

Palmyra Township – Year 2025

A Land Use Plan for Palmyra Township
Prepared by the Palmyra Township Zoning Board

March 2005

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INTRODUCTION

The purpose of this plan is to set forth a policy guide for land development within Palmyra Township through the year 2025. The plan is based upon an analysis of population and economic development over the next 20-year period and the impact of these two factors in agricultural, residential, commercial industrial and other categories of land use. The degree to which growth may be accommodated in Palmyra Township depends heavily upon a sound land use policy guide and its implementation. This plan establishes land use policy, directing growth into areas of the Township which are appropriately equipped with services necessary to adequately support new development. It sets forth a pattern of land use designed to provide a pleasing environment in an arrangement which promotes the efficient extension of necessary services and facilities. The plan, along with the Palmyra Township Zoning Ordinance, offers the Township the tools necessary to achieve a pleasant and efficient pattern of land use.

PHYSICAL SETTING AND FEATURES

Palmyra Township is located in the east quadrant of Lenawee County immediately southeast of the City of Adrian. It is surrounded by the Townships of Raisin to the north, Blissfield to the east, Ogden to the south, and Madison to the west. It is located in the basin which formerly was considered to be Lake Erie and has natural drainage into the River Raisin and some of the minor tributaries of its watershed. This condition has resulted in two limiting factors to Township growth: the generally heavy nature of the soil, and the lack of abundant groundwater sources. At the same time, benefits are derived in the very good soil conditions which are conducive to agricultural pursuits, and the relatively flat topography existing throughout the Township.

Soil characteristics in the eastern 2/3 of Palmyra Township can be generalized based upon an analyses by soil scientists as contained in the Lenawee County Soil Survey. These soils include primarily Brady and Macomb loams at slopes of from 0-3%. Bands of Brady sandy loam intersperse the area. These soils are generally poorly drained. Soil limitations for residential development, with or without public sewers, and industrial and commercial development, are severe. Limitations on recreational development range from moderate to severe and depend upon the intended recreational activity. In all cases, the limitations on agriculture in this area are slight.

Soils on the western 1/3 of the Township can be classified in two ways. The northern section of the western 1/3 of the Township including an area of approximately 5 square miles consists of varieties of very heavy dense clay. This area offers almost no percolation. The southern 2/3 of the western 1/3 of the Township contains a large number of soil types. Though highly variable, soils to the easternmost part of this area along the Madison Township boundary

line generally have good percolation rates for residential development. These areas are shown on Map 1 – Generalized Soil Areas.

The second factor limiting development is the lack of abundant groundwater sources since the Township has no public water facilities and with the exception of the Manor Farms area of 54 homes, residents rely on private wells to supply their water needs. In some areas, water is difficult to find while in other cases no apparent groundwater problems appear to exist. Lack of water generally throughout the Township not only limits residential development but commercial and industrial development as well.

As noted above, the Township lies in the natural drainage area of the River Raisin system. The River Raisin meanders through the Township in a southeasterly direction. The floodplain area of the river is defined by a substantial escarpment for virtually the entire length of the river through the Township. This topographic pattern has resulted in a band of natural, wooded vegetation running the course of the river.

Map 1 Generalized Soils

A generalized groundwater inventory was completed by the Lenawee County Health Department and the Region 2 Planning Commission in 1981. The inventory analyzed the County on a section-by-section basis groundwater availability (see Map 2).

Approximately 1/3 of the sections in Palmyra Township contained “evidence that there are problems in the section for which there are no present solutions” (about 50% of the wells). Another five sections were identified indicating that there are groundwater problems for which there are known solutions or adjustments, usually by special requirements in construction or location. (25 to 50% of the wells). Finally, approximately one-quarter of the sections yielded no apparent groundwater problems (less than 25% of the wells). An additional one-quarter of the sections had insufficient information in which to make any meaningful evaluation.

