



T & L Marion Farms

SALINE TOWNSHIP MASTER PLAN WASHTENAW COUNTY

2016



Adopted: December, 2016

2016 3

**Saline Township Board
Washtenaw County, Michigan
Resolution of Adoption**

Whereas, the Saline Township Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed; and

Whereas, the Saline Township Board created the Planning Commission for the purposes stated in Public Act 33 of 2008, as amended; and

Whereas, the Planning Commission has prepared a Master plan for the Township in compliance with Public Act 33 of 2008, as amended, including relevant charts, tables, maps and text; and

Whereas, the Planning Commission solicited public comment throughout the plan preparation process and, notices having been duly posted and published in accordance with Public Act 33 of 2008, as amended, conducted a public hearing on **November 22nd, 2016** at the Saline Township Hall to receive public comments on the proposed Master Plan; and

Whereas, the Saline Township Board finds the updated Master Plan necessary for the appropriate development and preservation of physical areas of the Township

Now, Therefore, Be it Resolved, the Saline Township Board hereby adopts this Master Plan for Saline Township, along with the text, maps, figures, charts, graphs and other descriptive materials contained in the Plan; and

*as amended by
the township
Board*

Be it Further Ordered, copies of the Master Plan shall be certified to Washtenaw County, adjacent communities and registered public utility and railroad companies.

Motion by: Robert P. Pisan

Supported by: Robert Marion

Roll Call Vote:

Ayes: 5
Nays: 0
Absent: 0
Abstain: 0

Resolution Declared Adopted on December 12, 2016

James C. Marion
Jim Marion
Township Supervisor

Kelly Marion
Kelly Marion
Township Clerk

ACKNOWLEDGEMENTS

Township Planning Commission

Richard Zahn
Laurie Leinbach
Neil E. Bohnett
Trudy Feldkamp
Robert Prehn
Tom Hammond
Gary Luckhardt

Township Board

Jim Marion, Supervisor
Kelly Marion, Clerk
Renee Luckhardt, Treasurer
Robert J. Marion, Trustee
Robert Prehn, Trustee

Zoning Administrator

Robert J. Marion

Assisted By



Carlisle/Wortman Associates, Inc.
Community Planners and Landscape Architects
Ann Arbor, Michigan

Accepted by the Planning Commission on November 22nd, 2016
Adopted by the Township Board on December 12th, 2016

TABLE OF CONTENTS

1. INTRODUCTION.....	1-1
What is Planning?.....	1-1
How is the Plan to be Used?.....	1-2
Planning Process.....	1-3
Plan Organization.....	1-4
Planning Area and County Setting.....	1-5
History of Saline Township	1-6
Public Input	1-7
2. SOCIAL PROFILE	2-1
Population Characteristics	2-1
Economic Characteristics	2-4
Households and Housing Characteristics.....	2-6
3. PHYISCAL PROFILE	3-1
Natural Resources	3-1
Community Facilities and Services	3-5
Circulation and Traffic.....	3-7
Existing Land Use.....	3-12
4. GOALS, OBJECTIVES AND STRATEGIES.....	4-1
Summary of Goals.....	4-2
Preservation of Natural Resources	4-2
Agricultural Land Use.....	4-7
Residential Land Use	4-9
Commercial and Industrial Land Use	4-10
Transportation	4-12
Growth Management and Public Utilities	4-14
5. FUTURE LAND USE PLAN	5-1
Determining Factors	5-1
Future Land Use Categories	5-8
Agricultural/Residential Designations	5-8
Commercial/Industrial Designations	5-14
Future Land Use Map	5-17

6. ZONING AND IMPLEMENTATION PLAN.....	6-1
Zoning Plan	6-1
Capital Improvement Program	6-8
Additional Farmland and Natural Resource Protection Programs.....	6-8
Funding	6-9
Plan Education	6-10
Plan Updates	6-10
Coordination with Adjacent Communities	6-10

TABLES

1. Population Comparison.....	2-2
2. Unemployment Rates	2-4
3. Employment by Occupation	2-5
4. Poverty Level Comparison	2-6
5. Household Demographics	2-7
6. Housing Value/Gross Rent	2-9
7. Traffic Counts	3-11
8. Existing Land Use	3-12
9. Land Use/Zoning Plan	6-2

FIGURES

1. Planning Process.....	1-3
2. Population Trends and Projections.....	2-1
3. Percentage of Population by Age	2-2
4. Forecasted Population by Age.....	2-3
5. Educational Attainment	2-4
6. Housing Type as a Percentage of Overall Housing Stock.....	2-7
7. Residential Building Permits	2-8

MAPS

1. Regional Context	1-5
2. Natural Features	3-2
3. Area School Districts	3-6
4. NFC Map	3-9
5. Washtenaw County Right-of-Way.....	3-10
6. Existing Land Use	3-13
7. Future Land Use	5-17

CHAPTER 1: INTRODUCTION

The Saline Township Master Plan articulates a vision for the Township's future growth and development. The Master Plan is the primary official Township document which sets forth growth and development policies for the future of the community. The Township derives its authority for the preparation of a Master Plan from Public Act 33 of 2008, as amended. MCL 125.3833 states:

A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the Planning Commission's recommendations for the physical development of the planning jurisdiction.

This document represents a revision and update of the Saline Township Master Plan, adopted in 2008. Since the adoption of the Plan, a number of changes have occurred both within the Township and the surrounding area. To ensure that development policies reflect current Township conditions, it is essential that the Master Plan be periodically reviewed and updated. Current state legislation requires a review of a Master Plan every five years.

The Saline Township Master Plan presented here excludes the incorporated City of Saline, which is responsible for adopting a separate master plan.

What is Planning?

Planning is a process involving the conscious application of policies relating to community-wide land use and growth/development issues. The Master Plan is the official document which establishes policies for the future physical development of the Township. It should be reiterated that Act 33 of 2008 clearly identifies the Township Planning Commission as the internal agency charged with the responsibility to "make and adopt" the Master Plan. However, as the elected governing body of the Township, the Board of Trustees may adopt a Resolution of Concurrence which makes clear that the Board is in agreement with the goals, objectives, and policies that are summarized in the Plan.

How is the Plan to be Used?

The Master Plan serves many functions and is to be used in a variety of ways:

- 1) Most importantly, the Plan serves as a general statement of Saline Township's goals and policies and provides a single, comprehensive view of the community's plan for future development.
- 2) The Plan serves to direct daily decision-making. The goals and policies outlined in the plan guide the Planning Commission and Township Board of Trustees and other Township bodies in their deliberations on zoning, land subdivision, capital improvements, and other matters relating to land use and development.
- 3) The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Zoning Enabling Act, Public Act 110 of 2006, requires that the zoning ordinance and zoning map be based upon a plan designed to promote public health, safety, and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map.
- 4) The Plan attempts to coordinate private development and public improvements supported by the Capital Improvements Plan. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents.
- 5) Finally, The Plan functions as an educational tool, providing citizens, property owners, developers, adjacent communities and public agencies a clear indication of the Township's proposed direction for the future.

Therefore, the Saline Township Master Plan sets forth an agenda to achieve targeted goals and policies. The Plan is a statement of general goals and policies aimed at the unified and coordinated development of the Township. In this capacity, the Plan establishes the basis upon which zoning and land use decisions may be made. However, it must be understood that the Master Plan does not itself place any legal restriction upon private property; this responsibility falls to the Zoning Ordinance.

Planning Process

The process used to generate the plan consisted of three major phases, which are described below and illustrated in **Figure 1**:

1. **Where are we now?** The first phase involved a review of demographics and the physical context of the Township to provide a foundation for the planning process. In this phase, Township resources were inventoried, updated, and mapped to document existing resources and assess their conditions.
2. **Where do we want to be?** The second phase in the planning process consisted of an analysis of the Township's resources and public participation.
3. **How do we get there?** The final phase involved developing goals and objectives to support the community's vision for growth and the future land use plan. Goals, objectives and strategies include community character, agriculture, residential, non-residential, environmental, community facilities, transportation and circulation, and economic development. A full draft of the Plan was prepared and presented to Township staff, Township officials, and neighboring communities for review and comment prior to adoption.

Figure 1. - Planning Process



Plan Organization

The Saline Township Master Plan is comprised of five (5) basic sections, excluding the introductory chapter:

- ❖ The “**Social Profile**” chapter discusses current conditions and projected trends related to population, economic conditions and housing.
- ❖ The “**Physical Profile**” chapter assesses existing conditions of the natural and built environments, including natural resources, community facilities and services, the transportation network and existing land use.
- ❖ The “**Goals and Objectives**” chapter summarizes goals and policies which provide a framework for structuring the final plan.
- ❖ The “**Future Land Use Plan**” combines current conditions with a vision of the future, and presents the desired arrangement of land uses within the Township.
- ❖ The “**Zoning and Implementation Plan**” acts as a bridge between the Master Plan and Township policies. It is important that there is little to no separation between the vision of the Future Land Use Plan and the Township’s primary implementation tool, the Zoning Ordinance.

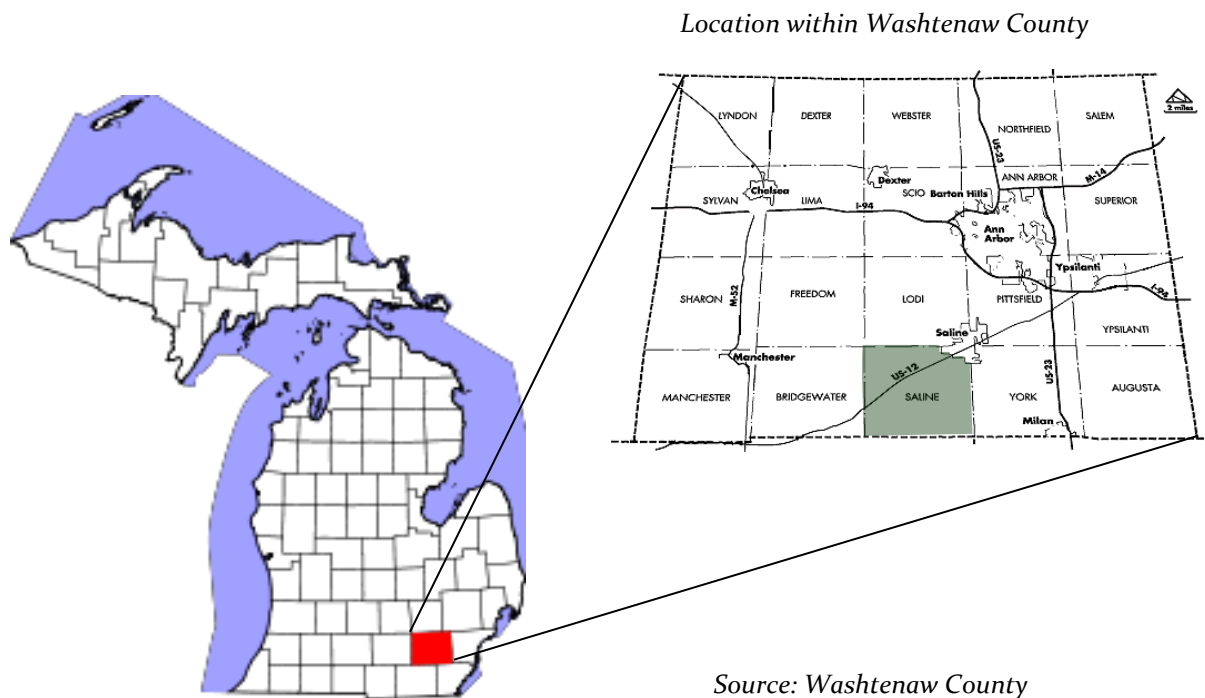
While the starting point (existing conditions) is unalterable, end results may be modified and directed through judicious application of the community policies established in the plan.

Planning Area and County Setting

The planning area for this Master Plan is all land located within the Township, excluding the City of Saline, which has its own Master Plan. Saline Township is located in south-central Washtenaw County, southwest of the City of Ann Arbor. The City of Saline is located to the northeast of the Township, with U.S. 12 traversing through both municipalities (See **Map 1: Regional Context**). U.S. 12 is particularly significant given its high traffic volume and its northeast orientation into the Detroit Metropolitan Area.

The Township itself is considered rural with a heavy emphasis on agricultural activities. More intense growth and development is clustered to the north and east of the Township, while land use activity to the northwest, west and south is predominantly rural/agricultural.

Map 1. - Regional Context



History of Saline Township

The history and settlement of the Saline area is heavily intertwined with the development of U.S. 12. In its early days, U.S. 12 was utilized as a native Indian trail which connected Detroit to Chicago. Natives frequented the Saline area because of its legendary salt springs. The name Saline was given to the river, the Township, and, later, the City due to these salt springs, which originated from a vein of salt which ran from Battle Creek to Detroit.

After the War of 1812, the trail became a tactical route from Detroit to Fort Dearborn for moving troops and equipment. In 1824, legislation was passed which granted money to transform the trail into an official military road. As travel along the military road increased and as people settled in the region, businesses sprang up along the road, including hotels, gristmills, sawmills, hardware and general stores, harness shops, blacksmith shops, and liverys, among many more.

Gradually, new forms of transportation altered the character of the road and its adjacent land uses. The introduction of the railroad into Saline in 1870 reduced stagecoach traffic along the road and caused many businesses to close their doors. With the invention and increased popularity of the automobile, however, the road, now called U.S. 12, was widened, and new manufacturing facilities and commercial businesses popped up.

Henry Ford took an interest in Saline in the 1930's and 40's; he bought the Schuyler Mill in 1937 and constructed a soybean extraction plant behind it. Oil from the soybeans was used in paints and automobile parts. In the 1960's, a Ford Plant was built along U.S. 12 on former farmland between the Rentschler and Morton Farms.

While land in Saline Township remains mostly agricultural, it is important to recognize the history and importance of U.S. 12 in shaping the Saline Area as we know it today.

Public Input

In keeping with the Township's planning philosophy, a series of joint public meetings were held by the Township Board to discuss the recommendations of the plan. Citizens, landowners and interested members of the public also attended these meetings and were involved with the discussion on the plan. A public hearing to present the draft plan was conducted prior to its adoption by the Township Board.

CHAPTER 2: SOCIAL PROFILE

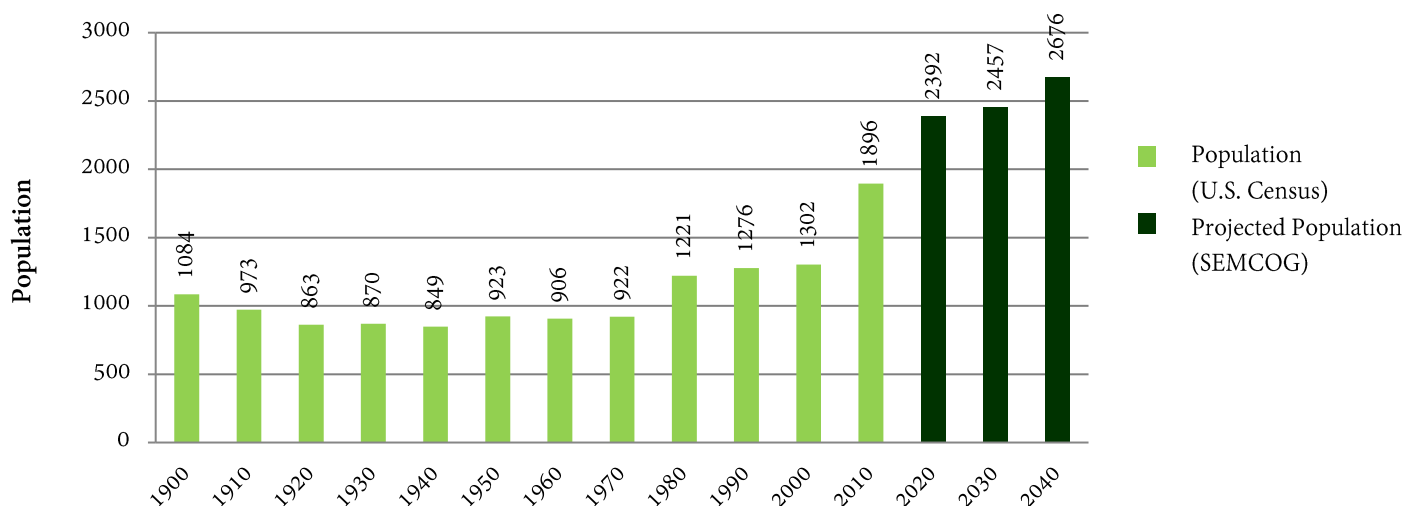
The tangible goal of the Master Plan is to create and preserve a living environment that is desirable to all members of the community. In order to address physical development trends, land use patterns, infrastructure, community facilities and housing needs, public officials must have familiarity with past trends, current demographics and characteristics, and future expectations of the population. Close scrutiny of this data will allow the Township to update this Master Plan in an educated and informed matter. The primary sources used in compiling this data include the 2010 U.S. Census, the Southeast Michigan Council of Governments (SEMCOG), and the American Community Survey (ACS).

