission has taken the traditional approach to county parks by providing facilities for residents' recreational desires rather than providing planned community recreational programs. The Township has followed the County's lead by providing facilities instead of programs. The Township administers a 6.5-acre park (with support from the Dimondale Lions Club) leased from the Lansing Board of Water and Light. The park is adjacent to the Grand River and contains a playground, several picnic areas, restrooms, and a primitive fishing site. The park's covered pavilion is in much demand and reservations are required early in the year for the upcoming summer.

## **Educational Facilities**

There are seven different school districts that serve the educational needs of the Township residents. The primary school district is Holt Schools which serves the largest geographical area in the Township. Other school districts include Eaton Rapids, Grand Ledge, Potterville, Charlotte, Lansing, and Waverly.

## **Police, Fire, and Emergency Services**

The Township is serviced by the Michigan State Police and the Eaton County Sheriff's Department. The Township has elected to contract with the Eaton County Sheriff's Department to ensure that the Township has a dedicated deputy patrolling and assisting Township residents.

The Township Emergency Services is located at 300 W. Jefferson St. Primary services include traditional fire and rescue services, emergency medical services (EMS), and – in conjunction with the Eaton County Hazardous Materials Unit – hazardous materials incident responses. The Department is also involved in CPR training, public fire and safety education programs, firefighting and EMS training programs, and pre-planning for major disaster response.

In 2019, Eaton County Central Dispatch reported 1,062 calls for EMS service and 342 calls for fire service in The Township.

Eaton County is part of the Tri-County Regional Hazard Mitigation Plan. That plan was created to protect the health, safety, and economic interests of residents and businesses in Clinton, Eaton, and Ingham Counties, by reducing the impacts of natural and technological hazards through planning and education.



## **Major Transportation**

There are five (5) different types of vehicle roadways in the Township. The Eaton County Road Commission classifies the roads as Interstate, State Highways, County Primary Paved, County Local Paved, and County Local Unpaved. The differences between the types of roadways are (1) the carrying capacity of each roadway and (2) the jurisdictions responsible for their care and maintenance:

- Interstates are operated and maintained by the Michigan Department of Transportation (“MDOT”). The Township is not only traversed by I-96 and I-69, but contains the intersection of the two (2) interstates.
- State Highways are also operated and maintained by the Michigan Department of Transportation. The Township is traversed by N. Michigan Road (M-99) and Lansing Road that are classified as State Highways. These highways are located in MDOT’s University Region.
- County Primary Paved Roads are main roads that service multiple townships. They are maintained by the Eaton County Road Commission. Holt, Vermontville, Bishop, Billwood, and Windsor Highways are all Primary Roads that carry traffic from multiple jurisdictions and usually are associated with higher traffic volumes. There are approximately 33 miles of Primary Roads within the Township.
- County Local Paved Roads are roads that serve local residents and are maintained by the Eaton County Road Commission. Although the Road Commission performs the actual road maintenance and is responsible for funding, the Township can contribute funding to some projects. The Township has a smaller amount of paved Local Roads than it does Gravel Local Roads, with 13.5 and 22 miles respectively.
- County Local Gravel Roads are also intended to serve local residents and are maintained by the Road Commission. Although Road Commission performs the actual road maintenance and is responsible for funding, the Township can contribute funding to some projects.

## **Public Buildings and Cemeteries**

Most public buildings in the Township are located in the Village of Dimondale:

- The Emergency Services Department is located on 300 West Jefferson Street in Dimondale.
- The Dorothy Hull Library is located in at 405 West Jefferson Street in Dimondale.

- The Wastewater and Public Works departments are located on Walnut Highway in Dimondale.
- The Township office, located at 405 West Jefferson Street on the east side of the Dorothy Hull Library, houses the day-to-day administrative activities of the Township Clerk and Treasurer.
- The Board of Trustee meeting facility, Supervisor's office, and Assessor's office are located at 300 West Jefferson Street in the Emergency Services facility.
- The Michigan State Police, Emergency Management, and other state agencies occupy a campus commonly known as the Secondary Complex.

There are several cemeteries within the Township: Dimondale Cemetery on Canal Road, West Windsor Cemetery on Nixon Road, Pray Cemetery on Vermontville Highway, and Skinner Cemetery on M-99.

### **Municipal Sewer and Water**

The Township utilizes several different wastewater sewer facilities depending on the location of a property in the Township. There is a wastewater treatment facility in Dimondale that serves all Village properties and some properties in the Township. The Township and the Village of Dimondale participate in a Sewer Board to cooperatively address the operation of this system. The Township also utilizes the wastewater treatment facilities located in Lansing, Delhi Township, and Delta Township.

Although most of the Township development uses personal septic tanks, the northern portion of the Township, where concentrated development occurs, is almost entirely connected to the municipal sewer. Sewer access is required in high density developments.

The majority of the residents in the Township obtain their potable water from personal wells.

## CHAPTER 3

### GOALS & OBJECTIVES

#### Introduction

It is the intent of this chapter to establish goals and objectives for the development of the Township over the next ten (10) to twenty (20) years. Goals and objectives are identified to plan for future land use and public services to address both existing Township issues and anticipated future issues.

To create meaningful goals and objectives, it is necessary to involve those who live and/or work within the Township, as well as those who use the services of the Township. Public input through public forums, hearings, and meetings should be used to provide a basis for the Planning Commission to establish goals and objectives to guide the future use and development of land in the Township.