Groundwater was also analyzed for quality. In approximately 2/3 of the sections, water quality problems were identified by either a potential for coli form bacteria in the water supply, a problem with elevated nitrate levels, or problems with elevated chloride levels. Studies were also conducted to determine aquifer protection. In three of the sections, there appeared the existence of an aquifer that does not have the protection of at least 10 feet of impervious soils in known continuous extent over the aquifer.

Map 2 Generalized Ground Water Inventory

GENERAL POPULATION CHARACTERISTICS

In 2000, the population of Palmyra Township numbered 2,366 persons. This represents a decrease of 9.1% over the 1990 total of 2,602 persons.

Table 1, Population Change, 1930-2000 notes the population levels for each of the decades between 1930 and the year

2000. As shown in the accompanying graph, the Township experienced steady growth between 1930 and 1950. Then, in the decade between 1950 and 1960 the Township grew dramatically, increasing by almost 37% over the

Table 1 Palmyra Township, Lenawee County			
POPULATION CHANGE, 1930 - 2000			
Year	Population	Population Change	Percent Change
1930	1,551		
1940	1,652	101	6.5%
1950	1,767	115	7.0%
1960	2,418	651	36.8%
1970	2,424	6	0.2%
1980	2,476	52	2.1%
1990	2,602	126	5.1%
2000	2,366	- 236	- 9.1%

10-year period. In the three decades between 1960 and 1990 the Township's population levels were stable, with just slight increases in each of the three decades.

Table 2, Comparative Population Change, 1980-2000 provides a basis for comparing population size and growth rates between Palmyra Township and other governments units. The table shows Palmyra's growth pattern to be unique when compared to adjacent townships, the county, the State of Michigan and the nation. As the table indicates, the growth rate between 1980 to 1990 was above that of both the state and Lenawee County, while between 1990 and 2000 Palmyra Township had a growth rate below that of the nation, state, and county. Between 1980 and 2000, Township growth patterns varied considerably with those experienced by surrounding Townships. Raisin Township, located to the north, grew at a slow rate in the 1980's and then a rapid rate in the 1990's, expanding 2.7% in the 1980's and 15.2% in the 1990. This is

due to its location in the high growth corridor extending from Clinton and Tecumseh south to Adrian. Ogden lost population over the 20-year period, while Blissfield Township gained population in each of the two decades. Palmyra's decline in population is similar to the decline in rural areas in Lenawee County.

Table 2 COMPARATIVE POPULATION CHANGE							
1980 – 2000							
Year	United States	Michigan	Lenawee County	Palmyra Township	Raisin Township	Ogden Township	Blissfield Township
1980	221,800,000	9,262,078	89,948	2,476	5,499	1,224	637
1990	248,709,873	9,295,297	91,476	2,602	5,648	1,146	677
2000	281,421,906	9,938,444	98,890	2,366	6,507	1,063	692
1980-1990 Change	26,909,873	33,219	1,528	126	149	-78	40
1990-2000 Change	32,712,033	643,147	7,414	-236	859	-83	15
1980-1990 % Change	12.1%	0.4%	1.7%	5.1%	2.7%	-6.4%	6.3%
1990-2000 % Change	13.2%	6.9%	8.1%	-9.1%	15.2%	-7.2%	2.2%

Source: U. S. Census

The U.S. Bureau of the Census has prepared population estimates for the year 2003 for Palmyra Township, Lenawee County, and surrounding townships. According to these estimates, Palmyra Township had 2,352

residents in 2003. This represents a decline of 0.6% since the 2000 census. Lenawee County, during this same period of time, increased in population by approximately 1.9% from 98,890 in 2000, to an

Table 3 POPULATION ESTIMATES AND COMPARATIVE CHANGE				
2000 - 2003				
	2000	2003 Estimate	Change	% change
Lenawee County	98,890	100,786	1,896	1.9%
Palmyra Township	2,366	2,352	-14	-0.6%
Raisin Township	6,507	6,888	381	5.9%
Ogden Township	1,063	1,067	4	0.4%
Blissfield Township	692	696	4	0.6%

Sources: U. S. Census and Library of Michigan.

estimated 100,786 in 2003. The trends which can be identified represent a continuation of those evident over the previous decade. Growth in Palmyra Township declined slightly, in contrast to

increase for the County as a whole and in Raisin Township. Both Ogden and Blissfield Townships are estimated to have grown at rates of 0.4 and 0.6, respectively.