Population Characteristics

Population

Saline Township's population has been steadily increasing since 1970. Between 2000 and 2010, the Township's population increased by nearly 45%, from 1,032 to 1,896 people. In 2012, the Southeast Michigan Council of Governments (SEMCOG) prepared its 2040 Population Forecast. This forecast incorporates data from the 2010 Census along with current trends to project future population, housing and employment for each community in southeast Michigan. As demonstrated in **Figure 2** below, SEMCOG predicts that Saline Township will continue to see mild growth, with a projected population of 2,676 in 2040.

Figure 2. – Saline Township Population Trends and Projections



Source: U.S. Census Bureau, 1900-2010; SEMCOG Community Profile

Table 1. – Population Comparison

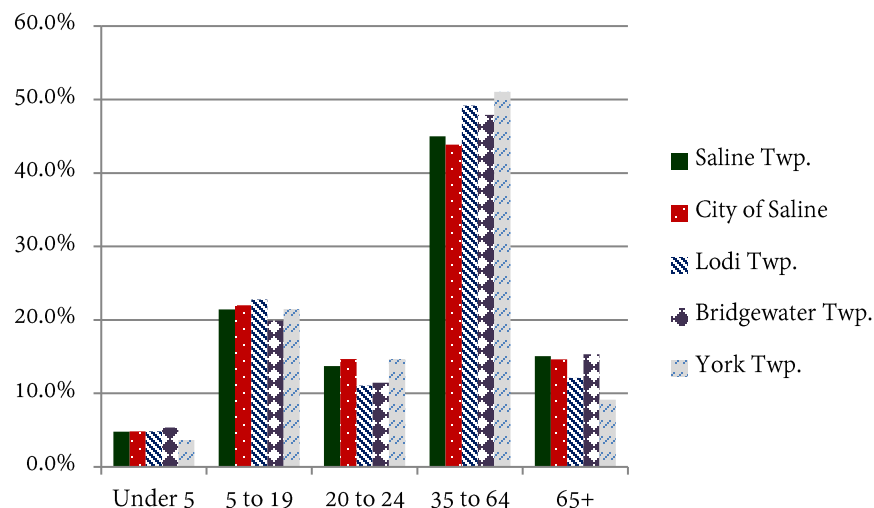
	1990	2000	Change 1990-2000		2010	Change 2000- 2010	
			#	%		#	%
Saline Township	1,276	1,302	26	2.0%	1,896	594	45.6%
City of Saline	6,660	8,034	1,374	20.6%	8,810	776	9.7%
York Township	6,225	7,392	1,167	18.7%	8,708	1,316	17.8%
Lodi Township	3,902	5,710	1,808	46.3%	6,058	348	6.1%
Bridgewater Township	1,304	1,646	342	26.2%	1,674	28	1.7%
Macon Township	1,421	1,448	27	1.9%	1,486	38	2.6%

Source: U.S. Census Bureau, 1990-2010

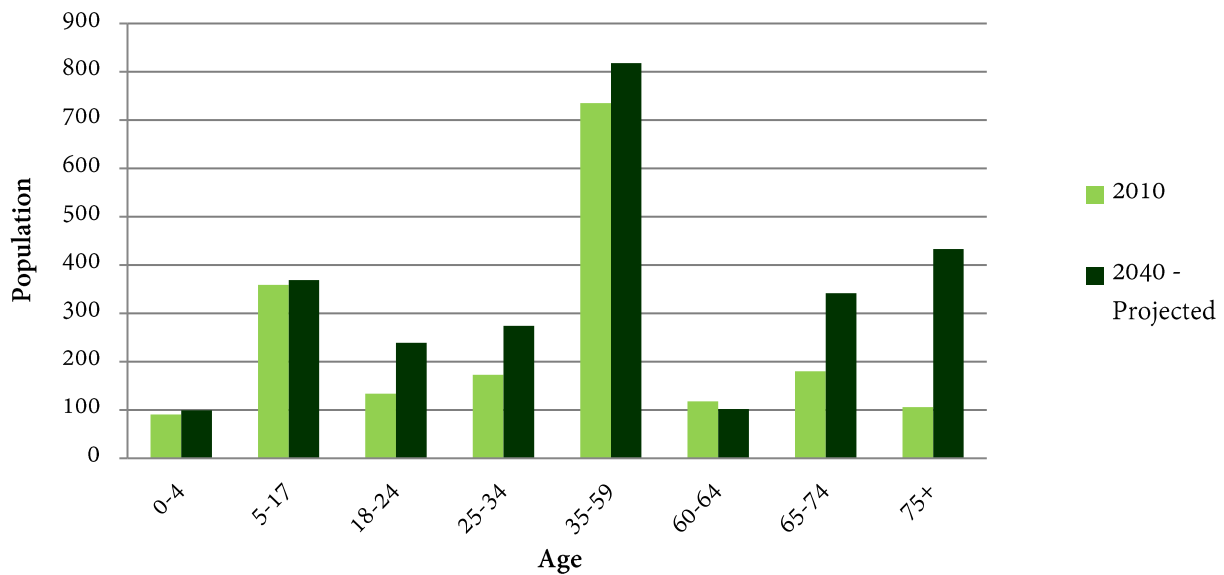
Whereas other municipalities in the area demonstrated modest population growth between 2000 and 2010, Saline Township by far had the greatest rate of growth. As shown in **Table 1** above, while many surrounding communities experienced rapid growth between 1990 and 2000, Saline Township experienced significant growth a decade later, between 2000 and 2010. This growth is most likely attributed to the manufactured home park that opened in the 2000's.

Age

The 2010 Census reported Saline Township's median age at 43.3, which is a 3.2% increase from the reported median age of 40.1 in 2000. **Figure 3** depicts the population of Saline Township and surrounding communities by age group. The graph shows that all adjacent communities have the greatest percentage of population in the 35 to 64 age group – mainly 40 – 50% – and are fairly equal with regards to age distribution.

Figure 3. – Percentage of Population by Age

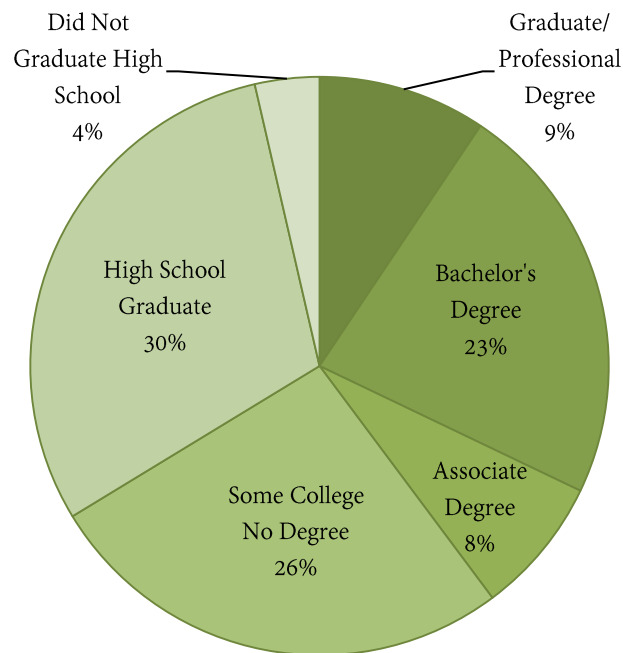
Source: SEMCOG Community Profile; U.S. Census Bureau

Figure 4. – Forecasted Population by Age

As part of their population forecast, SEMCOG breaks down the projected population by age group; the projection generates a forecast of how each age group will grow or decline over the next thirty (30) years. **Figure 4** above demonstrates the projected shifts in the population by age. Younger age groups (under 4 and 5-17) will grow slightly. With the exception of the 60-64 group, all other age groups are projected to grow, with significant growth in both the 65-74 and 75+ age groups.

Education

Saline Township residents are well-educated. **Figure 5** on the following page illustrates the breakdown of the highest educational attainment for Saline Township residents. Based on SEMCOG and U.S. Census data, approximately 36% of Township residents over the age of 25 have at least a bachelor's degree. Saline Township's educational attainment exceeds that of the SEMCOG geographic area as a whole, in which 29% of the 25 year+ population holds at least a bachelor's degree.

Figure 5. – Educational Attainment

Source: SEMCOG Community Profile; U.S. Census Bureau

Economic Characteristics

Labor Force

In 2000, the Decennial Census reported that Saline Township had a total of 719 employed citizens aged 16 and over. The 5 year American Community Survey estimated that the number of employed citizens increased to 1,033 by 2010 – an increase of 44% from the 2000 numbers.

Despite the increase in the number of employed citizens, the American Community Survey reveals that unemployment rate has risen slightly within the Township, from 3.4% in 2000 to 4.2% in 2013. However, the Township has a lower unemployment rate than both Washtenaw County as a whole and the State of Michigan, as shown in **Table 2**.

Table 2. – Unemployment Rates, 2000-2013

	2000	2013
Saline Township	3.4%	4.2%
Washtenaw County	3.8%	6%
Michigan	5.8%	7.8%

Source: U.S. Census Bureau

Employment

Table 3 below demonstrates the breakdown of the employment of Saline Township residents by occupation as reported in the 2000 Census and the 2009-2013 American Community Survey. Service occupations, such as protective service, food service and building/grounds crews had the largest increase in employment, while natural resource, construction and maintenance occupations (including agricultural occupations) saw the largest decrease in numbers.

Table 3. – Employment by Occupation

	2000	2013	Change	
			#	%
Management, Business, Science, and Arts	279	380	101	36.2%
Service Occupations	76	166	90	118.4%
Sales and Office Occupations	144	175	31	21.5%
Natural Resources, Construction, and Maintenance Occupations	99	54	-45	-45.5%
Productions, Transportation, and Material Moving Occupations	121	106	-15	-12.4%
Total Civilian Employed Population	719	881	162	22.5%

Source: 2009-2013 American Community Survey; U.S. Census Bureau 2000

Occupational Groups

The U.S. Census splits occupation types into several different categories, identified as “occupational groups and subgroups.” These categories include:

- **Management, Professional and Related Occupations:** business and financial operations; legal occupations; arts, design, and entertainment; healthcare practitioners; architecture and engineering occupations.
- **Service Occupations:** Firefighting and law enforcement; food preparation; building maintenance; personal care.
- **Sales and Office Occupations:** Sales and related occupations; office and administrative support.
- **Natural Resources, Construction and Maintenance Occupations:** Farming, fishing and forestry occupations; construction and extraction workers; installation, maintenance and repair occupations.
- **Production, Transportation, and Material Moving Occupations:** Aircraft and traffic control occupations; motor vehicle operators; transportation occupations.

Income and Poverty

In 2000, Median household income in Saline Township was reported at \$68,048 in 2000; in 2010, median household income decreased by 13.2% to \$59,065. Per capita income is also reported to have decreased by 11.9% over the same time period from \$35,566 to \$31,316 in 2010. The number of individuals and households living in poverty has slightly increased between 2000 and 2010.

Table 4. – Poverty Level Comparison

	Persons in Poverty					Households in Poverty			
	2000	%	2010	%		2000	%	2010	%
Saline Twp.	32	2.5%	36	1.8%		13	2.8%	21	2.9%
Washtenaw County	33,450	11.1%	44,059	13.7%		13,520	10.8%	17,565	13.1%

Source: 2009-2013 American Community Survey; U.S. Census Bureau 2000

Households and Housing Characteristics

Households

The 2010 Census reported 732 households within Saline Township, representing a 60% increase from the numbers reported in 2000. A majority of this increase can be attributed to the new manufactured housing park development. Nearly seventy-eight percent (78%) of households in Saline Township are categorized as “family households,” which consist of a householder and one (1) or more other people related to the householder by birth, marriage or adoption. Conversely, “non-family households” consist of people living alone or households which do not have any members related to the householder. **Table 5** depicts household demographic information for Saline Township.

While the number of households increased, the average household size and average family size decreased between 2000 and 2010.

Housing Tenure

As in previous years, the tenure of householders in Saline Township is primarily owner-occupied (87.5% in 2010). However, this is a slight decrease from 2000 in which nearly 89% of units were owner-occupied. While rental housing units make up only a small percentage of the housing tenure of the

Township, the number of available rental units increased by 77% between 2000 and 2010 (from 52 to 92 units).

Table 5. – Household Demographics

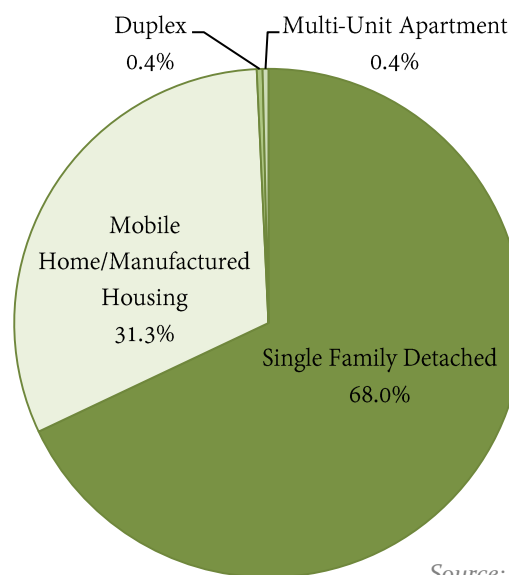
	Saline Township	
	2000	2010
Number of Households	460	732
Percent Family Households	80.9%	77.5%
Percent Non-Family Households	19.1%	22.5%
Average Household Size	2.8	2.59
Average Family Size	3.13	2.96

Source: 2000 and 2010 U.S. Census

Type of Structure

The most basic measure of housing in a community is the type of structure (i.e. single-family home, apartment, manufactured home, etc.) **Figure 6** shows the distribution of housing unit types within the Township. The majority of the Township's housing stock – approximately 68% (554 units) – is comprised of single-family detached units. Mobile Home/Manufactured Housing makes up approximately 31% of the housing stock, while duplexes and multi-unit apartments make up less than 1% of the housing stock. It is important to note that the number of mobile/manufactured homes increased from 4 in 2000 to 255 in 2010.

Figure 6. – Housing Type as a Percentage of Overall Housing Stock, 2010

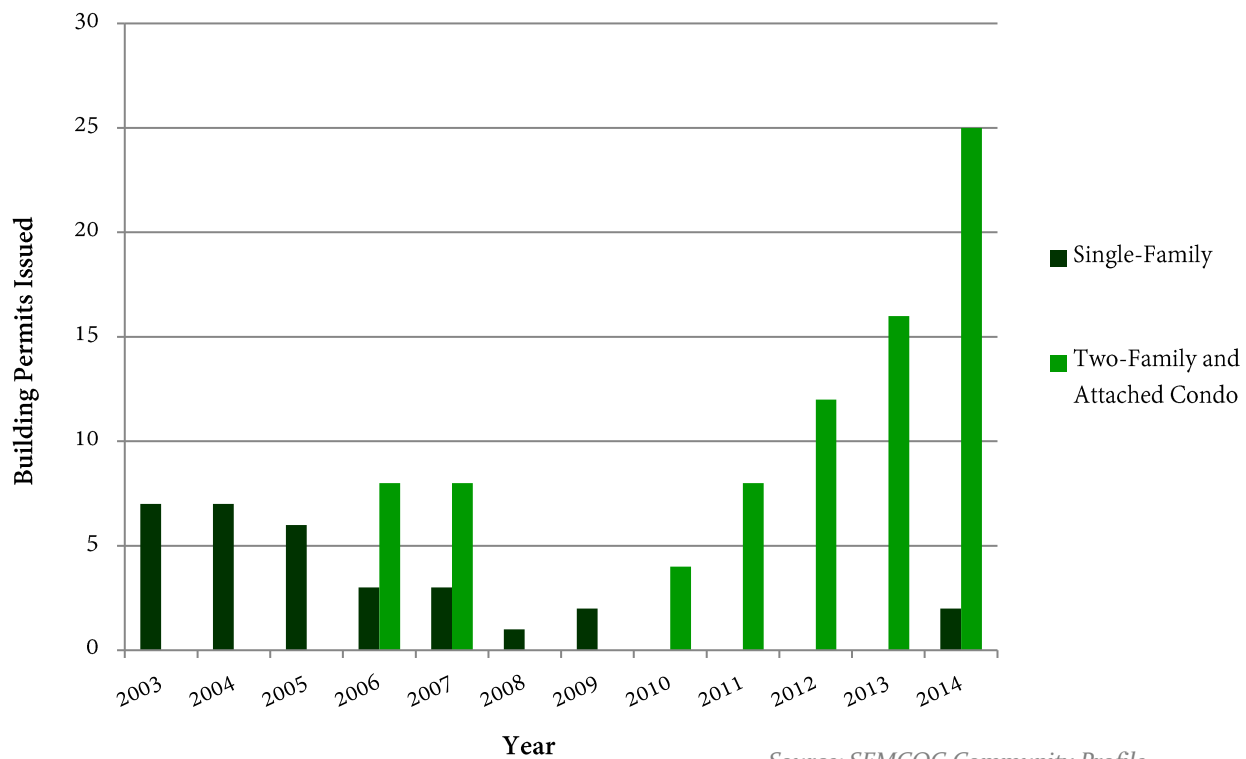


Source: SEMCOG Community Profile

New Residential Development

Between 2003 and 2014, Saline Township issued building permits for a total of 31 single-family units and 81 two-family/attached units (stick-built). A majority of the single-family building permits were issued prior to 2009, while a majority of the duplex/multi-family permits were issued post 2010. **Figure 7** illustrates the rate of new residential construction within the Township between 2003 and 2014. These numbers do not include the 251 manufactured/mobile homes built between 2000 and 2010.