#### Vision Statement

In developing the Comprehensive Plan and its various updates, the Planning Commission has been guided by the following vision statement:

*"The vision of the Windsor Charter Township Comprehensive Plan is to continue to promote a high quality of life and continued commitment to preserve and enhance the unique and diverse character of the Township through policies and programs to promote intergovernmental cooperation, enhance and preserve open space, agricultural and natural resources where appropriate, ensure an efficient and safe transportation network, promote and encourage economic development, and be accessible, and transparent in support of active public participation."*

#### Goals & Objectives

Like all communities, the Township faces land use issues. The degree of importance of these issues is measured by national, state or local trends, desire for change, and the Township's ability to implement. The goals and objectives of the Plan establish the desired character, quality, and pattern of the Township's physical development and assist in directing future decisions about land use regulations, actions, procedures, and programs. Implementing these regulations, procedures, and programs will support the implementation of the Plan.

Goals and objectives provide the Plan with guidance to address both current and future land use issues. In general, goals and objectives can be defined as follows:

- Goals are broad statements that provide a focus for future discussions. Goals are supported by more specific objectives.
- Objectives are more specific, measurable, and action-oriented statements that are designed to achieve the goals.

As part of the planning process, the Planning Commission convened to complete a Strengths, Weaknesses, Opportunities, and Threats ("SWOT") analysis to gain insight into how the Township fits into the larger region and to assist in the formulation of the goals and objectives in this chapter. The Planning Commission sought comment and input from the general public and hoped that local business owners and developers, Township and county elected and appointed officials, government agencies, and other stakeholders would participate. This SWOT analysis is summarized in the following charts:

STRENGTHS
<i>Existing conditions that put the Township in a good position to meet overall goals and objectives.</i>
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I-69 & I-96 INTERCHANGE
DESTINATION FOR YOUNGER FAMILIES
ACCESS TO LANSING/DELTA TOWNSHIP/CHARLOTTE
WITHIN 15 MIN OF A VARIETY OF ACTIVITIES/PRODUCTS
SEWER IS A STRENGTH (NOT ALL AREAS SERVICED)
GRAND RIVER RECREATIONAL ACCESS
COMBINATION FULL/PART TIME TOWNSHIP STAFF
EMERGENCY SERVICES- FIRE DEPT & EMS
LONG TERM INVESTMENT IN EMERGENCY SERVICES

LAW ENFORCEMENT (ONE DEDICATED COUNTY SHERIFF OFFICER)

RURAL/AGRICULTURAL AREA

CENTRALLY LOCATED IN STATE

### **WEAKNESSES**

*Existing conditions that put the Township at a disadvantage to meet overall goals and objectives.*

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LACK OF DOWNTOWN/ACTIVITY AREA FOR YOUNG FAMILIES

NO PUBLIC WATER

LACK OF BROADBAND ACCESS

DIFFICULTY IN FILLING VOLUNTARY ON-CALL STAFF

FUNDING OF INFRASTRUCTURE (PRIMARILY ROADS AT COUNTY LEVEL)

# OF SCHOOL DISTRICTS/MIXED QUALITY

LACK OF ONE-STOP SHOP FOR TWP SERVICES

LACK OF BIKE/WALKING PATHS/CONNECTING & IN COMMERCIAL AREAS  
OUTSIDE OF VILLAGE

LACK OF PRIVATE INVESTMENT IN COMMERCIAL ALONG LANSING  
ROAD/DELAPIOATED BUILDINGS

LACK OF DINING/ENTERTAINMENT

INTERCONNECTIVITY

LACK OF OWN BUILDING DEPT./COMMUNICATING BETWEEN AGENCIES

### **OPPORTUNITIES**

*Future or potential improvements or conditions that would be positive to the overall goals and objectives.*

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ESTABLISHED COMMERCIAL AREA BY INTERCHANGE

CONTINUED INVESTMENT IN EMERGENCY SERVICES (POSSIBLY LAW ENFORCEMENT AS WELL)

ROLL INVESTMENT BY PRIVATE DEVELOPMENT INTO PUBLIC SERVICES

VARIETY OF SCHOOL DISTRICTS

CONNECT TO EXISTING PROJECTS (BIKE/WALKWAYS) IN ADJACENT COMMUNITIES

OUTREACH TO COMMERCIAL AREAS ALONG LANSING RD REGARDING UNSIGHTLY IMPROVEMENTS

IMPLEMENT A BUILDING DEPARTMENT

STATE TAX REVENUE SHARING FROM MARIJUANA

### **THREATS**

*Future or potential conditions that would be detrimental to meeting overall goals and objectives.*

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LACK OF PUBLIC WATER INHIBITS GROWTH, SERVICE TO LARGER INDUSTRY

POLLUTION OF WATER TABLE (AGAIN, LACK OF PUBLIC WATER)

GOVERNMENT RELATIONS

FUNDING OF INFRASTRUCTURE (PRIMARILY ROADS AT COUNTY LEVEL OVERTIME, LIMITS USE)

POTENTIAL HOUSING BUBBLE/INFLATION

The following goals and objectives presented are organized by seven (7) major themes:

- Government
- Quality of Life
- Land Use
- Community Services and Infrastructure
- Economic Development
- Transportation
- Public Involvement

### **Goal 1: Government**

Communicate and coordinate governmental efforts to ensure efficient and non-duplicative services to all Township residents.

**Objective 1:** Improve communication and coordination of the planning and development permitting process between Township officials, boards, commissions, the general public, business interests, and other local governments.

**Objective 2:** Investigate areas where shared services and/or costs between two or more communities are appropriate and encourage joint efforts in these areas.