It is difficult to project the future population change for small areas due to the large effect migration patterns may play in growth or decline. Although there are some limitations in soil characteristics, the availability of municipal and sewer water in limited areas within the Township may result in a stabilization of population over the planning period.

Five methods of population projection were applied to Project Palmyra’s Township population over the next twenty years. Four of these methods project population decline due to the decline of population between 1990 and 2000. A continuation of this decline is not anticipated, so the method which projects population based upon township growth as a percentage of Lenawee County’s growth was selected for planning purposes.

Barring any unforeseen events which could significantly alter the population growth of the Township, a rate of 2.4% of the total County projections can be taken as an estimate of the rate of growth. Though a substantial decline in population took place in the 1990’s this rate of decline is not likely to continue based upon growth patterns over the past several decades and the availability of limited sewer and water services.

Table 4 PROJECTIONS OF PALMYRA’S POPULATION 2000-2025						
	2000	2005	2010	2015	2020	2025
Lenawee County Projections	98890	102309	104640	106653	108452	n.a.
Palmyra Township (2.4% of County)	2,366	2,448	2,504	2,552	2,595	2,640

Several additional factors could substantially affect future population growth. Should additional public water supplies or municipal sewer become available either as a result of the development of a metropolitan water system or extension of water from the City of Adrian in western areas of the Township, or an expansion of the sewer system located in the Township, significant growth would be likely, especially because of US 223, which traverses the Township offers access to employment in Adrian and Toledo.

Because Palmyra Township has a significant quantity of good farmland, a substantial number of landowners have participated in the Farmland and Open Space Preservation Act, placing their farms under agreement with the State of Michigan. Under the terms of the agreement, the landowner agrees not to subdivide property and is afforded certain potential tax advantages. As of May, 1989, 13,359 acres of land in Palmyra Township had been placed under agreement through the Farmland and Open Space Preservation Act. This amounted to 57% of the Township.

TRANSPORTATION FACILITIES

Palmyra Township has a total 83.3 miles of roads and highways. It has approximately seven miles of state trunkline, 53.5 miles of County primary and local blacktopped roads, and 22.3 miles of County local (gravel) roadways. In addition to US-223, Class "A" all season truck routes in the Township include Rogers Highway which extends north from Palmyra to the City of Tecumseh, Ogden Highway which extends north from US 223 to the landfill and south from US-223 to Gorman Road, and a small section of Parr Highway.

US-223 is a major arterial extending through the Township linking Adrian, and further to the northwest Jackson, with the Blissfield and Toledo areas.

The Adrian and Blissfield Railroad Company operates a line through the Township in a direction similar to that of US-223. The line links Riga with the City of Adrian. The Riga linkage provides access to an Indiana and Ohio Railroad Company line extending from the Detroit area in a southwesterly direction through Metamora, Ohio and points further southwest. The Adrian link provides access to a Norfolk and Southern railway line extending out from the Detroit area through Lenawee County in a southwesterly direction through the City of Morenci and points further to the southwest.

EXISTING LAND USE

Residential uses, other than those associated with farms, are concentrated along the western edge of the Township, primarily associated with Ogden Highway. In addition, a number of residences are located in the unincorporated village area of Palmyra. Commercial uses are scattered along US-223 and concentrated within the Palmyra community.

Industrial uses are also scattered along US-223. Many of the industrial uses are related to the intensive agricultural activities in the Township and include bulk grain storage and drying, fertilizer sales, and similar types of industrial activities related to agriculture. In addition, there are small machine shops, oil distributors, and trucking companies located along US-223. The Laidlaw Corporation operates a solid waste landfill in the northwest corner of the Township.