Figure 7. – Residential Building Permits, 2003-2014



Housing Cost

Table 6 below demonstrates the decline of housing value between 2000 and 2010. In 2000, the median housing value (in 2010 dollars) was \$305,582, decreasing to a value of \$192,300 in 2010. Meanwhile, median gross rent increased by 21.4% from \$866 in 2000 to \$906 in 2010.

Table 6. - Housing Value/Gross Rent (2010 Dollars)

	Median Housing Value				Median Gross Rent		
	2000	2010	% Change		2000	2010	% Change
Saline Twp.	\$305,582	\$192,300	-37.1%		\$792	\$961	21.4%
Washtenaw County	\$224,437	\$216,200	-3.7%		\$906	\$866	-4.5%

Source: SEMCOG Community Profile

CHAPTER 3: PHYSICAL PROFILE

The preparation of background information serves as the technical basis for the Master Plan. A number of studies were conducted to determine existing and projected conditions within Saline Township. Existing land use, community facilities and services, and transportation systems were inventoried and their adequacy assessed. Additionally, information regarding various natural resource characteristics, such as flood plains, wetlands and soils, was collected, mapped and evaluated.

Natural Resources

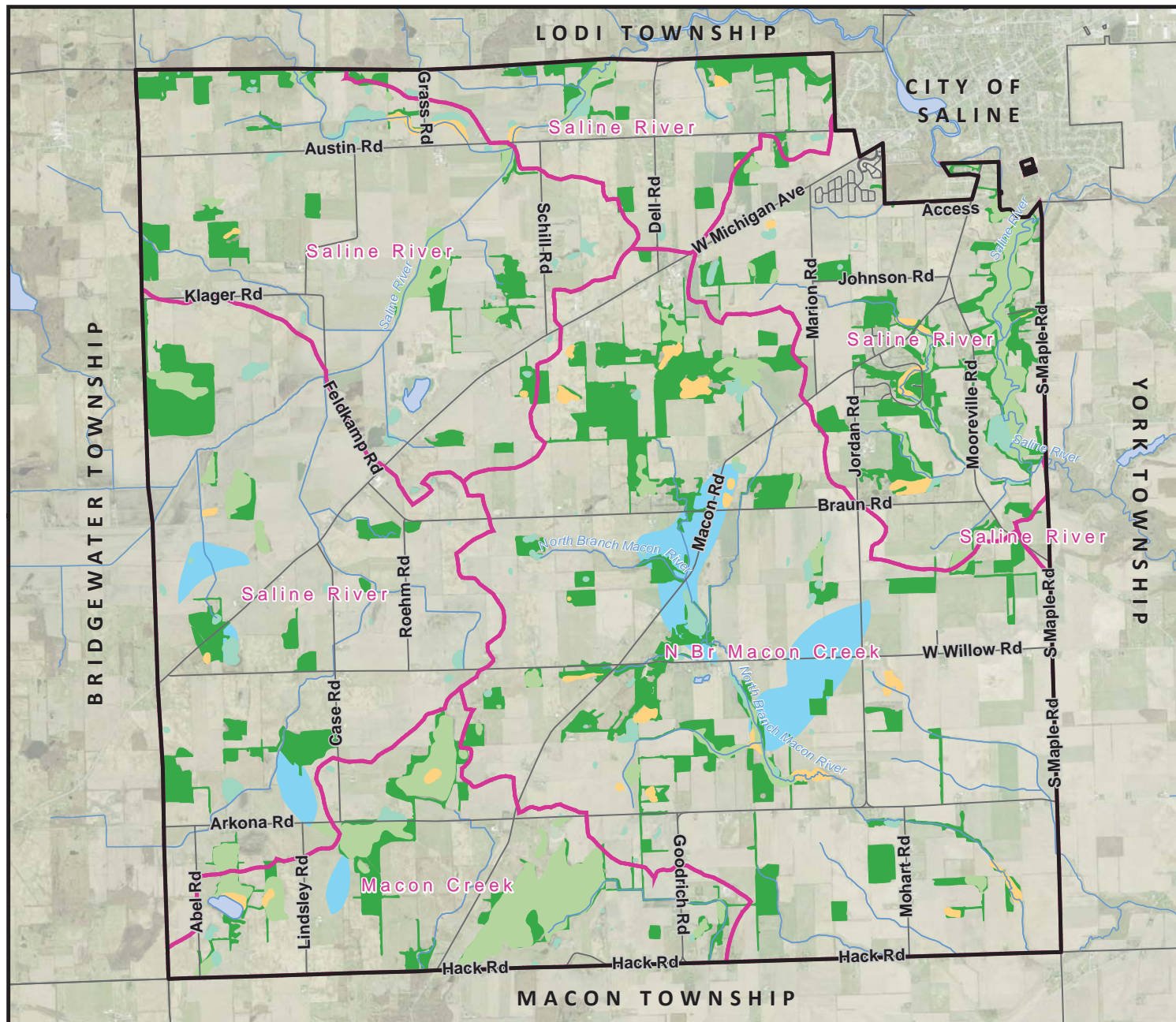
Saline Township is distinguished by a variety of natural features. From its woodlands, streams, wetlands and topographic features, the Township offers diversity that can be appreciated within both urban and existing rural settings.

Woodlands

Approximately 10.5% of Saline Township is presently woodland. “Woodland” areas are defined as lands that are at least 10% stocked by trees capable of producing timber or other wood products. There are a total of 59 separate woodlots within the Township; seven (7) of these woodlots are between 5-10 acres in size, thirty-nine (39) are 11-40 acres in size, and thirteen (13) are 40 or more acres. Woodlots greater than 40 acres in size can support various types of wildlife and can act as a community within themselves.

Woodlands and tree rows form a valuable landscape fabric which provides wildlife habitat, recreational value, and substantial contribution to the scenery of the Township. While large patches of wooded area offer the most meaningful habitat, well-established tree rows can provide valuable wildlife corridors, linking one habitat to another.

Woodlands also play an important role by stabilizing soil and slowing runoff and erosion resulting from flooding and high winds. Careful management of woodlands must be of prime concern; needless destruction of trees and the conversion of large woodland areas to other uses should be discouraged. The location of large woodland areas within the Township is depicted on the Natural Features map on the following page.



SALINE TOWNSHIP NATURAL FEATURES

LEGEND

- Forested Upland
- Forested Wetland
- Emergent Wetland
- Scrub-Shrub
- Aquatic Bed
- Watershed Subbasin
- Lakes and Ponds
- Rivers and Streams



0 0.5 1 2 Miles

Carlisle/Wortman Associates
Source: Washtenaw County GIS
Michigan Open GIS
SEMCOG
9-25-2015



Floodplains

A floodplain is an area adjoining a lake, stream, river, or pond that receives excess water from flooding. A well-defined floodplain is produced when flooding recurs in the same area; water exceeding the normal average level is stored as a temporary lake across a floodplain. When floodplain storage is prevented by restricting the water flow to a channel, the volume and size of the flood may be increased downstream, causing higher water levels and more damage.

Floodplain areas are measured, or “delineated,” to indicate the chance of a flood occurring at a given location. Common flood probabilities include a 100-year (1%) flood and a 500-year (0.2%) flood. For example, a 100-year floodplain is an area that has a 1% chance, on average, of flooding in any given year. Floodplain delineation is required for home and business construction loans and the National Flood Insurance Program (NFIP). The NFIP accepts the 100-year floodplain as the minimum standard for protection (Base Flood Elevation).

The Saline River drainage system, located in the northeastern portion of the Township, is the Township’s most prominent watercourse designated as a 100-year floodplain. Other small waterways and tributaries exist within the Township and, although they are not associated with floodplains, contribute to flood control and provide natural habitats.

Groundwater Recharge Areas

Water which is stored in and slowly filtered through geologic formations is referred to as groundwater. An aquifer is a geologic formation that contains sufficient groundwater to supply wells, lakes, springs, streams and/or wetlands. Precipitation reaches an aquifer by downward percolation from the surface. Land surface areas which readily permit water to move downward into an aquifer are referred to as groundwater recharge areas.

Underground aquifers serve three (3) major functions. Aquifers:

- (1) Serve as natural reservoirs of groundwater for human consumption and irrigation;
- (2) Function as natural filters for groundwater, but can easily be polluted by unsound land use practices in the recharge area; and
- (3) Interconnect with surface water systems and help stabilize surface water levels.

Several groundwater recharge areas are delineated within the Township, some of which are highly-sensitive to pollution. Most of these sensitive areas are located within the east-central and south-western portions of the Township.

Wetlands

Wetlands represent another valuable element of the Township's water resources. Wetlands are lowland areas characterized by constant or intermittent inundation, hydric soils, and specific vegetation types. Wetlands are often found in association with other water features, such as lakes, ponds, or streams, but can also exist on their own in topographic depressions. Wetlands serve a wide variety of purposes, such as wildlife habitat, flood control, water filtration, groundwater recharge, and scenic and recreational use, among others. Thus, wetlands should be preserved wherever possible.

Wetlands were mapped using U.S. Geological Survey Quadrangles and Washtenaw County data, and then compared with aerial photographs. The most important wetlands within the Township are those that are contiguous to lakes, rivers, and streams, and that are important for stormwater storage. These wetlands are shown on the Natural Features map.

Topography

The term topography is used to refer to the slope of the land. The natural stability of a slope is dependent on the interaction of vegetation, climate, soil and underlying geology. In general, the greater the slope, the greater the sensitivity to disturbance. Natural slopes that have not been disturbed by human activity are generally stable, at least in the short run. Improper development practices on sensitive slopes can incur great economic and environmental consequences. Soil type, particle size, permeability, vegetative cover, organic matter, and moisture content can vary the rate of erosion on a particular slope. Thus, topography is an integral part of the natural drainage system.

The terrain throughout the Township ranges from relatively flat areas in the southeast portion of the Township to gently rolling areas in the northeast and southwestern portions.

Drainage

The Saline River serves as the major drainage system within Saline Township. A majority of water runoff drains to the Saline River system, including its tributaries. The eastern third of the Township is generally characterized by the Saline River and adjacent wetlands, which flow southerly and out of the Township.

Soils

Soils that have slight limitations for on-site septic facilities, generally for residential development, are scattered within an area located to the northwest of U.S. 12 and southeast of Macon Road. This analysis, based upon soil characteristics taken generally at a four foot soil depth, is to be used only as a guideline regarding possible development. It is recognized that the unsuitability of certain soils could be related to a slope factor as opposed to an organic or high water table condition.

Community Facilities and Services

The Township is governed by a typical Township Board consisting of a Supervisor, Clerk, Treasurer and two (2) Trustees. The Township Hall is located at 5731 Braun Road; however, the Hall does not currently contain administrative offices. At present, there are no plans for additional facilities.

Fire Services

Fire service in the Township is provided by the Saline Area Fire Department. The Saline Area Fire Department provides fire suppression, rescue, and fire prevention to the citizens of Saline, Saline Township, York Township and Lodi Township. The Fire Department is staffed by a Fire Chief and 26 firefighters and is located at 205 E. Michigan Avenue in the City of Saline.

Police Services

Police protection is provided by the Michigan State Police Department and the Washtenaw County Sheriff. The Washtenaw County Sheriff's Office has community stations in York Township and Lodi Township.

Utilities

Saline Township currently does not have public water or public sewer service. Households within the Township are served by on-site well and septic. The designated Urban Service District, as discussed within the Future Land Use chapter, is the only area planned for public sewer and water service (provided by the City of Saline). The method by which these services could be provided should be part of a detailed capital improvement study.

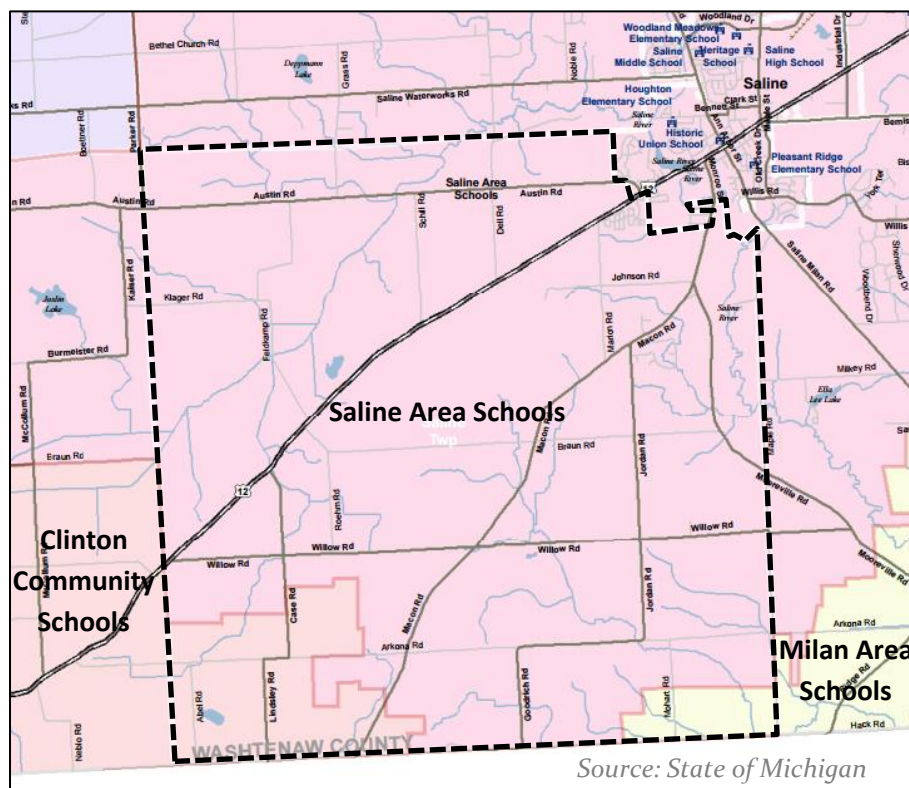
Parks and Recreation

The Township does not presently have a recreation department. As the Township continues to grow, the need to establish a recreation department may be considered.

Public Schools

Saline Township is served by three school districts: The Saline Area School District, Milan Area Schools, and Clinton Community Schools. The Saline Area School District is the main school district in the Township, and is comprised of four (4) elementary schools, one (1) middle school, one (1) high school and one (1) alternative high school.

Map 3. – Area School Districts



Circulation and Traffic

Road Network

Saline Township is linked to the region by U.S. 12, which runs from the northeast to southwest and passes through the Township's designated Urban Service District. The principal north/south surface roads through the Township are Dell, Macon, Marion, Mooreville and Jordan Roads, while the principal east/west roads are Austin, U.S. 12, Johnson, Braun, Willow and Arkona Roads. U.S. 12 provides access to U.S. 23 to the east while Saline/Ann Arbor Road provides access to I-94 to the north. Roads in the Township are a mixture of bituminous-paved and gravel.