**Objective 3:** Coordinate economic development efforts in the Township through local, regional, and state partnerships with existing organizations.

**Objective 4:** Encourage greater collaboration and coordination of efforts among municipalities and school districts.

### **Goal 2: Quality of Life**

Promote and seek to maintain a high quality of life for current and future residents of the Township.

**Objective 1:** Manage growth to seek compatibility with plans, infrastructure, and other improvements.

**Objective 2:** Ensure compatibility and cohesive transition between new development and existing development.

**Objective 3:** Preserve, protect, and provide education about the cultural, historical, and economic resources of the Township.

**Objective 4:** Continue to maintain the pleasing visual appearance of the Township through zoning regulations and site plan review standards for setbacks, signs, landscaping, lighting, etc.

### **Goal 3: Land Use**

To provide for the orderly use of land; to protect and maintain the present rural, residential, and agricultural atmosphere; to respect the natural environment and its processes; to recognize the predominantly agricultural and rural orientation of the Township; to recognize that economic growth sustains the community, and to regulate development in a manner that will protect both the rights of private landowners and the interests of the public.

**Objective 1:** Promote development that is compatible with adjacent uses and does not negatively affect surrounding properties.

**Objective 2:** Encourage the redevelopment of existing structures and previously economically productive properties.

**Objective 3:** Promote conditions that provide for the health, safety, and welfare of the Township's residents.

**Objective 4:** Direct residential development away from valuable agricultural lands and/or industrious farm operations and industrial or commercial complexes.

**Objective 5:** The Planning Commission will review land use regulations annually and recommend any appropriate amendments which support the recommendations of the Plan.

**Objective 6:** Annually, the Planning Commission shall recommend a Capital Improvements Program to the Township Board which supports the recommendations of the Plan.

**Objective 7:** The Planning Commission will focus on coordination of land use planning issues with the Village of Dimondale, Delta Charter Township, Delhi Charter Township, the City of Lansing, and Eaton County.



**Objective 8:** Support the geographic areas recommended for future low, medium, and high-density residential development with a coordinated and prioritized level of infrastructure and public services through the capital improvements planning process.

**Objective 9:** Review the Zoning Ordinance to clarify and/or upgrade requirements which have environmental impacts such as landscaping, drainage, soil suitability, wetlands, and various dimensional standards.

**Objective 10:** Identify within the Plan those environmentally sensitive areas and reasonably include their protection and preservation in the future land use pattern of the Township.

**Objective 11:** To promote watershed and groundwater protection, review examples of wellhead protection ordinances to determine what portion, if any, should be incorporated into Township Ordinances.

#### **Goal 4: Community Services & Infrastructure**

Provide adequate, desirable, and quality services to residents in an efficient, equitable, and cost-effective manner.

**Objective 1:** Coordinate with the private sector and state and federal government to research and implement opportunities for elderly residents and other types of specialized housing.

**Objective 2:** Promote a well-balanced tax base.

**Objective 3:** Promote development of adequate housing for all social-economic groups in healthful, safe, convenient, and attractive neighborhoods.

**Objective 4:** Conveniently locate services and facilities to serve Township residents.

**Objective 5:** Coordinate and develop programs with local jurisdictions to assure adequate emergency services to serve all areas of the Township.

**Objective 6:** Every five years, the Planning Commission will work with the Township Board in preparing a Capital Improvements Plan.

#### **Goal 5: Economic Development**

Foster a vibrant, diverse, strong, and healthy environment for providing sustained service to, and employment of, current and future citizens.

**Objective 1:** Designate areas of the Township suitable and desirable for commercial and industrial uses.

**Objective 2:** Develop commercial areas in such a manner that they do not conflict with or discourage use of adjacent residential, agricultural, and other uses.

**Objective 3:** Promote neighborhood commercial nodes to minimize distance traveled to purchase convenience goods and provide easy access to local residents.

**Objective 4:** Encourage the adaptive reuse and redevelopment of existing structures.

**Objective 5:** Sustain economic development activities to ensure an adequate tax base and employment base.

**Objective 6:** Locate minor and major commercial development near main traffic routes, high-density areas, and close to functionally related activities.

**Objective 7:** Establish recommended future land use pattern for commercial development based on adequate public utilities/services, coordinated growth with other jurisdictions, and ability to serve the residents and property owners of the Township.

**Objective 8:** Establish recommended future land use pattern for manufacturing/industrial/warehousing development based on adequate public utilities/services, coordinated growth with other jurisdictions, and ability to serve the residents and property owners of the Township.

**Objective 9:** Group industrial uses in specific areas with attractive site planning, landscaping, building setback, and coverage controls.

**Objective 10:** Identify those areas with a high groundwater table or permeable soils and recommend that these areas not be zoned for industrial uses.

**Objective 11:** Control industries that create adverse environmental conditions such as high air pollution, noise, and excessive solid waste generation or high liquid wastes either in volume or toxicity through adequate zoning and performance regulations.

### **Goal 6: Transportation**

Ensure an efficient, safe, and multi-modal transportation network throughout the Township in cooperation and coordination with local and state agencies.

**Objective 1:** The Township shall research the legal, financial, and engineering opportunities for developing pedestrian/sidewalk/bicycle program for existing neighborhoods and planned future neighborhoods emphasizing a physical connection within neighborhoods, between neighborhoods, and between adjacent governmental jurisdictions.

**Objective 2:** Maintain the existing rural character (two lane, tree canopy, limited lighting, etc.) of rural roads, including major and minor collectors, local streets, and roads.