The unincorporated village of Palmyra is located in the geographic center of the Township. The village area serves as a focal point for the Township with the location of the Township offices, fire department, post office, and several other public and commercial services.

HOUSING

As of 2000, there were 848 housing units in Palmyra Township. Of this total, 793 were occupied and 55 vacant. Most of the existing housing units as well as most of the new housing starts in the Township are single-family residences located along County Primary and County Local roadways. A substantial number of housing units are also located in the unincorporated village of Palmyra. Some additional housing units have been constructed with the area served by sewer along Ogden Highway north of US-223.

Most of the new homes are being constructed on large lots approaching or greater than one acre in size because of the need for sufficient land area for the installation of approved septic systems. Most of this development is occurring on the western edge of the Township. In the unincorporated village are a Palmyra, lot sizes considerably smaller than an acre is common. This condition has led to some problems with inadequate means for sanitary waste disposal in the past.

According to the 2000 census, there were 793 households in the Township with an average family size of 2.98 people per household.

Table 5 identifies trends in the numbers of households and persons per household for the Township between 1980 and 2000. The trends indicate a continued decline in the number of persons per household while the Township's population has declined slightly by 9.2% between

1990 and 2000, the number of households actually increased over the 10- year period. This explains the increase in development of the Township over this period of time, even though the Township population has declined.

Table 5		
HOUSEHOLDS AND HOUSEHOLD SIZE		
1980-2000		
	Households	Persons/ Houshold
1980	811	3.03
1990	771	2.87
2000	793	2.70

COMMUNITY FACILITIES

Schools - The Sand Creek, Adrian, Blissfield, and Madison school districts serve the needs of Palmyra Township residents. There are no schools located within the Township. All school children are bused to schools.

Health – Although there are no health care facilities located in the Township, residents obtain these services from facilities located in the cities of Adrian, Tecumseh and Toledo. Ambulance service is provided by the Palmyra Township Fire Department.

Public Utilities – Two areas, an area of slightly over 50 homes in the area of Manor Farms near Humphrey Highway, north of US-223, and the Palmyra Village area, are served by a public sewer system. This sewer system was constructed to address sewage disposal problems in these areas. A small public water system serves 54 homes at Manor Farms.

Solid waste collection and hauling services are provided by several private haulers including Bi-State, P & R Refuse, Laidlaw, and BFI.

The Citizen's Gas Company and Consumers Energy provide natural gas service to the Township. Electrical service is provided by Consumers Energy Company and the Rural Electric Cooperative.

Law Enforcement – Police protection for the Township is provided by the Lenawee County Sheriff Department and the Michigan State Police. The Township in its entirety is served by an emergency 911-telephone number.

Fire Protection – A volunteer fire department is maintained by the Township. The fire station is located in Palmyra. Palmyra participates in the Mutual Aid fire protection network.

PALMYRA TOWNSHIP LAND USE GOALS

In order to facilitate the formulation of development policies for future growth and development, goals are established for the Township. These goals provide the underlying concept of the plan.

The general goal for Palmyra Township is to provide and create a pleasant and convenient environment for living and working. Specific goals for various development types are stated below.

Agricultural

To protect areas of unique agricultural capability.

To promote a low population density in order to preserve agricultural land.

To promote agricultural interests and avoid land use conflicts with residential areas.

Residential

To direct growth and development to areas in which the soil types are compatible for the installation of septic systems.

To direct the appropriate level of growth and development to areas in which public utility systems exist, or are proposed for the future, based upon the ability of these service areas to accommodate additional development.

To direct growth and development to areas served by good transportation routes.

To direct growth and development to areas adequately served by police and fire protection.

Recreational and Open Space

To continue to make use of recreational facilities and programs offered by adjacent units of local government and Lenawee County.

To encourage the protection of the River Raisin corridor by support for the River Raisin Watershed Planning effort and surface water quality protection measures.