Adequate roads are essential to the conduct of commerce and daily activities. The automobile will continue to be the dominant mode of transportation due to scattered land use patterns, population densities and personal preferences. However, energy availability and cost will make non-motorized transportation more attractive, a factor which must be considered in future planning.

There is a strong relationship between the road system and land use patterns. Land use patterns strongly influence traffic volumes along a given road. Likewise, the adequacy and quality of a road may determine the type of adjacent land development that occurs. Therefore, the benefit of a Transportation Plan is to assist in establishing priorities for future road improvements based on the function of roadway services.

Administrative Jurisdiction

The Michigan Department of Transportation (MDOT) and the Washtenaw County Road Commission (WCRC) share responsibility for the operation and maintenance of the roadway network within the Township. MDOT is responsible for maintenance and improvement of Michigan Avenue (U.S. 12) while the WCRC has jurisdiction over all other public roads within the Township. There are also a number of private roads within the Township, which are maintained via private agreements.

National Functional Classification

The National Functional Classification (NFC) System (see Map 4) is a transportation planning tool which has been used by federal, state and local transportation agencies since the late 1960's. Functional classifications are used to group streets and highways into classes, or systems, according to the

character of traffic service they are intended to provide. The NFC designation also determines whether a road is eligible for federal funds, either as part of the National Highway System (usually limited to principal arterials) or through the Surface Transportation Program. Federal-aid roads are, collectively: all principal arterials, all minor arterials, all urban collectors and all rural major collectors (Source; MDOT).

Principal Arterials

These roadways are at the top of the classification hierarchy. The primary function of such roadways is to carry relatively long distance, through-travel movements. Examples include interstates and other freeways as well as state routes between larger cities.

- Michigan Avenue (U.S. 12)

Minor Arterials

Minor Arterials tend to accommodate slightly shorter trips than principal arterials. There is some emphasis on land access and they may carry local bus routes and provide intra-community continuity, but do not penetrate neighborhoods. There are no designated Minor Arterial roads within Saline Township.

Major Collectors

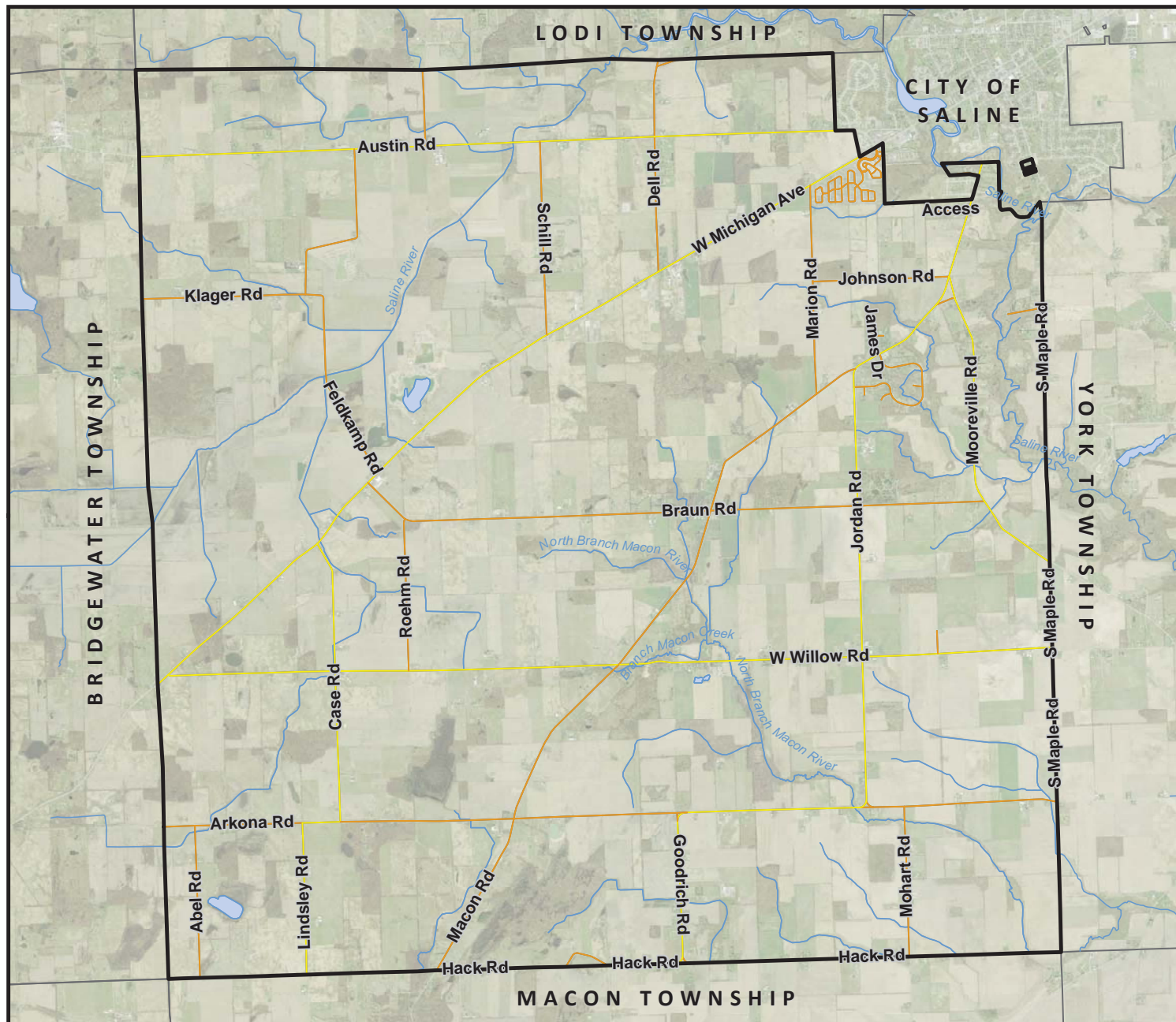
Major Collectors provide access and mobility within residential, commercial, or industrial areas and connect local roads to arterials. Major Collectors generally carry more traffic than Minor Collectors.

- Austin Road
- Jordan Road
- Mooreville Road
- Willow Road
- Macon Road (near Saline)

Minor Collectors

Minor Collectors also provide access amongst varying land uses, but generally carry less traffic than Major Collectors.

- Case Road
- Lindsley Road
- Arkona Road (between Case and Lindsley)
- Macon Road (south of Saline)
- Braun Rd.



SALINE TOWNSHIP ROAD CLASSIFICATION

LEGEND

- Local Roads
- Arterial Roads
- Lakes and Ponds
- Rivers and Streams



0 0.5 1 2 Miles

Carlisle/Wortman Associates
Source: Washtenaw County GIS
Michigan Open GIS
SEMCOG
9-25-2015



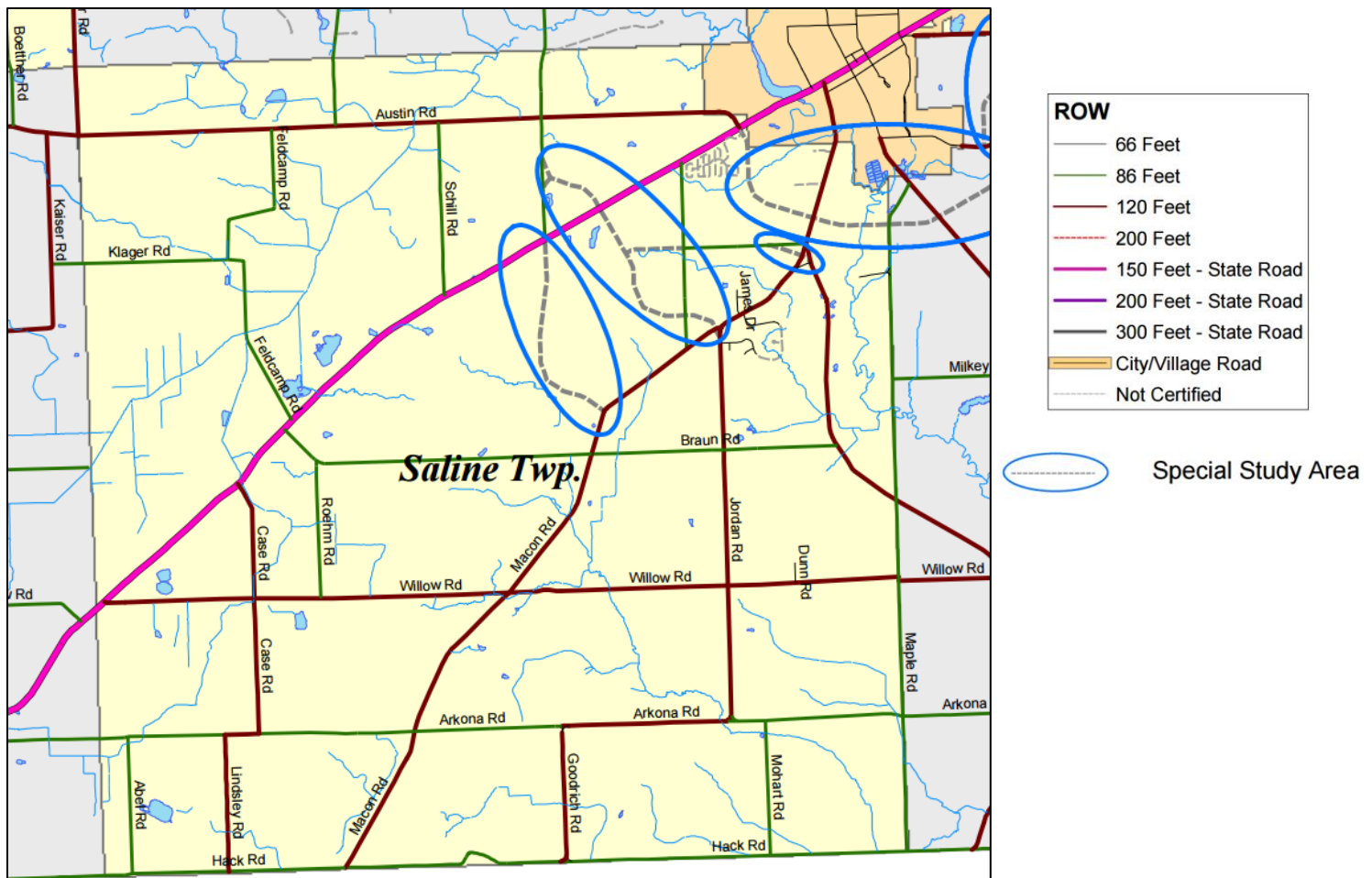
Local Roads

Local Roads provide access to individual properties and typically have moderate to low speeds. The majority of Township roads are classified as local roads.

Right-of-Way Plan

Map 5 depicts the Washtenaw County Road Commission's Future Right-of-Way Plan for those County-initiated improvements within Saline Township. Coordination and cooperation of the Township and County agencies regarding transportation improvements can prove beneficial both strategically and financially.

Map 5. – *Washtenaw County Road Commission Future Right-of-Way Map*



Source: Washtenaw County Road Commission Right-of-Way Plan. 2006

Natural Beauty Roads

Hartman Road, located on the eastern edge of the Township, is designated as a Natural Beauty Road, in accordance with Michigan Act 150 of 1970. The goal of the Natural Beauty Roads Act is to identify and preserve designated roads in a natural, essentially undisturbed condition. Roads considered eligible for this designation are local roads that have unusual or outstanding natural beauty by virtue of native vegetation or other natural features. Widening, mowing, spraying and other maintenance or improvement activities may be restricted or prohibited on designated Natural Beauty Roads.

Traffic Counts

The Washtenaw County Road Commission conducts periodic traffic studies in order to monitor and evaluate traffic volumes throughout the County. The counts taken in Saline Township have been compiled and provided in the table below.

Table 7. – Saline Township Traffic Counts

ROAD NAME	DIRECTION	LIMITS	YEAR	Traffic Count (24 hours)
Michigan	2-WAY	East of Austin	2002	25,287
Michigan	2-WAY	Southwest of Mills St or Northeast of Austin Rd.	2008	19,888
Michigan	2-WAY	East of Feldkamp	2003	14,358
Michigan	2-WAY	Northeast of Feldkamp Rd	2009	12,990
Michigan	NEB	Southwest of Mills St or Northeast of Austin Rd.	2001	12,023
Michigan	SWB	Southwest of Mills St or Ne of Austin Rd.	2003	10,982
Michigan	WB	East of Austin	2003	10,982
Michigan	EB	East of Austin	2003	10,178
Michigan	NEB	100 Feet Southwest of Austin St.	2003	6,833
Michigan	EB	West of Austin	2003	6,833
Michigan	SWB	100 Feet Southwest of Austin St.	2003	6,431
Michigan	WB	West of Austin	2003	6,431
Austin	2-WAY	West of Schill Rd	2013	3,029
Monroe	SB	South of Henry	2006	2,320
Monroe	NB	South of Henry	2006	2,160
Jordan	2-WAY	South of Willow Rd	2013	2,134
Goodrich	2-WAY	North of Hack Rd	2013	1,829
Hack	2-WAY	Britton Hwy / Hack Rd Cutoff to Goodrich Rd / Hack Rd Cutoff (West)	2014	1,766

Source: SEMCOG Traffic Data

Generally, the greatest volume of traffic within the Township is found along Michigan Ave., with smaller traffic counts along Austin Rd., Hack Rd., Jordan Rd., and Goodrich Rd.

Existing Land Use

A basic element in planning the future of Saline Township is the consideration of existing land use types and patterns. The acreage of existing land uses in Saline Township are provided in the table below. This information was developed based upon data analyzed by the Southeast Michigan Council of Governments (SEMCOG).

Table 8. – Existing Land Uses

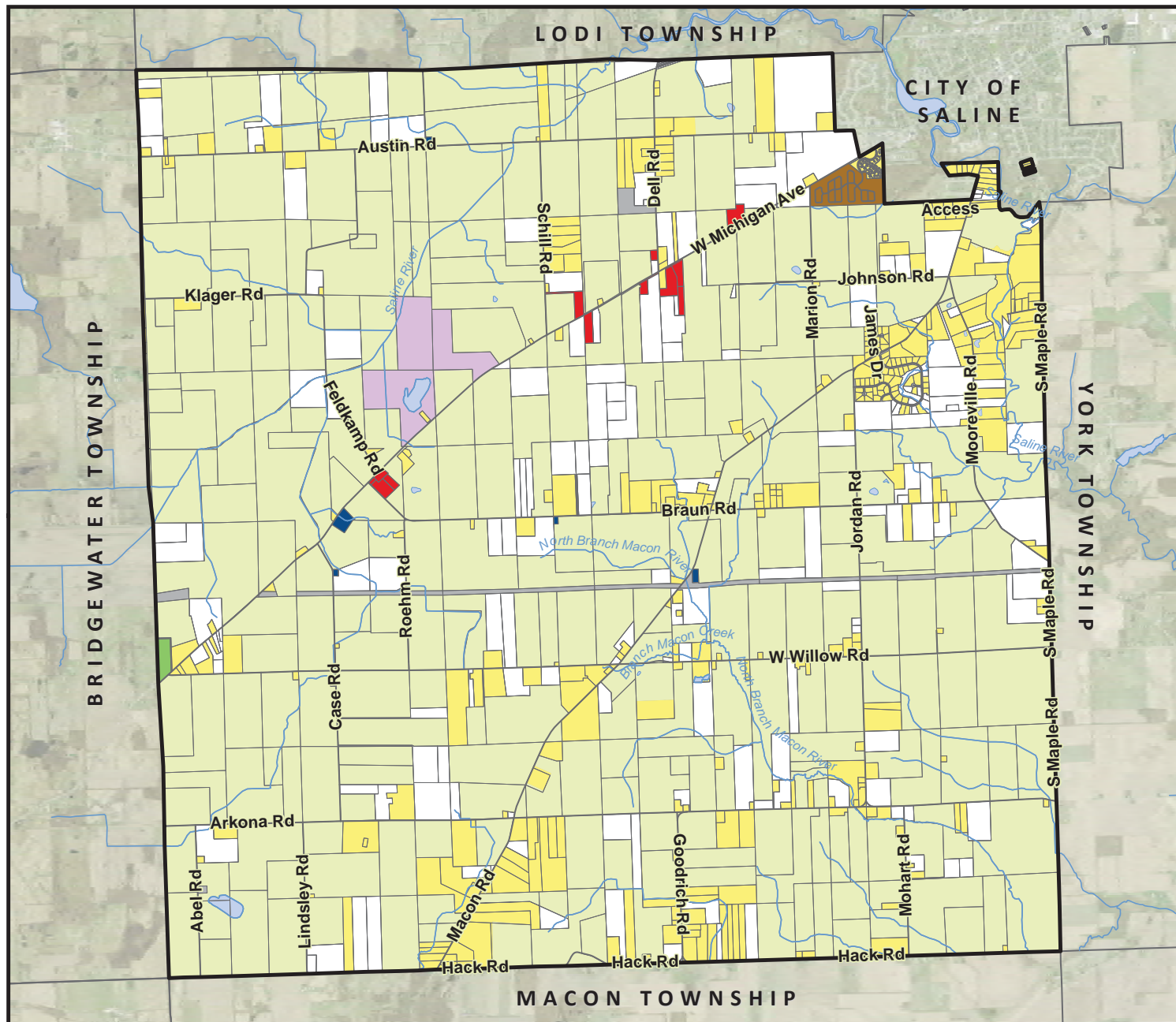
Existing Land Use Category	Acres	Percent Land Coverage
Agricultural	16,631	74.7%
Single-Family Residential	4,962	22.3%
Commercial	214	1.0%
Industrial	248	1.0%
Institutional	16	0.1%
Parks, Recreation and Open Space	15	0.1%
Transportation , Communications and Utilities	152	0.7%
Water	28	0.1%

Source: SEMCOG, 2015

As demonstrated in the table, the majority of land in Saline Township is agricultural. Moderate residential development has occurred in the last two decades. Most of the higher density development (one-acre lot subdivisions) is concentrated in the vicinity of Macon and Jordan Roads. Other single-family dwellings are found along Mooreville Road east of Macon Road. The River Ridge manufactured home village is located on Michigan Avenue just west of the City of Saline. A significant number of farmsteads are still active within the Township.