**Objective 3:** Promote cooperation, coordination, and public participation of transportation planning throughout the Township.

**Objective 4:** Establish traffic access management standards in concert with the Eaton County Road Commission, the State of Michigan Department of Transportation, and Tri-County Regional Planning.

**Objective 5:** Coordinate with the Eaton County Road Commission and the regional transportation planning process to assure a reasonable amount of federal and state funds flow back to the Township to maintain and enhance the transportation system.

**Objective 6:** Encourage the redevelopment of existing structures already adequately served by the existing transportation system.

### **Goal 7: Public Involvement**

Encourage planning programs that include formalized, facilitated, and broad-based public involvement processes.

**Objective 1:** Continue to encourage public participation in decision making for land use and transportation issues.

**Objective 2:** Promote planning programs that include broad-based public involvement processes to achieve consensus on the implementation of the vision for the Township.

**Objective 3:** Improve communication through early and continuous involvement to help develop a clear vision leading to expedited implementation of better projects.

**Objective 4:** Promote processes for reviewing site-specific land development applications that are reasonable, predictable, and fair for applicants, contiguous neighbors, and to the community.

**Objective 5:** Establish a method to inform interested Township residents on issues related to land use planning.

## CHAPTER 4

### FUTURE LAND USE MAP

The Future Land Use Map is a primary tool to guide the decision-making process for the development of the Township over time. This Future Land Use Map adds the spatial component to assessing and implementing many of the Township's goals and objectives related to land use. It is created using citizen opinion and input, existing and historical land use patterns, and changing trends and conditions in growth and development.

The Comprehensive Plan is intended to be a working document to assist in providing for the orderly development of the Township. The Future Land Use Map illustrates the intent of the Plan. The Future Land Use Map provides a direction with respect to future land development, but it is not intended to be used to identify future land use on a parcel-by-parcel basis. It shows the preferred locations for future land use and development patterns in the Township based on review of data, solicitation of input, and creation under public scrutiny. Therefore, the Future Land Use Map provides support for future decision-making by the Planning Commission and the Township Board.

#### Land Use Designations

##### *Agriculture*

The intent of land designated as Agriculture is to maintain and protect agricultural operations against increasing development pressure. Residential development in these areas are intended be at low densities. Development of other types of land uses within these areas reduces the amount of farmland but can also result in increased public costs through the provision of public services, such as schools, roadways, and emergency services, due to the larger geographic area and potential for scattered development locations.

##### *Rural Residential/Low-Density Residential*

The least intensive residential land use with primary emphasis on agricultural production, open space preservation, large parcel single family detached residential development, very low density cluster single family residential development, individual or community utility systems, agricultural use accommodation, and the accommodation of compatible land uses through the utilization of special use permits (agricultural production, specialized rural oriented low intensive commercial services, home occupations, etc.).

### *Open Space/Natural Resource*

The identification of existing environmentally sensitive geographic areas (watersheds, wetlands, and other unique environmental features,) either publicly or privately owned, which provide significant open space and natural resources to the community.

### *Medium & High Density Residential*

Moderate and high density residential development typically found in individual parcel, platted, planned unit/cluster developments, site condominium developments, or other creative residential options, with a variety of housing structural types, centralized public or private utility systems, planned open space and/or environmental conservation measures, connected by a coordinated pedestrian pathway system, and accessible to a public street system capable of appropriate ingress and egress, and served by community recreational services.

Additional Future Land Use Map Delineations under Medium & High Density Residential:

*Medium Density:* Residential development at an approximate range of 3 to 4 dwelling units per acre and implemented by the R-1B, R-1C, and R-1D Zoning Districts.

*High Density:* Residential development at an approximate range of 5 to 10 dwelling units per acre and implemented by the R-1M Zoning District.

*Manufactured Home Parks:* Recognition of Existing Manufactured Home Park locations.

### *Commercial*

Office/research/development land uses, commercial retail/wholesale services land uses which serve the community as well as the region and accommodate more intensely developed nonresidential land uses through the special use permit process (retail, light industrial, warehousing, research, and service-oriented businesses).

Additional Future Land Use Map Delineations:

*Community Mixed Use:* Non-residential land uses which serve the community and the region, based on a unified site plan and implemented by the B-4 Zoning District.

*Community Commercial:* Non-residential uses as implemented by the B-1 and B-2 Zoning District.

*Neighborhood Mixed Use:* Medium to high density residential development with a variety of housing types, office and commercial uses which serve the immediate neighborhood and based on a unified site plan for all land uses as implemented by the B-3 Zoning District.

*Manufacturing/Industrial/Warehousing*

The location of existing and future manufacturing/Industrial/warehousing areas which serve the community as well as the region and provide sustainable job opportunities. Unique nonresidential land uses may be regulated by the special land use process.

Additional Future Land Use Map Delineations:

*Light Industrial:* Light industrial is anticipated to accommodate wholesale, warehousing and industrial activities whose operational and physical characteristics that have limited potential impact on the surrounding districts and land use. The nature of such uses is anticipated to be in enclosed, limited to no outdoor storage, and involving processing and/or enhancement of previously prepared materials or the low-impact processing and compounding of semi-finished or finished products from raw materials.

*Heavy Industrial:* Heavy industrial district is anticipated to accommodate wholesale, warehousing and industrial activities defined as and consisting of manufacturing, processing and compounding of semi-finished or finished products from raw materials as well as from previously prepared materials that have potential impacts such as delivery, storage, and by-product development resulting from the processing of said materials.