Commercial

To promote commercial development in areas of compatible surrounding land use.

To promote the grouping of activities on sites sufficiently large to furnish adequate off-street parking.

To discourage the growth of commercial establishments lining the Township's roadways.

To promote development in areas easily accessible to Township residents.

Industrial

To promote the location of industrial sites in areas of compatible land use.

To promote development in areas for which utility service could be feasibly provided and which are served by a good transportation system including primary highway, but also possible rail service.

To promote development in areas with sufficient land available for plant expansion.

To provide sufficient land area for industrial development to encourage a stable tax base.

DEVELOPMENT POLICIES

After an analysis of physical factors and current development in the Township and prior to the formulation of a Land Use Plan, the values and policies upon which the Plan will be based must be identified. These development policies then form the rationale for the Plan's formulation.

The Conservation of Existing Development

A tremendous investment exists in homes, commercial and industrial establishments, highways and other facilities. Future development should be carefully planned wherever possible to enhance rather than depreciate the value of existing development can reduce these costs.

The Concentration of Population

The tendency toward scattered development has increased the costs of streets, school bus service and police and fire protection. More concentrated development can reduce these costs.

An Orderly Development

New development should occur with minimum disruption to the lives of other residents of the Township. Residential development should be coordinated to form well-designed clustered development with high efficiency at each stage of development. New development should be constructed progressively outward from existing population centers.

The Preservation of the Economic Base

The economic welfare of the Township is dependent upon preserving its present economic status and encouraging future economic development. This development can be in the form of commercial and industrial enterprises and agricultural growth.

The Promotion of Good Conservation Practices

Often even the best choice of land use for a particular area can prove to be undesirable if the land is mistreated. The indiscriminate clearing of woodlands causing soil erosion and sedimentation into waterways is as undesirable as poor land use policies. Good Conservation practices with regard to land are an important aspect of land use planning.

PALMYRA TOWNSHIP LAND USE PLAN

Based on the analysis of the community facilities and physical factors of the Township, it is apparent the Township is not well suited for supporting a high degree of development. This is due to the poorly drained soil types, the lack of abundant water sources, and lack of extensive municipal water and sewer service areas.

Yet these factors should not be considered a blight upon the Community. Although they create problems in supporting various types of development, they are well suited for agricultural uses. A substantial part of the Township's land area is classified as second-class farmland and the major economic base of the Township is agriculture. Therefore, in order to take advantage of the resources and to maintain the economic base of the Township, the major development policy of Palmyra Township should be the preservation and development of its agricultural land resources. This concept does not exclude residential, commercial and industrial development from the Township. It merely calls for orderly, well-controlled development so as not to jeopardize the economic structure of the area.

A second major feature of this plan rests with the community of Palmyra. This small settlement includes commercial, office, industrial, and governmental uses along US-223 in the geographic center of the Township. Because of its location along US-223 approximately midway between the City of Adrian and the Village of Blissfield, the Palmyra area offers opportunities for growth and development. Due to its existence, and location, further growth should be encouraged to locate in this area.

This Plan has been developed to accommodate the target population projection for the year 2025 of 2640 people. If population growth occurs at a greater rate than expected, the lifetime of the plan will be shortened. If population growth is slower than expected, the plan

may have a longer lifetime. Regardless of the year the target population is attained, the Plan can guide Township land use decisions as they relate to this population.

Land Use Classifications

Agriculture – Much of the Township contains highly productive farmland. Because this type of land is often suited for a variety of uses other than agriculture, it is often lost to these uses unless the community actively attempts to preserve it for agriculture. Therefore, it is recommended that measures be taken to preserve the active farming activities in the Township such as adopting an exclusive use classification for agriculture land. As shown on the Land Use Plan Map, the largest category of land use in terms of area is agriculture. The Township will also make information on the Farmland and Open Space Preservation Act available to the agricultural community.