Commercial and industrial land uses continue to make up a relatively small portion of the Township's land area. The majority of the Township's commercial uses are located along U.S.12 (Michigan Avenue).

There is significant development pressure on the Township, especially from outward growth from the City of Saline. This is a critical time for the Township in deciding how development will occur in the future. The map on the following page illustrates existing land uses within Saline Township.



SALINE TOWNSHIP EXISTING LAND USE

LEGEND

- Agricultural
- Single-Family Residential
- Multiple-Family Residential
- Commercial
- Manufactured Housing Park
- Vacant
- Industrial
- Governmental / Institutional
- Parks, Recreation, and Open Space
- Transportation/Communication/Utility
- Lakes and Ponds
- Rivers and Streams



0 0.5 1 2 Miles

Note: This map does not illustrate existing zoning districts.

Carlisle/Wortman Associates
Source: Washtenaw County GIS
Michigan Open GIS
SEMCOG
7-5-2016



CHAPTER 4: GOALS AND OBJECTIVES

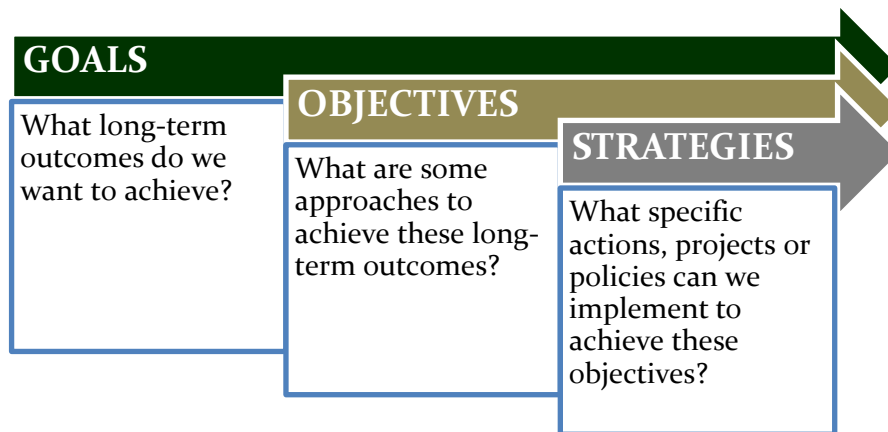
The adoption of community goals and objectives is a vital step in the master planning process. The desires and needs of Saline Township residents, property owners and business owners must be properly interpreted so that workable solutions can be achieved. The Master Plan therefore requires careful analysis of the various factors that characterize Saline Township and the specific problems to be faced.

While goals and objectives tend to be general in nature, strategies set forth a particular approach or position to be taken when resolving a planning issue. Strategies are specific actions aimed at achieving particular goals and objectives. Clearly defined statements of strategy can go far to minimize arbitrary decisions and substantiate intelligent, objective decisions.

Goals are overall broad statements that provide a focus for future discussions.

Objectives are more specific planning statements used to qualify the goals and provide more detailed direction for planning efforts.

Strategies are very specific, action-oriented statements that would help achieve the goals and objectives. Strategy statements provide justification to revise or draft new ordinances or regulations or finance specific capital improvements.



These goals and objectives were derived through a review of the existing conditions of the Township, future trends, and the results of a series of joint public meetings.

Summary of Goals

The following statements reflect the primary goals of Saline Township. These are followed by more detailed objectives and strategies on the subsequent pages.

- Preserve and manage natural features.
- Preserve agricultural lands and open space.
- Allow a variety of housing types, located within desirable residential settings, to ensure a maximum choice of dwelling units and a diverse population within the Township.
- Promote the limited development of commercial and industrial uses in appropriate areas of the Township.
- Develop and maintain a safe and efficient transportation system throughout the Township while minimizing the adverse impacts of traffic.
- Limit intense development and municipal sanitary sewer and water service to the urban service area to avoid patterns of sprawl, preserve agricultural and open space areas, and protect the Township's environment.

Preservation of Natural Resources

GOAL

Preserve and manage natural features.

Objective A

Protect the quality of surface water.

Strategies

1. Discourage development within the 100-year floodplain of existing water courses or wetlands.
2. Ensure that new developments preserve surface water, stream corridors, and wetlands in their natural conditions and limit adverse impacts on water features and vegetative buffers
3. Manage storm-water run-off to retain the quantity and quality of water in surface water features.
4. Limit the use of coal-tar sealcoat and promote alternative sealcoats, such as latex and acrylic-based products.
5. Control erosion during and after construction by:
 - a. Limiting stripping of vegetation and soil removal;

- b. Minimizing the duration of exposure and disturbed areas;
- c. Requiring the use of temporary vegetation, mulching, or other techniques to protect exposed areas;
- d. Requiring the establishment of permanent vegetation or other techniques to prevent erosion; and
- e. Requiring the installation of temporary erosion control barriers.

Objective B

Ensure the quality of groundwater by protecting groundwater recharge areas.

Strategies

1. Require delineation of groundwater recharge areas as part of the site plan review process. Require applicants to denote the following additional information:
 - a. On-site septic systems;
 - b. Percent of site covered by impervious surfaces;
 - c. Potential for water contamination from surface use of fertilizers and pesticides;
 - d. Potential for water contamination from spills of hazardous substances;
 - e. Potential for contamination from road de-icing materials.
2. Restrict impervious materials over groundwater recharge areas.
3. Protect surface vegetation where needed to purify or retain stormwater runoff.
4. Encourage land uses that limit the potential for groundwater contamination or harmful impact on the operation of the underground water system.

Objective C

Establish an interconnected system of natural environmental areas, including wetlands, woodlands, and open fields which provide a diverse, viable habitat for wildlife and rare native plants. Protect strategic open space for nature conservation and/or recreational use.

Strategies

1. Plan for land uses that minimize adverse impacts on designated environmentally-sensitive areas

2. Encourage cluster developments that protect designated natural features.
3. Encourage the establishment of easements and deed restrictions that permanently protect designated natural features.
4. Protect environmental features, including wetlands, woodlands, hedgerows, prairies, and meadows that support a viable wildlife habitat.
5. Retain natural links between protected areas within areas to facilitate movement of wildlife.
6. Require the identification of fragile natural features as part of the site plan review process.
7. Coordinate development of public and private open space and recreational uses. Encourage or require the provision of private open space in new developments; said open space shall be a significant feature of the development, especially in planned unit developments.
8. Coordinate the development of pedestrian and bicycle trails.
9. Encourage the establishment of a Township-wide parks and recreation plan.
10. Identify and dedicate strategic properties for open space or recreational use. Properties may include:
 - a. Parks in urban, suburban, and rural residential areas;
 - b. Environmentally sensitive sites that are potentially endangered; and
 - c. Sites to buffer land uses.

Objective D

Protect woodlands, open space areas, and landmark trees.

Strategies

1. Minimize the impact of development on woodlands by:
 - a. Prohibiting high-density residential development in designated woodlands.
 - b. Encouraging cluster developments to minimize the impact of development on woodlands.
 - c. Encouraging permanent protection and expansion of woodlands through the establishment of deed restrictions and easements
2. Protect the diversity and quality of wildlife habitats and their associated flora and fauna, including landmark trees, woodlands and upland brush.

Objective E

Promote attractive natural streetscapes along all Township roads and streets

Strategies

1. Protect existing landmark trees and hedgerows located adjacent to Township roads.
2. Require landscaping along Township roads for all new development, where applicable.
3. Protect and enhance streetscapes along special corridors (i.e. roadways with a recognized scenic or historic character).
4. Coordinate the location of overhead and underground utilities to minimize their impact on existing vegetation and wetlands.

Objective F

Create and protect a buffer with significant areas of nature conservation and low intensity land uses to separate the City of Saline's urban area from Saline Township.

Strategies

1. Encourage low density, open space, and agricultural uses along U.S. 12 between the urban service area and the western border of the Township
2. Cluster areas for development to maintain existing natural features and scenic vistas.
3. Ensure that agriculture remains as the predominant land use within the Township.

Objective G

Protect slopes of 12 percent or greater from adverse impact from development.

Strategies

1. Protect slopes of 12 percent or greater from soil erosion to:
 - a. Maintain slope stability;
 - b. Control amount and velocity of run-off; and
 - c. Maintain existing positive aesthetic qualities.

2. Limit development to low densities in areas of steep slopes and in other sloping areas where soil conditions create serious erosion potential.
3. Maintain or enhance the natural contours, vegetation and drainage patterns when development occurs in areas of steep slopes.

Objective H

Protect strategic open space and designated agricultural lands from development.

Strategies

1. Encourage public, non-profit land trusts to establish deed restrictions.
2. Encourage donation of land to Saline Township or to private land trusts for open space, recreational, or agricultural use.
3. Encourage the donation or sale of deed restrictions, view easements, and development easements to a public or private entity empowered to hold them.
4. Encourage the use of planned unit developments and cluster developments to establish permanent open space easements.

Agricultural Land Use

GOAL

Preserve agricultural and open space land.

Objective A

Maintain existing and promote additional agricultural activities in designated areas of the Township.

Strategies

1. Limit intense development in areas designated for agricultural preservation.
2. Coordinate agricultural preservation goals with those of adjoining communities.
3. Prevent fragmentation of farmlands by division into small parcels.
4. Encourage long-term investment and improvements needed to maintain and expand agricultural production by creating a stable environment for such production.
5. Promote and permit agri-tourism uses such as pumpkin patches, hay rides, and corn mazes that are compatible with agricultural and low-density residential areas.
6. Periodically update list of permitted/special uses within the agricultural district to allow for new agricultural uses or uses compatible with existing agricultural uses.

Objective B

Limit intrusion of non-agricultural uses into agricultural areas.

Strategies

1. Direct non-agricultural uses/more intense development away from areas of the Township reserved for agricultural preservation.
2. Permit residential land uses on agricultural land, given that residential lots are:
 - a. In accordance with the densities contained within the Zoning Ordinance;
 - b. Taken from land unsuited for farming, where available; and
 - c. Clustered to allow continued agricultural use of the remainder of the acreage.

Objective C

Permit ecologically-sound recreational land uses.

Strategies

1. Permit ecologically-sound recreational land uses when such uses provide a buffer between agricultural uses and urban/suburban residential areas.

Objective D

Encourage long-term ownership and/or permanent agricultural and open space preservation.

Strategies

1. Encourage ownership of land by farmers or entities committed to long-term agricultural use of land.
2. Encourage applications for P.A. 116.
3. Encourage the establishment of agricultural/open space deed restrictions or easements to create permanent or open space reserves.
4. Support Township properties to be considered for Purchase of Development Rights (PDR) programs.

Objective E

Appropriately plan for utilities and roads within agricultural areas

Strategies

1. Prohibit the extension of public sewer or water service into lands designated for agricultural preservation.
2. Retain a system of slow-moving, low-traffic roads to permit movement of farm equipment between noncontiguous parcels.
3. Access to new development shall be from existing paved roads wherever feasible.

Residential Land Use

GOAL

Allow a variety of housing types, located within desirable residential settings, to ensure a maximum choice of dwelling units and a diverse population within the Township.

Objective A

Promote strong, cohesive neighborhoods that contribute to a positive community identity.

Strategies

1. New residential development shall be compatible in density and character with existing residences and neighborhoods in the immediate area.
2. Encourage residential development organized around natural features or recreational amenities, and architectural design that will create neighborhoods of lasting value.
3. Encourage residential development that occurs at a density of 1 dwelling unit per acre or more to be developed under a planned unit development (PUD) or similar zone, thereby providing its own open space and recreational facilities.
4. Promote the development of accessible, affordable housing opportunities for Saline Township's senior citizens within the urban service area.

Objective B

Promote land uses that are compatible with existing conditions, at a rate of growth that can be financially sustained by the Township Government and related infrastructures.

Strategies

1. Direct suburban and urban residential development away from agricultural lands.
2. Establish a residential density standard that will neither damage environmental features nor intrude upon agricultural lands.
3. Direct dwelling units toward portions of a site most suited to development in order to preserve natural features.
4. Encourage establishment of rural housing in transitional zones between agricultural, open space/conservation areas, and areas designated for more intensive residential development.

5. Additional development of rural housing may be permitted to complete pockets of existing rural housing to logical boundaries.
6. Locate new suburban housing near existing areas of suburban development within the Urban Service Area and between areas of rural housing and urban residential areas.
7. Encourage a variety of urban housing types within the Urban Service Area.
8. Encourage the development of traditional neighborhoods that include a mix of housing types and densities, and planned unit developments which may include pedestrian-scaled institutional, office or commercial uses and open space. The Zoning Ordinance should:
 - a. Permit clustering that maintains overall site density in order to provide permanent open space for recreational or environmental conservation use;
 - b. Require comprehensive pedestrian circulation systems;
 - c. Require organization of residential development around focal points, such as open space or village greens; and
 - d. Require open space buffers from adjacent suburban, rural, or agricultural land uses.

Commercial and Industrial Land Use

GOAL

Promote the limited development of commercial and industrial uses in appropriate areas of the Township.

Objective A

Promote well-planned commercial and light industrial development that integrates well with existing and future uses within the Township.

Strategies

1. Concentrate future commercial and light industrial needs along U.S. 12 within the urban service area. This area should be designated as a “Mixed Use Area,” and should also permit higher density residential uses.
2. Permit limited, neighborhood-scale commercial uses along U.S. 12 outside of the urban service area at key intersections (i.e. Dell Road and Feldkamp Road).
3. Commercial and light industrial uses should be limited to a depth of 500 feet from the Michigan Avenue right-of-way.

4. Encourage commercial and light industrial developments to develop in stages and in a planned, coordinated manner, according to an overall development plan. Prohibit haphazard development.
5. Require extensive landscaping and preservation of natural features into development site plans.
6. Protect existing uses in the vicinity of the urban service area by requiring vegetative buffering and screening around commercial and light industrial developments.
7. Commercial and light industrial sites shall be screened and landscaped from adjacent residential and agricultural lands to physically separate such uses, to reduce heat and glare from parking areas, to screen parking and loading areas from view, to control noise, and to increase the attractiveness of such sites.
8. Encourage creative design of future commercial and light industrial areas, and promote pedestrian circulation facilities, landscaping, appropriate setbacks, well-designed signage, adequate parking, and other amenities to create an aesthetically attractive environment.

Objective B

Minimize the impact of light industrial land uses on the environment and non-compatible uses.

Strategies

1. Tailor zoning regulations to promote clean industrial uses, and discourage large, heavy industrial uses in inappropriate locations.
2. Enforce regulations controlling industrial nuisances such as noise, odor, dust, vibration, outdoor storage, and intensive truck impacts, and revise, improve or create regulations when deemed necessary.
3. Separate light industrial developments from residential uses via open space and landscaped buffers and/or other transitional uses.