*Warehousing/Trucking/Contractor Yards:* These types of yard uses are becoming more and more prevalent as industrial uses. These types of uses need large areas for the storage of materials and vehicles as well as easy access to interconnecting highway systems for transport and distribution.

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## **CHAPTER 5**

### **ZONING PLAN**

Pursuant to Section 203 (MCL 125.3203) of the Michigan Zoning Enabling Act No. 110 of the Public Acts of Michigan of 2006, as amended ("Zoning Act"), a zoning plan is required. This zoning plan is intended to establish the relationship between the Plan and the Zoning Ordinance. Essentially, the zoning plan is intended to build a bridge between the policies of the Plan and implementation of development outlined in the Zoning Ordinance. A Zoning Map and Future Land Use map are found in the Appendix.

The location and characteristics of each land use category are discussed in Chapter 4, Future Land Use Plan herein. The intent of each district is provided below. At the end of each description of intent, the land use designation where such zoning would be most appropriate is provided.

#### **A-1 Agricultural District**

This district is intended to preserve, enhance, and stabilize existing areas within the Township which are presently used predominately for general farming and areas which, because of their soil characteristics and natural flora, should be conserved for agricultural use.

The purpose of this district to promote the orderly and harmonious development of the Township by preserving predominately rural lands from conflicting development and to preserve the essential characteristics and economic value of these districts as agricultural lands. To achieve these objectives, permitted uses within this district are limited to agricultural and low density rural residential use, together with such limited community facilities as schools, churches, and public open spaces.

**The future land use designation that would be most appropriate for this district is "Agriculture".**

#### **R-1A One-Family Rural Residential**

This section establishes the R-1A One-family rural residential district to encourage the development of residential properties of a semi-rural character within areas of the Township presently without public water and sewerage services and likely to remain without such services for an indefinite period. This district includes existing low density one-family properties as well as areas within which such development appears both likely and desirable.

**The future land use designations that would be most appropriate for this district is “Rural Residential” and “Low-Density Residential”.**

**R-1B One-Family Low-Density Residential**

The only essential difference between the R-1A and the R-1B district is that a higher density of population will be permitted by allowing one-family dwelling units to be constructed on smaller lot areas. The district also includes areas within the Township which presently have or will have within a reasonable future period public water and sewer facilities.

**The future land use designation that would be most appropriate for this district is “Medium-Density Residential”.**

**R-1C One-Family Medium Density Residential**

The only essential difference between the R-1C and the R-1A and the R-1B districts is that a higher density or population will be permitted through one-family dwelling unit construction on smaller lot areas. This district has been designed to include existing one-family development within the Township which have a similar lot area and character, as well as areas within which such development appears likely and desirable, and areas which presently have or will have within a reasonable future period public water and sewer facilities.

**The future land use designation that would be most appropriate for this district is “Medium-Density Residential”.**

**R-1D Medium Density Residential**

This district is intended to provide for a diverse residential environment whereby both single-family and two-family dwellings can be accommodated side by side. It provides for a mixture of these two (2) housing types and thereby offers a greater choice in living environments for Township residents. The district also includes areas within the Township which presently have or will have within a reasonable future period public water and sewer facilities.

**The future land use designation that would be most appropriate for this district is “Medium-Density Residential”.**

**R-1M Multiple-Family Residential**

It is the intent of this district to provide for high density residential developments in portions of the Township served by public utilities and services, and collector or arterial streets. It is expected that high density residential developments will be

provided with or have close access to recreational facilities and open space. It is also the intent of this section to provide for the development of certain non-residential facilities which can provide convenient services, while at the same time preserving the overall residential character of the district.

**The future land use designation that would be most appropriate for this district is “High-Density Residential”.**

#### **R-T Mobile Home Development**

The intent and purpose of this district is to provide for mobile home parks and mobile home subdivisions in areas within the County where public utilities and public services are available and to ensure that the residents of such areas will be provided with certain minimum standards of design, safety and convenience.

**The future land use designation that would be most appropriate for this district is “Manufactured Home Park”.**

#### **O-1 Office**

This section is established to provide for a variety of office uses of a business and professional nature as well as activities compatible with these uses.

**The future land use designation that would be most appropriate for this district is “Community Commercial”, “Community Mixed Use”, and/or “Neighborhood Mixed Use”.**

#### **B-1 Limited Business**

This section is established to provide zoning for certain commercial businesses designed to provide for convenient shopping and service. These areas will be compatible with the surrounding area.

**The future land use designation that would be most appropriate for this district is “Community Commercial”.**

#### **B-2 Business**

This section is established to provide zoning for certain commercial businesses designed to provide for community shopping and services. These areas will be established as business districts and will be compatible with surrounding areas.

**The future land use designation that would be most appropriate for this district is “Community Commercial”.**

### **B-3 Neighborhood Mixed Land Use**

This section is established to provide zoning for a mixture of more intensive non-residential land uses and residential land uses which are based on a unified site plan and which have access to public utilities, meet the objectives of the Comprehensive Plan, and meet the dimensional requirements of this section.

**The future land use designation that would be most appropriate for this district is “Neighborhood Mixed Use”.**

### **B-4 Community Mixed Land Use**

This section is established to provide zoning for a mixture of more intensive non-residential land uses and residential land uses which are based on a unified site plan, have access to public utilities, meet the objectives of the Comprehensive Plan, and meet the dimensional requirements of this section.

