



*Saline*  
*Township*

Master Plan

**Adopted: November 10, 2008**

**Adopted by the  
Saline Township Planning Commission  
November 5, 2008**

**Adopted by the Saline Township Board  
November 10, 2008**

**Saline Township Planning Commission**

**Richard Zahn, Chair**  
**Trudy Feldkamp, Secretary**  
Neil E. Bohnett, Township Board Representative  
Laurie Leinbach  
Gary Luckhardt  
Robert Prehn  
Charles Rankin

**Township of Saline Board**

**Jim Marion, Supervisor**  
**Lois A. Baldus, Clerk**  
**Judy M. Gordon, Treasurer**  
Robert Marion  
Neil E. Bohnett

**Former Board and Commission Members**

Wm. Dennis Zink  
Keith Girbach

**Planning Consultants**  
Donald N. Pennington  
Rodney C. Nanney AICP

# Township Of Saline

Washtenaw County,  
Michigan

**Master Plan**

November 10, 2008

**SALINE TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN**

**A RESOLUTION OF THE PLANNING COMMISSION TO ADOPT THE NEW SALINE  
TOWNSHIP MASTER PLAN**

The following preamble and resolution were offered by Member Bohnett and supported by Member Leinbach.

**WHEREAS**, Saline Township initiated a process to prepare a comprehensive new Master Plan for the future development of the Township in accordance with the Michigan Planning Enabling Act (MPEA) [Public Act 33 of 2008 as amended] and the former Township Planning Act (TPA) [Public Act 168 of 1959 as amended]; and

**WHEREAS**, this Saline Township Master Plan is intended to be the plan as provided for in the MPEA, and incorporated within this Plan is the zoning plan referred to in the Michigan Zoning Enabling Act as the basis for the Township's Zoning Ordinance; and

**WHEREAS**, the purposes of the new Master Plan are to promote public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to preserve the rural and agricultural character of the Township; to provide for planned and orderly land use and development; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to ensure that land uses will be situated in appropriate locations and relationships; and to meet the needs of residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land; and

**WHEREAS**, the Saline Township Planning Commission submitted copies of the proposed Master Plan for review and comment to Washtenaw County, all local units of government contiguous to the Township, and other entities as required by Section 7a of the TPA; and

**WHEREAS**, the Planning Commission solicited public comment throughout the plan preparation process and, notices having been duly posted and published in accordance with the TPA, conducted a public hearing on October 10, 2007 to receive public comments on the proposed Master Plan; and

**WHEREAS**, the Planning Commission conducted additional public meetings to consider the input received from Township residents, property owners, Washtenaw County, and others, and to identify any appropriate corrections or changes to the Plan.

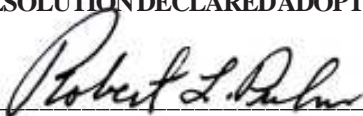
**NOW, THEREFORE, BE IT RESOLVED** that the Saline Township Planning Commission adopts in the whole this Saline Township Master Plan.

**BE IT FURTHER RESOLVED** that the Saline Township Planning Commission hereby refers this Master Plan to the Township Board for consideration and final approval in accordance with Section 43(3) of the MPEA and the adopted Township Board resolution asserting the right to approve or reject the Plan.

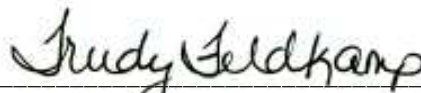
**Roll Call Vote:**

**Ayes:** Bohnett, Leinbach, Feldkamp, Luckhardt, Prehn  
**Nays:** none  
**Absent:** Zahn, Rankin  
**Abstain:** none

**RESOLUTION DECLARED ADOPTED.**



Robert Prehn, Planning Commission Chair  
Saline Township



Trudy Feldkamp, Planning Commission Secretary  
Saline Township

Dated: November 5, 2008

**SALINE TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN**

**A RESOLUTION OF THE TOWNSHIP BOARD TO  
ADOPT THE NEW SALINE TOWNSHIP MASTER PLAN**

The following preamble and resolution were offered by Member R. Marion and supported by Member Bohnett

**WHEREAS**, Saline Township initiated a process to prepare a comprehensive new Master Plan for the future development of the Township in accordance with the Michigan Planning Enabling Act (MPEA) [Public act 33 of 2008 as amended] and the former Township Planning Act (TPA) [Public Act 168 of 1959 as amended]; and

**WHEREAS**, on November 5, 2008 the Saline Township Planning Commission adopted the new Saline Township Master Plan, and referred the Plan to the Township board for consideration and final approval in accordance with Section 43(3) of the MPEA and the adopted Township Board resolution asserting the right to approve or reject the Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Saline Township board of Trustees concurs with the Planning Commission, and hereby adopts in the whole the new Saline Township Master Plan.

**BE IT FURTHER RESOLVED** that the Township board hereby directs that copies of the adopted Master Plan be forwarded to Washtenaw County, all local units of government contiguous to the Township, and other entities as required by Section 43(5) of the MPEA.