Transportation

GOAL

Develop and maintain a safe and efficient transportation system throughout the Township while minimizing the adverse impacts of traffic.

Objective A

Maintain the Township's road network for safe and efficient vehicular circulation.

Strategies

1. Promote use of shared driveways and access roads, where feasible, to minimize the number of curb cuts along primary roadways.
2. Retain a system of slow-moving, low-traffic roads to permit movement of farm equipment between noncontiguous farm parcels.
3. Preserve the natural landscape along and protect the character of Natural Beauty Roads, as designated by the Washtenaw County Road Commission (WCRC).
4. Encourage preservation of the natural landscape along roadways characterized by significant natural resources or vistas.
5. Protect historic sites and structures from adverse impact from traffic and road improvements.
6. Protect and enhance major entrances to the Township, including:
 - a. U.S. 12
 - b. Macon Road
 - c. Austin Road
 - d. Jordan Road

Objective B

Expand the Township's road network for safe and efficient vehicular circulation.

Strategies

1. Require new developments to provide legally permissible street improvements to ensure safe and convenient traffic flow.
2. Roads within residential areas shall be interconnected. Plans for new development should provide for extension of roads into future development areas, where such extension is determined

- by the Township to be necessary for the continuity of the road system, or to provide adequate vehicular access to interior lands.
3. Encourage placement of buildings to face primary and collector streets.
 4. Route through traffic around, and not through, agricultural land areas.
 5. Discourage private roadways except in special districts, such as planned unit developments.
 6. Roads within new developments shall be funded through developer financing with subsequent dedication to the public, if possible.
- Road improvements needed to serve more than one property shall be funded through developer financing or through special assessment districts for all adjacent properties that substantially benefit from the road improvements.

Objective C

Provide for pedestrian and non-motorized circulation throughout the Township.

Strategies

1. Require sidewalks as an integral component of the circulation system in the urban service area, especially within residential developments (PUDs, site condominiums and subdivisions).
Sidewalks shall:
 - a. Be provided along all urban streets;
 - b. Be separated from streets by landscaping or other amenities to provide for safety and pedestrian comfort;
 - c. Be barrier-free; and
 - d. Be coordinated with a bicycle system, where feasible.
2. Construct bicycle trails to connect parks and open space areas.

Growth Management and Public Utilities

GOAL

Limit intense development and municipal sanitary sewer and water service to the urban service area to avoid patterns of sprawl, preserve agricultural and open space areas, and protect the Township's environment.

Objective A

Manage the public sanitary sewer system and public water system to direct development away from areas designated for agricultural, rural and suburban residential land uses.

Strategies

1. Limit sanitary sewer and public water service to the urban service area of Saline Township. Service to any other area shall require prior amendment to the Master Plan.
2. Prohibit the extension of public sewer or water service into designated agricultural zones, unless directly necessary to address health, safety and environmental issues for existing development.
3. Adopt a cost-efficient strategy to expand sanitary sewer and public water service within the urban service area, only in predetermined phases.
4. Extensions of the sewer and water systems should be constructed with developer financing, user fees, or through a special assessment district, but shall not be constructed with ad valorem taxes. Extensions shall be coordinated with the City of Saline.
5. Extension of any sewer or water system shall be permitted only if such extension will not adversely affect the financial and functional integrity of the Township and the established urban service area.
6. Prohibit the construction of lift stations when gravity alternatives are available.
7. Transmission and distribution lines should be looped to ensure adequate pressure and continuity of service
8. All new development within the urban service area shall be required to connect to public sewer and water systems, if available and economically feasible. However, private wells may be permitted as interim facilities for individual parcels where public water systems will not be available for a significant period of time.
9. Community wells shall be prohibited unless it can be determined that the water quality and quantity is not sufficient to serve the

proposed development and that the environment will not be adversely impacted by the well.

Objective B

Maintain a storm drainage system that manages stormwater run-off in a safe, sanitary, and environmentally sound manner.

Strategies

1. Storm drainage shall be included when evaluating the suitability of a site for development and when determining the appropriate density of development.
2. Drainage systems shall meet the following criteria:
 - a. All drainage systems shall be designed to meet, at a minimum, the standards of the Washtenaw County Drain Commission and the Michigan Department of Environmental Quality (MDEQ).
 - b. All drainage systems within residential developments shall be dedicated and deeded to the Washtenaw County Drain Commission, subject to the approval and conditions of the Drain Commissioner.
 - c. In the event a drainage system is not dedicated and deeded to the Washtenaw County Drain Commission, the developer or his agents shall provide to Saline Township a maintenance plan for the drainage system outlining necessary procedures to maintain the system in proper working order, and a description of the entity which shall be responsible for such maintenance.
 - d. On-site drainage systems shall be adequate to deliver surface run-off to established drainage courses and, where appropriate, recharge the groundwater supply.
 - e. Drainage systems shall be located and designed to prevent sediments and pollutants in surface run-off from entering watercourses and groundwater aquifers.
 - f. Stormwater run-off should be routed over grassy swales or similar areas to filter run-off. Open and natural drainage courses should be utilized as part of the drainage system where possible, and where the natural drainage course will not be adversely affected.
 - g. Open courses should be landscaped to enhance the open space or landscape scheme of the site or area, or be designed to function as natural wetlands.

- h. Existing wetlands should not be incorporated into site drainage systems unless it can be adequately proven that the wetlands shall be protected from any adverse impacts. Extensive clearing of vegetation which buffers the wetlands from erosion and filters sediments and pollution from run-off shall be prohibited.
- i. Stormwater discharge to adjoining properties shall be adequately controlled to prevent any negative impacts to adjoining properties.

Objective C

Encourage the underground placement of electricity, telephone, and cable television lines serving the Township.

Strategies

1. Encourage utility companies to place distribution lines servicing urban and suburban development underground.
2. Overhead lines servicing low-density (1 dwelling unit or less per acre) rural residential development may be permitted provided that their alignment and visual and physical impact does not adversely affect the Township's natural or aesthetic environment.
3. Overhead lines for transmission and major distribution may be permitted, provided that their alignment and visual and physical impact does not adversely affect the Township's natural or aesthetic environment.
4. All distribution systems, including overhead lines and all easements or rights-of-way for overhead or underground cables shall meet the following criteria:
 - a. Distribution systems shall be located to avoid disruption of woodlands, significant fence rows, wetlands, or other natural features.
 - b. Distribution systems shall be located to avoid unwise or inappropriate division of land use or ownership parcels.
 - c. Surface-mounted equipment shall be judiciously placed as part of a landscape design in order to be attractively and effectively screened.
 - d. Substations shall be located, designed, and landscaped to fit the character of the surrounding areas.
5. Joint use of trenches for all underground cable utilities shall be encouraged to minimize construction costs, and joint use of poles for all overhead utilities shall be required to minimize visual clutter.

CHAPTER 5: FUTURE LAND USE

The Future Land Use Plan defines the framework for the future growth of the Township. It begins with a general description of the desired pattern of development for the community and follows with a description of the future land use categories (as illustrated on the future land use map). This chapter serves to translate community goals into a narrative and provide a descriptive rationale as to the reasoning and placement of preferred land uses and density.

The Future Land Use Plan is formulated to serve as the primary policy guide for local government officials regarding land use decisions, investment in public improvements, and coordination of public improvements and private development. The Future Land Use Map, like the rest of the Master Plan, is intended to be a working document that will provide for the orderly development of the Township, assist the community in its effort to maintain and enhance a pleasant living environment, and spark a vision for the future.

In developing policies and a plan for future development within the Township, residents must consider the potential for various types of uses in relation to other identified development goals. Foremost, the potential for future residential, commercial, and industrial development must be examined in relation to the goal of preserving natural resources and the peaceful, agricultural character of the Township.

Determining Factors

Saline Township's Future Land Use Plan involves the integration of several key determining factors that embody the community's vision for the future. The various factors contained within this Plan include:

- Natural Features Protection
- Agricultural Preservation
- Urban Service Area
- Limited Commercial Development
- Coordinated Infrastructure Improvements

Natural Features Protection

Saline Township has a variety of natural features – wooded areas, streams, wetlands and varied topography. It is important that these features be protected and set aside into natural systems throughout the Township as well as integrated into the development pattern so that they will be preserved and properly respected. Due to the location of certain natural features, encroachment from development may be inevitable. However, options are available to integrate existing natural resources into new development patterns.

Planned Unit Developments (PUDs) offer an exceptional opportunity for the Township to seek the placement of conservation easements as a demonstration of a project's benefit to the community. This is especially true since Michigan legislation has allowed open space requirements of a PUD to be offered off-site since 2003; this offers the Township another vehicle by which to preserve designated areas. The Township's PUD Ordinance currently offers a density bonus for off-site open space preservation.

Agricultural Preservation

The continuance of agricultural activity is a critical component to the Township's overall land use strategy. Therefore, it is imperative that the Township's agricultural areas be preserved and protected from encroachment by incompatible development. Agriculture, at least long-term operations, cannot compete successfully with housing for the same land; the presence of only a few suburban residences can adversely affect the stability of an agricultural area. However, there are a number of approaches that can be taken by the Township and individual property owners to facilitate the preservation of agriculture:

Agricultural Zoning

It should be noted that the current Agricultural District within the Zoning Ordinance (A-1) contains a "sliding-scale" format for lot splits which, to an extent, limits the amount of development that can take place within agricultural areas. The Zoning Ordinance sets forth a maximum lot size for lot splits and limits the number of splits that can take place within the agricultural district. This "sliding scale" format shall be modified to comply with the Michigan Land Division Act, PA 591 of 1996 and PA 87 of 1997.

P.A. 116, Farmland and Open Space Preservation Program

Many agricultural properties within the Township are currently enrolled in the tax incentive program created under Public Act 116 of 1974, as amended. Under the P.A. 116 program, farmers can enter into a contract with the State of Michigan to keep their land in farming-use and agree not to develop the land. In exchange for that restriction in land use, the landowner may receive some tax credit.

Legacy Land Conservancy

In Washtenaw County, the Legacy Land Conservancy works with landowners in and around the County to help preserve farmland and other environmentally sensitive lands through conservation easements. Conservation easements limit the type and amount of development on a property and often restrict uses that have the potential to damage natural features. The Legacy Land Conservancy conservation easement is a permanent, voluntary commitment that may provide a financial benefit.

Urban Service Area

The availability of public utilities, namely sewer and water, is a guiding force behind the distribution of land uses and residential densities depicted on the Future Land Use Map. Saline Township has contracted with the City of Saline for water and sewer services through PA 425 agreements. To allow for the orderly, coordinated development of the Township, the Future Land Use Map provides for an “Urban Service Area.” The Urban Service Area is the primary method of managing growth envisioned in this Plan, and is intended to represent the area of the Township with which the water and sanitary sewer systems are anticipated to be extended. Therefore, the proposed Urban Service Area intentionally corresponds with the higher-density areas proposed on the Future Land Use Map.

The Urban Service Area effectively marks the separation between planned rural and urban/suburban areas. Medium to high intensity residential, commercial and light industrial uses are appropriate within the Urban Service Area. Conversely, areas located outside of the Urban Service Area shall be maintained at a low density, and any development within these areas should not adversely impact natural features and agricultural uses.

The boundaries of the Urban Service Area are not intended to be static, but should be evaluated on a regular basis along with other updates to the Master

Plan. Guidelines must be established to determine whether to expand the Area to include a particular piece of property. Development activity proposed within Saline Township shall adhere to the following policies related to the Urban Service Area, particularly in regard to sanitary sewer service:

- Water and sanitary sewer service shall be limited to areas located within the Urban Service Area, unless the extension of the service would address public health or safety concerns. Such exceptions could include the need to support an area where septic systems are failing.
- In the interest of maintaining orderly, coordinated development, greater consideration will be given to expanding the Urban Service Area to include property that is immediately adjacent to the existing Area, rather than create new, isolated areas.

Limited Commercial Development

While a majority of commercial uses are intended to be clustered within the Urban Service Area adjacent to the City of Saline, limited commercial development is appropriate along U.S. 12 outside of the Urban Service Area boundaries. The Future Land Use Plan designates small “local commercial” areas located along U.S. 12. In particular, low-intensity commercial land uses may be appropriate in the following locations:

- Intersection of Dell Road and U.S. 12.
- Intersection of Feldkamp Road and U.S. 12

In a manner consistent with that of the Urban Service Area, and in an effort to limit the intrusion of non-compatible uses into agricultural land, commercial uses along U.S. 12 shall be limited to a depth of 500 feet from the right-of-way.

Coordinated Infrastructure Improvements

Without the careful coordination of needed infrastructure improvements, extensive funding could be wasted without meeting the needs of the Township. Necessary improvements, as well as discussion of how they are envisioned to be coordinated, are found below.

Transportation

Road improvements within the Township typically fall under the purview of the Washtenaw County Road Commission (WCRC). However, budgetary constraints often hinder the WCRC's ability to install needed road improvements on pace with development activity. Thus, it is recognized that a coordinated, proactive approach to seeking road improvements is necessary. Therefore, whenever development is proposed where necessary road improvements are envisioned, the Township should seek to partner with the developer and the WCRC so that road improvements can be made in the most efficient, logical fashion possible. Coordination of future road improvements with adjacent communities should also be pursued wherever possible.

The following Transportation Guidelines are established:

- All new streets in the designated Urban Service Area must be paved. Existing, unpaved streets within the Township should be paved as development occurs in non-agricultural areas to provide safe and convenient access to adjoining properties.
- Streets located within the Urban Service Area, and streets located in areas subject to sanitary sewer service, should be constructed to urban standards, based on WCRC requirements for urban streets, including curbs and gutters.
- Plans for new development should provide for extension of streets to connect with existing or future streets at common boundaries where such extension is determined to be necessary for continuity in the public street system or to provide vehicular access to interior parcels. Interconnection of streets is intended to be a means of creating physical integration of all parts of the community.

- New streets shall be designed and constructed to WCRC standards and dedicated or otherwise conveyed to the WCRC.
- Each new development will be required to provide its share of street improvements.
- The number of driveway openings on arterial streets should be minimized in order to reduce the need for additional lanes and improve traffic safety.
- The design and character of streets should be consistent with and subservient to the desired character of Saline Township. The right-of-way and number of lanes and pavement width of other streets should not be so large or dominant as to create barriers between areas on opposite sides of these streets.

Complete Streets

On August 1, 2010, the State of Michigan legislature signed into the law the Complete Streets amendments to the State Trunkline Highway System Act (Act 51 of 1951), and the Planning Enabling Act (Act 33 of 2008). The law provides an approach to transportation planning and design that considers *all* street users – vehicles, pedestrians and bicyclists of all ages and abilities – during the various planning and design stages of a transportation project. The amendments also require that the Michigan Department of Transportation (MDOT) and local road commissions consider the community’s goals and desires for road projects within their boundaries.

Complete Streets provide facilities that allow all users, irrespective of their age or abilities, to use the street as a mode of transportation. A Complete Street allows pedestrians, bicyclists, transit users and those with disabilities to easily and safely use roads within the community. Communities with Complete Streets Policies help to ensure that engineers and planners design roadways to accommodate all users, not just motorists.

Facilities that make a street “complete” depend on the existing conditions and the intended users. It’s never a “one-size-fits-all” scenario. Examples include curb ramps, audible or tactile signals for blind pedestrians, longer crossing times, and bike lanes that are free of obstacles.

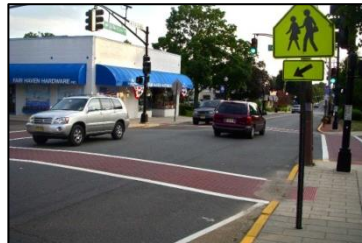
Bicycle Facilities

Bicyclists need a complete interconnected transportation network, with a relatively clean, smooth surface to ride on. Clearly marked on-street bike lanes help facilitate non-motorized travel. Bicycle trails that are totally separated from the roadway allow safe non-motorized transportation with minimal conflicts with traffic. Shared-lane arrows (*sharrows*) can be used on roads under 35 mph and indicate proper positioning for bicyclists on roadways.



Pedestrian Facilities

Pedestrian crossings should be clearly visible, either by marked crosswalks or a change in pavement material. Refuge islands and medians are helpful to pedestrians on streets with wide cross-sections or at mid-block. In some cases, a push button can be installed at crosswalks that signal vehicles to slow and stop; when not lit, it does not impede traffic flow.