**The future land use designation that would be most appropriate for this district is “Community Mixed Use”.**

### **M-1 Light Industrial**

The M-1 light industrial district is designed to accommodate wholesale, warehousing and industrial activities whose operational and physical characteristics that have limited potential impact on the surrounding districts and land use. The potential impact can be mitigated or eliminated through typical conditions and standards for buffering and landscaping. It is understood that the manufacturing, processing, compounding, and packing, assembling or treatment of items allowed by this chapter will be within an enclosed building. In addition to the foregoing it is also understood that commercial and office activities both independent and those which are associated with any principal use will be accommodated in this district.

**The future land use designation that would be most appropriate for this district is “Light Industrial”.**

### **M-2 Heavy Industrial**

The M-2 heavy industrial district is designed to accommodate wholesale, warehousing and industrial activities. Industrial activities are defined as and consist of manufacturing, processing and compounding of semi-finished or finished products from raw materials as well as from previously prepared materials. It is understood that the manufacturing, processing, compounding, and packing, assembling or treatment of items allowed by this chapter will be within an enclosed building, or an outside enclosure, and any activity, operation or physical characteristics shall not have a detrimental effect on the surrounding districts. In addition to the foregoing, it is also understood that commercial and office activities both independent and those which are associated with any principal use will be accommodated in this district.

**The future land use designation that would be most appropriate for this district is “Heavy Industrial”.**

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## **CHAPTER 6**

### **SUB-AREA PLANS**

The intent of this Chapter is to address features unique to the Township that impact growth and development and special geographic areas of concern. The Planning Commission may wish to in the future address these sub-areas in addendums to the Plan.

#### **Lansing Corridor**

The Lansing Rd. corridor in the Township can be generally defined as extending from the intersection of Royston Rd. and Lansing Rd. to the southwest and the intersection of Creyts Rd. and Lansing Rd. to the northeast. The Lansing Rd. corridor can be further broken into two (2) sub-sections: that portion of the corridor north of the intersection of Lansing Rd. and I-69 (Portion A) and that portion of the corridor south of the intersection (Portion B).

Portion A notably contains the State of Michigan Secondary Complex, the Adessa Auction Yard, a trucking facility, a refurbished truck stop, the commercial/industrial park (hotels, sports complex, recreational vehicle sales, and other retail sales), a medical and adult use manufacturing/processing park, etc. The corridor has established uses, new uses, and old uses transitioning to new uses.

Portion B primarily contains older uses of a retail and industrial type. Some uses have converted to other uses and some dilapidated uses have been refurbished over the past couple of years. The most notable use along this corridor is Northern Concrete and Pipe.

The Lansing Rd. corridor, along with the properties with access to this corridor, should be specifically addressed as a sub-area plan in order to continue forward progress of development and redevelopment along the corridor. Such sub-area planning should be coordinated with infrastructure providers, as well as other entities having an interest, such as the State of Michigan.

#### **Wellhead Protection Areas**

Areas that are identified as critical aquifer recharge areas should be protected from contamination to ensure long-term recharge potential. Such areas should be restricted from intense development to preserve water recharge zones from contamination or disruption.

Areas should be designated and classified that have the geological characteristics associated with critical aquifer recharge areas. This can be done through existing plans adopted by the State or other unit of government. Within potential critical aquifer recharge areas, uses that could potentially have a significant negative impact on ground water quality and/or quantity should be regulated. Such uses include, but are not limited to, underground hazardous materials storage tanks, facilities which use or store significant amounts of hazardous materials or wastes, large on-site sewage disposal systems, petroleum pipelines, landfills, and surface mining operations.

### **Access Management**

Access management is intended to regulate the number and location of access points, provide standards for shared drives and frontage roads, and anticipate future road improvement needs. The Sub-Area Plan would be utilized to demonstrate that regulations on the number and placement of access points can assist in preserving the traffic capacity of the roadway and lessen the potential for accidents.

Recognition of access management and future adoption of rules and regulations assist in:

1. Minimizing disruptive and potentially hazardous traffic conflicts reducing the frequency of fatalities, injury and property damage resulting from traffic accidents;
2. Separating traffic conflict areas by reducing the number of direct access points;
3. Providing efficient spacing standards between access points and between access points and intersections;
4. Establishing uniform access standards to ensure fair and equal application;
5. Protecting the substantial public investment in the roadway system by preserving capacity and avoiding the need for unnecessary and costly reconstruction that disrupts business;
6. Provide reasonable access to properties, though the access may not always be direct access;
7. Coordinating decisions of Planning Commission and Township Board on development proposals with access permit decisions by the Michigan Department of Transportation and The Township.



### **Wind, Solar, and Other Alternative Energy Resources**

Alternative types of facilities for renewable energy systems are being proposed and implemented nationally in response to economic, social, and environmental concerns. Conditions have changed as national and regional economic, social, and environmental needs have resulted in the proposal of new types of land uses and facilities. Public Act 110 of 2006, Michigan Zoning Enabling Act requires the consideration of all uses deemed reasonable and precludes the absolute prohibition of a land use.

Some areas of Windsor Charter Township may have areas defined by the combination of limited development and proximity to energy distribution lines, which could reasonably be suitable for large scale development of wind energy conversions systems and solar farm development.

These areas are anticipated to primarily be dedicated to agricultural uses. As provided in other sections of this Plan, agricultural land is sought to be protected from encroachment of non-agricultural uses that take away from areas uniquely situated to sustain farming as a prime industry in the Township. Wind turbine farms typically allow for the continued use of the property for agricultural purposes during the energy production period. Individual turbines as part of a wind turbine farm take up a small portion of the property but the distribution of the turbines as part of the overall farm is more widespread. Solar farms typically utilize the majority of the overall property and therefore take away the agricultural production during the use for energy production. Since solar farms utilize the majority of one or more properties, their location is less widespread than wind turbines.