**Roll Call Vote:**

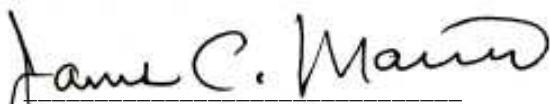
**Ayes:** R. Marion, Baldus, Gordon, Bohnett, R. Marion


**Nays:** none

**Absent:** none

**Abstain:** none

**RESOLUTION DECLARED ADOPTED.**

  
\_\_\_\_\_  
The Honorable Jim Marion, Supervisor  
Saline Township

  
\_\_\_\_\_  
The Honorable Lois A. Baldus, Clerk  
Saline Township

**Dated:** November 10, 2008

November 10, 2008

Dear Citizens and Land Owners:

On behalf of the Saline Township Board and recommendation of the Saline Township Planning Commission, I am pleased to present this Master Plan (MP) for our Township. This document will replace our present General Development Plan, which was completed in 2000. The present Planning Commission members and Township Board members gratefully acknowledge the hard work and foresight our predecessors put into that document, which was the third for the Township. That Plan has served the Township well in the intervening years and is a credit to all that worked on it. Since that Plan was completed, however, there have been substantial changes in the Township, which need to be reviewed in the Plan if it is to remain a useful document.

The Saline Township Planning Commission has spent considerable time in updating the Plan in a process that has included extensive review of existing land uses, growth patterns, natural features, and infrastructure constraints. We also used a variety of means to solicit public input to the Plan; including holding several public forums and a public hearing, encouraging attendance at meetings when the draft plan was discussed, and reviewing our progress with the Township Board of Trustees. Always at the foreground was the goal of drafting a MP that would recognize the Township's unique character, its precious environmental resources and natural features, and, most importantly, the needs of its citizens.

The Planning Commission and Board members wish to thank all the citizens who have provided input for the MP. Also we acknowledge with great appreciation the efforts and counsel of the Township's Planning Consultants, Donald N. Pennington and Rodney Nanney.

Sincerely,

A handwritten signature in cursive script that reads "Jim Marion". The signature is written in black ink and is positioned above a horizontal dashed line.

Jim Marion  
Saline Township Superv

# Master Plan Saline Township Washtenaw County, Michigan

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## **DEFINITIONS**

**Common Open Space:** An area generally within a subdivision, site condominium, or PUD development held out of development by the proprietor and designed for the common use or enjoyment of residents or users of the development. Common open space may contain such complementary structures as are necessary and appropriate for the use or enjoyment of the development. Common open space may include areas for recreational use, wildlife or plant preserves, and nature study areas.

**Flood Plain:** An area adjoining a lake, stream, river or pond that receives excess water from flooding. A well defined flood plain is produced when flooding recurs on the same area, which then becomes a natural reservoir. For the purposes of this GDP, flood plains were delineated for the probability of flooding once in 100 years, which would indicate the area that water would cover for this type of flood.

**Ground Water Recharge Areas:** A land surface which permits water to move downward to depths where the water can serve as a source of supply for wells. These areas have limited filtering and purification capabilities.

**General Development Plan (GDP):** Previous Saline Township development plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential commercial, industrial agricultural, recreation, resource preservation and other public and private purposes or combination of purposes.

**Improvements:** Any structure or material change incident to servicing or furnishing facilities for a subdivision such as, but not limited to grading, road surfacing, curb and gutter, driveway approaches, sidewalks, pedestrian ways, water mains and lines, sanitary sewers, storm sewers, culverts, bridges, utilities, lagoons, slips, waterways, lakes, bays, canals, and other appropriate items, with appurtenant construction; demolition of structures; planting; or removal of trees and other vegetation cover.

**Lands Designated for Agricultural Preservation:** Lands that are suitable for long term agricultural uses, including agricultural service activities and establishments, such as farm equipment sales and services, grain storage, and feed and fertilizer sales. The principle use of Lands Designated for Agricultural Preservation should be agricultural production (crops, livestock, and dairy products). These lands shall not be considered land banks for future rural or urban development or as low density residential areas.

**Major Open Space:** Lands which are part of an interconnected Township wide natural resource system consisting of woodlands, wetlands, and stream corridors.

**Master Plan (MP):** Plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential commercial, industrial agricultural, recreation, resource preservation and other public and private purposes or combination of purposes.

**Open Space:** Land dedicated or reserved for use by the general public or for use by residents of a designated development, or land held out of development and retained in its natural condition, with or without public access. Open space includes but is not limited to parks, parkways, playgrounds, school sites, wildlife preserves, and nature study areas.

**Pedestrian Way:** A separate right of way dedicated to or reserved for public use by pedestrian and bicyclists, which crosses blocks or other tracts or land for the purpose of providing pedestrian access to adjacent streets and properties.

**Planned Unit Development (PUD):** An area which is to be developed in an integrated and coordinated manner with residential buildings and/or certain nonresidential uses, according to approved area and site plans and subdivision plats, as provided in the zoning ordinance.

**Public Open Space:** An area within a development held out of development by the proprietor and conveyed or otherwise dedicated to, or reserved for purchase by, a municipality, municipal agency, board of education, state or county agency, or other public body, for recreation or conservation uses.

**Urban Service District (USD):** Specifically defined areas within the Township designated for urban land uses serviced by urban infrastructures including public sewer and water.

**Research/Technological Centers:** Centers focusing on research oriented uses.

**Wetlands:** Transitional zones between terrestrial and aquatic systems with the water table usually near or covering the surface normally referred to as marshes, swamps and bogs.