Streetscape Improvements

Streetscape improvements, such as landscaping, pedestrian-scaled lighting, benches, artwork, are a critical component of complete streets policies. Such elements can facilitate non-motorized transportation (such as walking and biking) by making them more enjoyable.



Complete Streets provide numerous benefits, including:

- Improved safety for all users, including pedestrians, bicyclists, transit riders and drivers.
- Improved human health by encouraging walking and bicycling.
- Decreased car traffic, reducing dependence on gasoline and petroleum products, and improved air quality.
- Provides more transportation options.
- Fosters livable communities.

Future Land Use Categories

Specific land use categories are identified and illustrated on the future land use map (Map 7). A summary of the future land use classifications illustrated in the Future Land Use Map is provided as follows:

AGRICULTUAL/RESIDENTIAL DESIGNATIONS

Agricultural Land Use

Intent: The intent of the Agricultural designation is to protect existing agricultural land uses, maintain rural character, minimize population density, and preserve open spaces. Accordingly, the Agricultural land use designation is intended to allow low-density residential development only when it promotes open space preservation and is compatible with existing agricultural operations.

Description: Agricultural areas are those lands characterized as primary crop and/or livestock production lands. These lands should not be considered land banks for future development. In this area, the focus shall be on open space preservation and any future residential development shall cluster residential units on the most suitable portions of the site, with remaining areas permanently dedicated as open space. The clusters of residences are intended to be small and integrated into significant amounts of open space.

Although these general areas are primarily comprised of active agricultural lands, there are also natural resources consisting of woodlands, wetlands, stream corridors, and scattered residential dwellings.

Compatible Land Uses: Desirable land uses and elements of the Agricultural designation include:

- Farming operations and similar uses of land;
- Agri-business and agri-tourism uses.
- Low-density, clustered single-family residential development where a minimum of fifty percent (50%) of the buildable area is permanently preserved as dedicated open space (see below);
- Single-family dwellings on parcels five (5) acres in size or larger;
- Landscape features such as orchards, out-buildings such as silos and barns, fences and sound farm structures;
- Scenic views consisting of natural features; and
- Ecologically-sound recreational land uses, parks, open spaces and conservation areas.
- Public/Quasi-public uses.

Residential Land Uses in Agricultural Areas: Efforts shall be made to direct non-agricultural uses away from areas of the Township designated for Agricultural uses and preservation. However, residential uses may be permitted on agricultural lands with the stipulation that, in order to preserve agricultural activities, residential lots shall be:

- In accordance with the standards contained within the A-1 Agricultural zoning district regarding sliding-scale densities;
- Taken from land unsuited for farming, where available;
- Allowed through rezoning to PUD as specified within the Zoning Ordinance; and
- Clustered to allow continued agricultural use of the remainder of the acreage.

Compatible Zoning Districts: Based upon the above criteria, the A-1, Agricultural-Conservation zoning district is the most appropriate zoning district for lands designated for agricultural use.

Estate Residential

Intent: The intent of the Estate Residential designation is to permit primarily large-lot residential areas with certain incidental agricultural activities.

Description: Land designated for Estate Residential use is located outside of the urban service area, and incorporates parcels of land where soils provide adequate sites for on-site septic use and individual wells. Portions of this area are currently developed as single-family residential, generally at a density of one dwelling per two acres. Clustering is encouraged in this land use designation through the PUD process. Natural features such as woodlands, wetlands and stream corridors shall be preserved to maintain the integrity of the natural environment.

Compatible Land Uses: Desirable land uses and elements of the Estate Residential designation include:

- Agricultural operations;
- Single-family residences in clustered subdivisions/site condominium developments (one dwelling unit per two acres); and
- Public/Quasi-public uses.
- Parks, open space and conservation areas.

Compatible Zoning Districts: Based upon the above criteria, the R-1, Estate Residential zoning district is the most appropriate zoning district for the Estate Residential land use designation.

Rural Residential

Intent: The intent of the Rural Residential designation is to accommodate low density single-family residential housing in areas not intended to be serviced with sanitary sewer and water services. This category is designed to preserve a predominantly rural character, including incidental agricultural operations.

Description: Land designated as Rural Residential includes areas outside of the Urban Service Area where soils are generally suitable for on-site septic systems and individual wells. Maximum residential density is one dwelling unit per acre. Housing at this specified density is intended to include various types of single-family units, including planned unit developments, site condominiums, or traditional neighborhood developments. Clustering is encouraged within this designation through the PUD process to preserve existing natural features and allow for the creation of open space.

Compatible Land Uses: Desirable land uses and elements of the Rural Residential designation include:

- Single-family residences in clustered subdivisions/site condominium developments (one dwelling unit per acre);
- Incidental Agricultural operations; and
- Parks, open space and conservation areas.

Compatible Zoning Districts: Based upon the above criteria, the R-2, Rural Residential District is the most appropriate zoning district for the Rural Residential land use designation.

Suburban Residential

Intent: The intent of the Suburban Residential designation is to promote a moderate density single-family category with a predominately suburban character. This is achieved by accommodating medium density single-family residential housing in areas of the Township that may be served by municipal sanitary sewer and water services within the Urban Service Area.

Description: Land designated as Suburban Residential is currently developed with single-family residential dwellings at a density of two dwelling units per acre; this pattern is planned to continue. Public sewer and water systems are required for residential developments within this designation; therefore, this land use designation is limited to areas within the Urban Service Area. Residential clustering is generally encouraged to provide additional open space within planned developments. Housing at this specified density includes various types of single-family homes, including

pre-fabricated housing in platted subdivisions, planned unit developments, site condominiums, or traditional neighborhood developments.

Compatible Land Uses: Desirable land uses and elements of the Rural Residential designation include:

- Single-family residences in clustered subdivisions/site condominium developments or conventional subdivisions (two dwelling units per acre); and
- Parks, open space and conservation areas.

Compatible Zoning Districts: Based upon the above criteria, the R-3, Suburban Residential zoning district is the most appropriate zoning district for the Suburban Residential land use designation.

Urban Residential

Intent: The intent of the Urban Residential designation is to provide for higher-density residential development that can easily be served by municipal sewer and water and other municipal services. Therefore, this designation is restricted to land located within the Urban Service Area.

Description: The recommended density for single-family dwellings within the Urban Residential land use designation is two to four dwelling units per acre. However, greater densities may be permitted in cases showing exceptional design and conservation. Public sewer and water service, paved roads with curbs and gutters, and street lights are required for residential developments within this designation. A variety of housing types are envisioned for this designation, including single-family detached developments, single-family attached dwelling units, townhouse developments, and dwelling units in apartment-type buildings.

Compatible Land Uses: Desirable land uses and elements of the Rural Residential designation include:

- Single and two-family residences (2-4 dwelling units per acre);
- Residential cluster developments;
- Multiple-family dwellings;
- Parks, open space, recreational facilities and conservation areas; and
- Public and semi-public institutional uses and structures.

Compatible Zoning Districts: Based upon the above criteria, the R-4, Urban Residential zoning district is the most appropriate zoning district for the Urban Residential land use designation

Manufactured Housing Park

Intent: The Manufactured Housing Park land use is intended to provide for the existing manufactured housing community development located within the Township.

Description: The area designated for Manufactured Housing Park land use is located on the southern side of Michigan Avenue within the Urban Service Area. The overall density of these areas should not exceed six (6) units per acre, or other densities as determined by State law.

Compatible Land Uses: Desirable land uses and elements of the Manufactured Housing Park designation include:

- Manufactured housing parks.

Most Compatible Zoning District: The Manufactured Home Park designation coincides with the Manufactured Housing Park zoning district.

COMMERCIAL/INDUSTRIAL DESIGNATIONS

Local Commercial

Intent: The intent of the Local Commercial designation is to provide locations for low-intensity retail and service establishments that serve the needs of nearby residential neighborhoods.

Description: The City of Saline will remain the primary focal point for commercial land uses within the area. The areas designated for Local Commercial land use are typically smaller groups of parcels that have emerged as commercial nodes along U.S. 12 outside of the Urban Service Area. Locations include the intersections of U.S.12/Dell Road and U.S. 12/Feldkamp Road. Local Commercial uses should be limited to a depth of 500 ft. from the U.S. 12 right-of-way. These areas capitalize on exposure to high traffic volumes and high visibility. Local Commercial nodes are intended to apply primarily to existing commercially-developed areas, and extensive expansion of commercial development along U.S. 12 is not encouraged.

Compatible Land Uses: Desirable land uses and elements of the Local Commercial designation include:

- Retail and service businesses;
- Specialty shops;
- Office uses;
- Restaurants;
- Financial Institutions;
- Community support facilities such as churches, schools, and public buildings;
- Limited warehousing uses; and
- Agri-business and agri-tourism uses;

Compatible Zoning Districts: Based upon the above criteria, the C-1, Local Commercial zoning district is the most compatible district for the Local Commercial land use designation. However, the Township should conduct an audit of the Zoning Ordinance land use table to ensure that the permitted uses are of an appropriate intensity. The C-2, Special Commercial District

may be appropriate in certain locations, subject to intense buffering and screening requirements.

Mixed-Use

Intent: The intent of the Mixed-Use designation is to provide locations adjacent to the City of Saline for combined residential, commercial, and office-type uses. Future growth within these areas is intended to be flexible with regards to land use, but meet specific form and design guidelines. The Mixed-Use area should provide an alternative to the consistent strip development typically located along Michigan Ave.

Description: The Mixed-Use designation is focused on land adjacent to U.S. 12 within the Urban Service Area. Modification to the Township's Zoning Ordinance may be required to ensure that building/development design facilitates a dynamic environment with a variety of activities. Areas planned for the Mixed Use designation shall have direct or indirect access to U.S. 12.

Compatible Land Uses: Desirable land uses and elements of the Local Commercial designation include:

- Mixed-use developments;
- Neighborhood commercial uses;
- Service uses;
- Office uses;
- Single-family residences, attached and detached;
- Two-family dwellings;
- Multiple-family dwellings;
- Innovative housing projects;
- Parks, open spaces, and conservation areas; and
- Community facilities such as churches, schools, and public buildings.

Compatible Zoning Districts: Based upon the above criteria, the C-1 and C-2 zoning districts are the most consistent with this designation. However, the Township should consider incorporating additional design standards for this district, or adopting an overlay district (overlay districts are further discussed in Chapter 6 - Zoning and Implementation Plan).

Light Industrial/Research

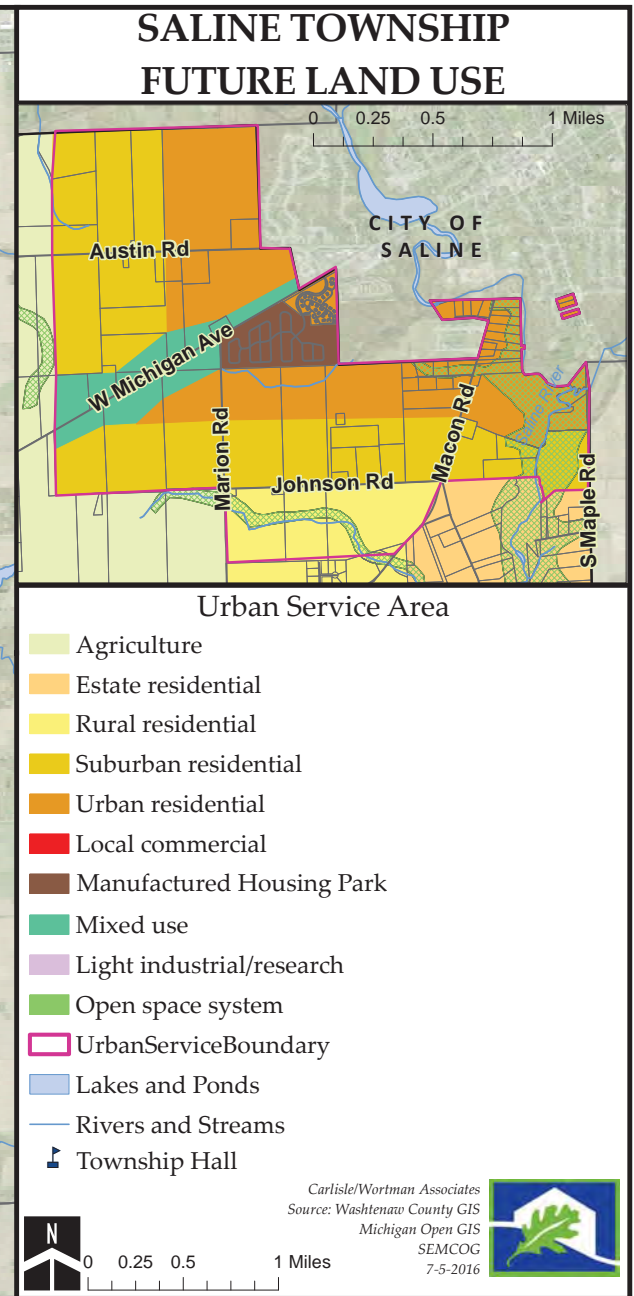
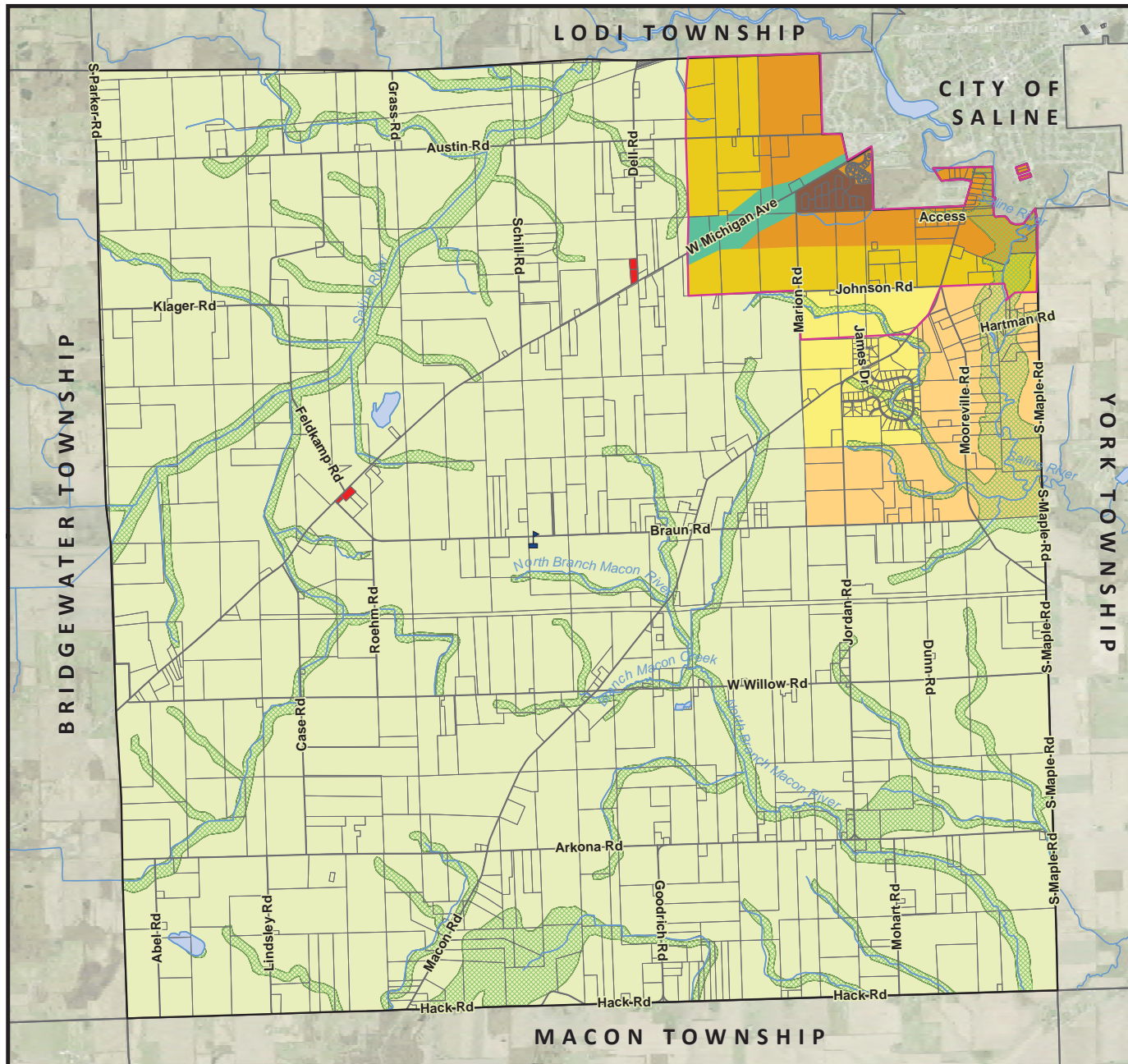
Intent: The intent of the Light Industrial/Research designation is to provide locations for industrial operations that may have moderate effects on adjacent properties because of noise, odor, traffic, and storage of materials. Uses are categorized as needing larger tracts of land and outdoor storage of materials and equipment.