Considering that the Township must make reasonable accommodation for uses of land, it shall also be the goal of the Township that this use of land also not infringe upon the goals of this Plan to preserve and foster the agricultural use of commercially productive farmland. In this, the Township shall make every attempt to protect farmland, encourage farmland preservation, and to adopt rules and regulations for the consideration of renewable energy resources and facilities to extract that resource to protect the health, safety and welfare of the community.

### **Hazard Mitigation**

Portions of the Township are exposed to location-specific natural, environmental and man-made hazards. These potential hazards include such features as rivers where flooding could be an issue. Utilizing and in cooperation with the Tri-County Hazard Mitigation Plan, the Planning Commission should develop a sub-area plan to address future proposals for development in hazard areas to further assist the efforts of the Township to prevent putting people and property in harm's way.

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## **CHAPTER 7**

### **ACTION PLAN**

The Comprehensive Plan is a statement of goal and policy objectives (whether written or described visually) concerning the future physical development of the community. Positive actions are required on the part of both public and private interests, acting in concert, to ensure the Plan's proposals are realized. Private actions include investments in homes, stores, factories, farms, and the care of these investments. Public actions include investments of time, energy, and funds to adopt the Plan and its "Tools" to implement same. The following is a brief explanation of the four major tools that will be utilized to implement the Plan.

#### **Zoning Ordinance**

The Zoning Ordinance is the primary tool available to the Township to implement the land use element of a comprehensive plan. As set forth in the preceding chapters, areas of land use emphasis include agricultural and open space, rural residential, and mixed land use development. Each emphasis is located on the Future Land Use Map and anticipates different densities. The Plan provides very general land allocations, and on the Zoning Map these general areas are translated into precise land use boundaries through the application of specific land use decisions. The purpose of zoning is to regulate the use of land and buildings to protect areas of uniform development from the adverse effects of disruptive land uses that potentially could have a negative impact on economic value, efficient operation, and the physical and social amenities of the surrounding properties.

Although the Comprehensive Plan and the Zoning Ordinance are distinct documents with separate functions, they are related due to the very essence of what each accomplishes: The Comprehensive Plan sets the framework within which the Zoning Ordinance operates, according to the laws of the State of Michigan, and the Zoning Ordinance is one of the tools which enables the Comprehensive Plan to be implemented.

The zoning of a specific property may or may not reflect the existing use. The Plan should act as a guide to the actions of the Planning Commissions and the Township Board in reviewing and acting on zoning applications and amendments. The elements of the Plan will be thrown out of balance if the Plan and Zoning Ordinance are not carefully coordinated. The Plan and the Zoning Ordinance coordinate to permit a well-developed community.

The Zoning Ordinance is adopted by the Township Board of Trustees on the recommendation of the Planning Commission, whereas the Comprehensive Plan is adopted only by the Planning Commission and endorsed by the Board of Trustees.

### **Subdivision Regulations and Land Division Ordinance**

A second tool used to effectuate the Comprehensive Plan is the Subdivision Control Ordinance ("SCO"). This regulatory device sets minimum standards for the division of land into parcels for residential properties and other uses. The SCO is designed to ensure that the economic value of sites is not impaired because of unwise land subdivision design (lots, streets, and open space) and to prevent construction of substandard streets and utilities that the community will be required to correct later at taxpayer's expense. Well-planned subdivisions don't just happen; they are instead the result of many carefully coordinated decisions. The provision of adequate lot sizes, street widths, utilities, and usable dwelling lots will increase the value of the entire subdivision over the years, allowing for greater economic benefits for the owners and lower maintenance costs for the community. The character of an area is set for many years to come by the initial design of streets and lots and will be a measure of quality, or its opposite, for a subdivision.

Zoning works in conjunction with the SCO to set minimum lot sizes and setbacks. Also, zoning protects subdivisions from harmful land use encroachments adjacent to and within the subdivision which would lessen its desirability as a place to live. Additionally, the Land Division Ordinance establishes the procedure and maximum number of divisions into which a non-platted parcel may be divided and recorded for ownership and ultimately developed in conjunction with the requirements of the Zoning Ordinance.

### **Capital Improvement Program**

Public improvements are investments made by the community in facilities that will benefit the community. Public capital improvements include schools, libraries, park and recreation areas, fire and police stations, Township and Village offices, storm sewers, and the road system. As such, the Capital Improvements Program (CIP) is an essential part of the Comprehensive Plan. It is the purpose of the Comprehensive Plan to provide the basis within which the CIP can be properly executed. The CIP:

1. enables the proper relationship and coordination between one capital improvement and the others;
2. measures the necessity of one capital improvement versus another; and

3. determines the Township's financial capability in any given year to afford proposed capital improvements.

The CIP establishes a short-range priority schedule of needed public improvements in accordance with budgetary capabilities. In projecting the needs of the Township within a CIP, it is necessary to consider the budgetary limitations. The CIP should be planned realistically within budgetary restraints.

The compilation of a CIP is, according to State law, a joint responsibility between the Planning Commission and elected officials. Specific budgetary actions may become the responsibility of the Township and should be itemized within the CIP document.

The CIP is used to effectuate the Comprehensive Plan in increments of five or six years. It describes capital improvements that will be required and establishes priorities in the most desirable economical sequence to fulfill the applicable Plan objectives. Unlike the Zoning Ordinance and Subdivision Control Ordinance, which are reviewed and updated every five years, the CIP is reviewed and updated every year and projected again for the next five (5) to six (6) year period.

### **Special Purpose Ordinances and Standards**

Special purpose ordinances that could be created or, if already in place, continuously monitored by the Township, include the following:

- Wetlands Ordinance
- Woodlands Ordinance
- Private Road Ordinance
- Engineering Design Standards
- Sanitary Sewer Ordinance (Private Treatment Plants)
- Purchase and Transfer of Development Rights Ordinance

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## APPENDIX

### PLANNING COMMISSION MEETING MINUTES

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION  
PUBLIC HEARING – COMPREHENSIVE DEVELOPMENT PLAN UPDATE  
PUBLIC HEARING – ZONING ORDINANCE UPDATE  
AND REGULAR MEETING  
JUNE 8, 2022 – MEETING ROOM

The regular meeting of the Windsor Charter Township Planning Commission was called to order at 7:00 pm by Chairperson Holtz.

Present: Holtz, Johnson, Pray, Sabourin, Bowen and Barnhart-Smith

Absent: Fabijancic

Also Present: Asst Chief Fabijancic and Clerk Rumsey

**Bowen moved and Sabourin seconded to approve the agenda as written. Motion Carried.**

**Johnson moved and Bowen seconded to approve the minutes of the previous meeting as written. Motion Carried.**

**The Public Hearing for Comprehensive Development Plan Update was called to order by Chairperson Holtz at 7:01 pm.**

**With no comments or questions from the public, Chairperson Holtz closed the public hearing for Comprehensive Development Plan Update at 7:03 pm.**

**The Public Hearing for Zoning Ordinance Update was called to order by Chairperson Holtz at 7:03 pm.**

**With no comments or questions from the public, Chairperson Holtz closed the public hearing for Zoning Ordinance Update at 7:04 pm.**

#### Reports:

Board of Trustees: 1) Renewed Cannabis licensing permits. 2) Renewed Special Use Permits. 3) Approved new Special Use Permits. 4) Introduced the intent to rezone a parcel on Lansing Road.

Board of Appeals: None

Board of Review: None

Reports & Announcement: 1) Oldsmobile Car Show will be held on Friday, June 17<sup>th</sup> downtown Village of Dimondale. 2) The Township is hosting a Roadside Clean-Up Day on Saturday, June 18<sup>th</sup>. Volunteers can sign up with Jim Bogi at 517-604-3334.

Hear Public present on agenda items: None

#### New Business:

A review on Terrasana Real Estate Holdings Special Use Permit was conducted. **Holtz moved and Johnson seconded to recommend approval to the Township Board on Terrasana Real Estate Holdings Special Use Permit for another year, as they have met requirements. Motion Carried.**

Final Site Plan review was performed on Marley Crops, 6482 Lansing Road (Parcel 080-009-300-062-00 & 080-009-300-094-01). **Holtz moved and Bowen seconded to approve Marley Crops LLC Final Site Plan for a cannabis cultivation and processing facility on property as legally described in Section 9 of Windsor Charter Township (Parcel Tax ID #080-009-300-062-00 & 080-009-300-094-01) based on the following reasoning and conditions: Reasoning: 1) Subject to the conditions provided below, it is found that the proposed development generally meets the general standards as provided M-1 District and site development requirements set forth under Section 5.8-A.3. Conditions: 1) Provide information as noted under Section 3, 4 and 5 of this staff report as having not been provided for on the site plan or in supplemental information. 2) The property owner or designated representative is responsible for coordinating fire inspections between Bureau of Fire Services (BFS) Marijuana Unit and Windsor Township Emergency Services (WTES). 3) The property owner or designated representative is responsible for coordinating Sprinkler system and Fire Alarm System inspections between Eaton County Construction Codes Department (ECCCD) and WTES. 4) The building cannot be occupied until the WTES inspections have been completed. 5) The facility be made available for a tour by the Emergency Services Department personnel. 6) The Emergency Services Department will be provided a complete set of final construction plans and a fire inspection be completed prior to occupancy and to assist in fire preplanning. 7) WTES will be following Fire Codes: NFPA 1, 2015 Edition for the Township and the applicable NFPA 1 Edition for the State of Michigan. 8) WTES will need to approve the location of the fire hydrants on site prior to installation. 9) WTES will need to review and approve any fencing and relationship to Knox Box prior to installation. 10) Zoning Administrator to make final determination on fencing pursuant to what has been done previously.**

**Roll Call:**

**Ayes: Sabourin, Barnhart-Smith, Johnson, Holtz, Pray and Bowen**

**Nays: None**

**Absent: Fabijancic**

**Motion Carried.**

Unfinished Business:

Discussion was held on the Comprehensive Development Plan update. **Holtz moved and Johnson seconded to approve the Windsor Charter Township Comprehensive Development Plan 2022, subject to any typos and erroneous references.**

**Roll Call:**

**Ayes: Bowen, Pray, Holtz, Johnson, Barnhart-Smith, Sabourin**

**Nays: None**

**Absent: Fabijancic**

**Motion Carried.**

**Pray moved and Bowen seconded to recommend approval of the Updated Zoning Ordinance to the Windsor Charter Township Board.**

**Roll Call:**

**Ayes: Sabourin, Barnhart-Smith, Johnson, Holtz, Pray and Bowen**

**Nays: None**

**Absent: Fabijancic**

**Motion Carried.**

Hear Public present on any subject: Public comment heard.

With no further business **Chairperson Holtz adjourned the meeting at 7:30 pm.**

Lisa A. Rumsey, Clerk  
Windsor Charter Township