Description: Due to potentially negative external impacts, the Light Industrial/Research designation is limited in scope. Municipal sewer and water shall be required for light-industrial uses; therefore, Light Industrial areas shall be limited to the boundaries of the Urban Service Area. Light Industrial areas that are contiguous with agricultural/residential uses shall be buffered and feature intense screening.

Compatible Land Uses: Desirable land uses and elements of the Light Industrial/Research category include:

- Manufacturing, processing, packaging or assembling uses;
- Trucking and cartage facilities;
- Research and development;
- Warehousing and storage.

Most Compatible Zoning Districts: Based upon the above criteria, the I-1, Industrial-Research zoning district is the most compatible with the Light Industrial/Research zoning designation.



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CHAPTER 6: ZONING AND IMPLEMENTATION PLAN

The Saline Township Master Plan is intended to be a policy guide for future land development. The Plan accounts for orderly change in a deliberate and controlled manner. As such, the Master Plan provides the basis upon which land use and zoning decisions are made. Community leaders must recognize that development and change will occur either with or without planning, and that the Plan will have little effect upon future development unless adequate implementation programs are established.

This chapter identifies actions, programs and administrative tools that will be useful to implement the goals of the Master Plan.

Zoning Plan

What is Zoning?

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve additional purposes, including:

- Promote orderly growth in a manner consistent with land use policies and the Master Plan.
- Promote attractiveness in the Township's physical environment by providing variation in lot sizes, etc., and appropriate land uses.
- Accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts, or special use permits.
- Guide development to prevent future conflicting land use (i.e. industrial uses adjacent to residential areas).
- Preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
- Promote the positive development/redevelopment of underutilized areas of the Township.

The Zoning Ordinance and Future land Use Map, in themselves, should not be considered as the major long-range planning policy of the Township.

Rather, the Master Plan should be regarded as a statement of planning policy, and zoning should be used to assist in implementing that policy.

Land Use and Zoning Correlation

The Zoning Plan describes the relationship between the future land use categories identified in the Master Plan and the comparable Zoning Ordinance districts. Not to be confused with the Zoning Ordinance, the Zoning Plan provides generalized recommendations for linking the Zoning Ordinance with the future land use vision. In a few cases, zoning districts may need to be modified. Additional Zoning Ordinance regulations may also need to be added or modified to meet Master Plan goals.

The Michigan Planning Enabling Act (P.A. 33 of 2008) requires Zoning Plans to be included as part of the Master Plan.

Table X. – Land Use/Zoning Plan

Future Land Use Category	Correlated Zoning District
Residential	
Agricultural	A-1 , Agricultural Conservation
Estate Residential	R-1, Estate Residential
Rural Residential	R-2, Rural Residential
Suburban Residential	R-3, Suburban Residential
Urban Residential	R-4, Urban Residential
Manufactured Housing Park	MHP, Manufactured Housing Park District
Non-Residential	
Local Commercial	C-1, Local Commercial
Mixed-Use	C-1, Local Commercial C-2, Special Commercial
Light Industrial/Research	I-1, Industrial-Research
N/A	PSP, Public/Semi-Public Services*

** The PSP District is intended to accommodate dedicated areas of open space, government buildings and uses, institutional and recreational uses, and similar uses of a public service or institutional character.*

Zoning Techniques

The Township Zoning Ordinance should be reviewed to ensure that it is consistent with the goals and objectives of the master Plan. The Township has identified specific areas of the Zoning Ordinance that should be reevaluated, including Planned Unit Development (PUD) regulations, clustering, and rezonings. Additional innovative zoning techniques, such as overlay zoning, may be implemented to meet the intent of the Master Plan.

Planned Unit Developments (PUD)

Planned Unit Developments (PUDs) are large, integrated developments that are tied to a specific plan. PUDs, which are treated as rezonings, have a number of advantages over conventional development. In particular, PUDs offer a degree of flexibility not typically available with conventional subdivision and zoning practices. For example, PUDs can allow for a mix of land uses, reduction of lot size, increase in height, or other waivers from conventional zoning regulations in exchange for public benefit. PUDs may be used to preserve open space, natural features, and farmland by permitting sufficient flexibility in the development process to allow significant land areas to be set aside for preservation. Additionally, the PUD option gives a community more discretionary power in the approval process.

Despite these clear advantages, communities must be careful to find a delicate balance between the desire to be flexible and the need to spell out concrete PUD standards. The PUD option is currently available in all Saline Township zoning districts. The Township's PUD Ordinance (contained within the Zoning Ordinance) contains standards on residential density, eligibility, acceptable uses, as well as bonus density provisions for off-site open space preservation.

Open Space Development/Clustering Regulations

Open space development/clustering regulations are becoming more common in zoning ordinances as a means of varying the usual pattern of development. Known under a variety of names (open space development, cluster development, conservation development, open space clustering, etc.), this option is a technique that encourages grouping homes in those areas of a development that are best suited for development, while preserving natural or open space areas.

Open space development does not increase the development density permitted by the individual district, unless incentives are provided to do so (i.e. PUD). This technique allows the density that would be permitted under conventional zoning regulations, but allows that development to be placed on a smaller portion of a site with smaller lot sizes. Often, large parts of a site are dedicated as permanent open space, protected by a conservation easement or deeded to a land trust.

Open Space/Cluster development offer the following benefits:

- Allows the same number of units in smaller area for more open space;
- Reduces the visual impact on an existing community;
- Allows for open space buffers between incompatible uses;
- Contributes to the “rural” character of an area;
- Sensitive to the character of the site; and
- Establishes a benchmark for future projects.

Open space development should meet the following standards:

1. All lands involved are contiguous.
2. The total number of dwelling units allocated to the total land area by the Master Plan will not be exceeded.
3. The clustering is made as part of a single PUD or similar special zoning district that includes all lands involved in the development at the same time.
4. The land that receives that residential clustering shall be compatible with the existing and planned use of the neighboring area.
5. The residential cluster will not affect the Township’s contractual obligations for sanitary sewer services.

Overlay Zoning

Overlay zones are special districts which supplement, but do not replace, the underlying applicable zoning districts and regulations. Overlay zoning may be used to address special conditions and features, such as historic areas, wetlands, and other environmentally-sensitive areas, or can encourage specific types of development, such as form-based or mixed-use, without disrupting the underlying zoning plan. Overlay zones are especially useful when an area containing unique opportunities or constraints is under several different zoning designations. Important elements of overlay zones

for natural resources protection include: protection of vegetation and trees; setbacks from sensitive areas such as wetlands and streams; percentage requirements for open space preservation; and avoidance of critical habitat areas.

Zoning Adjustments

Zoning adjustments for Master Plan Implementation include:

Flexible agricultural uses: Review the list of permitted and special land uses within the A-1, Agricultural Conservation zoning district. While the A-1 district should continue to promote the use of land in an agricultural manner, accessory commercial, agri-tourism and warehousing-type uses may be appropriate to supplement agricultural activities and to allow profitable, value-added agricultural opportunities.

New uses may be permitted as special land uses to ensure that adjacent farmland and residential uses are protected. Special land uses should be accommodated only in appropriate circumstances. Specific conditions may need to be added to the Zoning Ordinance to ensure that the proposed use does not negatively affect the quality of the district or well-being of its residents. The proposed land use should not be disruptive or have a negative impact on the surrounding properties and should meet the standards established by the Zoning Ordinance.

Saline Township's Zoning Ordinance shall be consistent with the Michigan Right to Farm Act (RTFA). Where the Zoning Ordinance and RTFA conflict, the RTFA shall take precedence.

Commercial and mixed-use zoning: The current Zoning Ordinance contains two (2) commercial zoning districts: Local Commercial and Special Commercial. *Local Commercial* zoning is intended to serve a localized market to meet the day-to-day needs of Township residents, while *Special Commercial* is intended for "passer-by" traffic. As such, the Special Commercial district permits more intense commercial uses. However, the Local Commercial district still permits a variety of commercial land uses that are not necessarily appropriate outside of the Urban Service Area, such as big-box stores and drive-through uses. Additionally, residential and mixed-use developments are not explicitly permitted within the Special Commercial District, countering the intent of the Mixed-Use future land use category. The

following actions may be used to align the intents of the commercial future land use categories and the Zoning Ordinance:

- *Limit intensity of permitted commercial land uses in Local Commercial district.* The existing list of permitted/special land uses within the C-1 District includes hospitals, indoor amusement centers, big box commercial hotels, movie theaters, pharmacies, etc. While the list of land uses should be flexible, intensity should be limited within the Local Commercial district.
- *Adopt a new mixed-use zoning district.* The Mixed-Use future land use designation envisions a combination of residential, commercial and office-type uses along Michigan Avenue adjacent to the City of Saline. Developments in this area are intended to be of high quality, featuring attractive architecture and innovative site design. The current Zoning Ordinance does not contain a zoning district conducive to this vision. A new “Mixed-Use” zoning designation could permit a flexible combination of uses and encourage high-quality site design and architecture.
- *Adopt overlay district for mixed-use areas.* As an alternative to creating an entirely new “Mixed-Use” zoning district, the Township could consider adopting an overlay zoning district for this portion of the Urban Service Area to realize the mixed use vision. An overlay district, which is applied over one or more base zoning districts, could establish additional/stricter standards and criteria for building and site design and permit a more flexible mix of uses.

Strengthen PUD Density Standards. The current PUD Ordinance requires a parallel density plan to be submitted for PUD approval. However, the Ordinance does not contain details defining a parallel plan and does not outline submittal requirements. The PUD Ordinance should be modified to detail the parallel plan requirement, and clarify that one of the main purposes of the PUD option is to permit homes to be clustered together to preserve large tracts of open space, not necessarily to permit an overall density higher than that permitted within the underlying zoning district.

Policy Initiatives for Master Plan implementation include:

- Continue to look for ways to cooperate and coordinate services between governmental units, including the creation of new 425 agreements.
- Continue to work with property owners to preserve farmland, open space and significant natural features in order to maintain the Township's rural character.
- Establishment of a formal Urban Service Area District policy.
- Establishment of a Capital Improvement Program (CIP). A CIP coordinates planning, financing capacity and physical development, and is used as a management tool for the budget and planning process of infrastructure and other capital improvements.

Rezoning

When properly applied, the Zoning Ordinance accepts the realities of existing land use and gradually, as new development is proposed, directs growth in a manner that achieves the goals and objectives of this Master Plan. As rezonings are considered, they should be compared to the concepts, policies, and future land use designations of this Master Plan. If a proposed rezoning is inconsistent with this Plan, it should be discouraged. However, sometimes a desirable land use is proposed which conflicts with a Master Plan; this may be due to a change in site conditions or infrastructure, among other factors. If the Planning Commission determines that the proposed land use would not be inconsistent with the goals and objectives of the Master Plan, and therefore, a desirable alternative to the Plan, the Plan can be amended accordingly, concurrent with the rezoning or at a later date.

Subdivision Control and Site Condominium Regulations

Subdivision Control Ordinances/Land Division Ordinances and the Site Condominium Section of the Zoning Ordinance are additional tools that can implement the goals of the Master Plan. These items should be reviewed to determine their adequacy in controlling growth and should be modified as needed to incorporate modern design regulations, and should be modified as needed to comply with the Michigan Land Division Act (PA 591 of 1996 and PA 87 of 1997). Additionally, these regulations should be developed so that current design regulations regarding the construction of roads and utilities are also current and in compliance with the City of Saline standards.

Coordination with the City of Saline will be necessary to interface with the PA 425 agreement areas.

Special Purpose Ordinances and Standards

Control of land use activities need not be confined to the Zoning Ordinance or Subdivision Ordinance. Special purpose ordinances which should be considered by Saline Township include:

- Wetlands Ordinance
- Woodlands Ordinance
- Sanitary Sewer Expansion Policy
- Private Community Wastewater System Ordinance

Capital Improvement Program

Capital improvements programs (CIPs) consider the funding and timing of all Township-related capital needs, including utilities, parks, facility improvements (such as a new Township Hall or fire station), etc. CIPs typically include a listing of proposed public facility and infrastructure improvements over the next six to ten years, a description of each project, and its location and cost, as well as the means of financing and timing.

The Capital Improvement Program should be part of the Township's annual budgeting process. If such a process is instituted in the future, the Master Plan should be used as a key reference document in the preparation of such a capital improvements program.

Additional Farmland and Natural Resource Protection Programs

A number of tools and programs are available to help implement the natural resource and farmland preservation policies highlighted throughout this Master Plan:

Purchase of Development Rights (PDR): PDR programs pay land owners to protect their farmland from development. A government or private non-profit organization buys development rights from landowners in exchange for limiting development in the future, typically in the form of a conservation easement. The program is voluntary and non-regulatory. The landowner receives the difference between the land's existing value and its developed value. PDRs offer the community the opportunity to target specific areas to be preserved

for agricultural or open space use, while offering the landowner the opportunity to realize the development value without having to develop the land.

Transfer of Development Rights (TDR): TDR programs allow increased density in specified areas in exchange for preservation of another specified area. While TDRs are typically used for agricultural or open space protection, the preservation right can be used for protection of any important resource. When development rights are transferred from one property to another, the first property is restricted to agricultural or conservation use by a conservation easement. The second property can be developed at a greater density than is typically permitted by the existing Ordinance. TDRs are generally established through local zoning ordinances. Saline Township currently permits TDRs within its PUD Ordinance.

Farmland Agreements: The Farmland and Open Space Preservation Act (PA 116 of 1974, as amended) allows a farmer to enter into a development rights agreement with the State. The agreement ensures that the land will remain in agricultural use for a minimum of 10 years; in exchange, the landowner may receive tax credits from the State.

Funding

A number of tools and programs are available to help implement Township improvement projects. At the local level, funding can be raised through the following sources:

General Fund: The Township Board may make an appropriation from the general fund to finance certain improvements. However, this method may need to be supplemented by other funding tools, as general funds are usually needed to finance essential services, leaving little available money for additional projects.

General Obligation Bonds: With the approval of the voters, the Township can sell general obligation bonds, usually having a long payback period and low interest rates. General obligation bonds also enjoy the backing of the full faith and credit of the Township.

Revenue Bonds: Revenue bonds are paid off through revenues generated by a project. For example, many municipal water systems are financed through revenue bonds with user charges paying off the bond. Revenue bonds are not necessarily backed by the full faith and

credit of the Township, do not require voter approval, and are usually sold at higher interest rates than general obligation bonds.

Special Millage: The Township Board may ask for voter approval to earmark increased millage for a specific improvement project.

Special Assessment: Many projects that benefit only a segment of the community rather than the community at large are financed through special assessments to the benefiting property owners.

Plan Education

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures that make citizens more aware of the planning and zoning process and the day-to-day decision making that affects implementation of the Plan. A continuous program of discussion, education, and participation will be extremely important as the Township moves toward realization of the goals and objectives contained within the Master Plan.

Plan Updates

The Master Plan should not become a static document; instead, the Plan should be a flexible document which changes as the character of the community and its people change over time. The Township Planning Commission should attempt to re-evaluate and update portions of the Plan on a periodic basis. In accordance with Michigan Public Act 33 of 2008, the Township is required to review the Master Plan every five (5) years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals for the review of various sections of the Master Plan on a yearly basis.

Coordination with Adjacent Communities

As a part of the Master Plan adoption process, and in accordance with Michigan Public Act 33 of 2008, Saline Township notified neighboring jurisdictions, Washtenaw County, regional agencies, and registered public utility companies, railroads, or other governmental entities of the intent to update its Master Plan. Subsequent to the notification and eventual completion of the draft, the noticed entities were asked to review and make comments on the proposed Plan. The comments were compiled and taken

into account by the Township. Upon receipt of the comments from adjacent communities and other entities, a public hearing was held and the Plan eventually approved by the Planning Commission. Each of these requirements is outlined in Michigan Public Act 33 of 2008 and has been adhered to by Saline Township.