- A. **Housing** – Residential uses within the rural area should be discouraged by promoting the development within the unincorporated Village of Palmyra; the area on the western side of the Township which is currently substantially developed, to areas served by sewer and water facilities to the extent that additional development can be accommodated, and to smaller parcels in rural areas which have soils suited to on-site disposal, and available well water. The expansion of public facilities such as sewer and water, should the opportunity for installation arise, should occur in the unincorporated Village of Palmyra, areas located near the City of Adrian, or in the western area of the Township where population densities are higher due to previous development. These facilities should be discouraged in other rural areas to avoid pressures for suburban type development. Rural subdivisions should also be discouraged because of the demands they make on schools, roads and other public facilities.

- B. **Institutions** – Camps, cemeteries, country clubs and institutional uses occupying large acreages but having low density of development should be permitted to locate in rural areas provided adequate consideration has been given to their demands on roads and public utility service.
- C. **Recreational** – Recreational uses of less intensive types are compatible in rural areas and should be permitted. They often will occupy less desirable areas for farming while at the same time preserve the rugged lands, stream valleys, and marshlands which are easily spoiled and difficult to restore.
- D. **Appearance** – The rural area should appear free of suburban development. Only those facilities which do not detract from this open appearance should locate in these areas. The amount of land remaining open, however, does not in itself affect the general appearance of an area. A small but ill-placed housing subdivision or strip of roadside development can easily offset the rural effect of hundreds of acres of farmland.
- E. **Rural Area Development Criteria** – Each proposal for development within the rural area should be evaluated as to whether it:
1. Detracts from the open appearance of the rural area;
 2. Attracts other development which would change the rural character;
 3. Would more advantageously locate in or near existing developed areas;
 4. Is in conflict with the goals and development policies of the Township

Residential – Residential areas will be suburban in nature consisting of single-family dwellings on lots adequate for on-site sewage disposal. The designated location of all uses is geared primarily to the well-being of the local residents and activities and development with the residential area should not attract significant number of non-residents. Privacy, peace and quiet

forms the major attributes of Palmyra Township. Residential development areas have been located adjacent to presently developed areas as extensions of those areas.

- A. **Housing** – Residential housing should be primarily single-family on moderate size lots of one-half to one acre where possible. Two-family dwellings can also be permitted in the residential areas, multi-family dwellings should be discouraged except in proper locations where public sewers are available. The typical rural non-farm house would be a part of this residential areas.
- B. **Shopping** – Preferably, residents should be able to find most of their day to day commercial needs satisfied by small clusters of stores in the area of the unincorporated Village of Palmyra and these types of development should be encouraged or at commercial areas in Adrian or Blissfield. These facilities cater to convenience needs and some comparison shopping needs. Specialized services and more complete comparison needs are usually obtained from regional shopping centers.
- C. **Schools** – Education facilities have much larger service radius in rural areas than urban areas. Students are expected to continue to be transported to school by bus.
- D. **Appearance** – Residential areas should not continue to be a function of development off of section line roads with the interiors of sections being largely vacant. Street and road patterns would conform with topographic features and discourage through traffic. Areas planned for development should be largely filled before opening up new areas.
- E. **Residential Area Development Criteria** – Each proposal for development in residential areas should be evaluated as to whether it:
 - 1. Detracts from the privacy, peace and quiet of the residential area;

2. Would more advantageously locate in some other area;
3. Is in conflict with the goals and development policies of the Township.

Recreation and Open Space – Although the Township does not lack space for recreation and natural areas today, some thought should be given to protecting some areas in the Township from development. This would assure that recreation and open space facilities will be available to future residents of Palmyra Township. Such uses as regional parks, camps, riding academics, wildlife preserves and similar uses should be encouraged.

There is a need for small neighborhood parks and play areas within the unincorporated area of Palmyra. These parks could include space and facilities for picnicking, softball, basketball and other recreation.

Commercial – Additional commercial development in Palmyra Township should be guided to locate near existing commercial uses. It should meet the day-to-day needs of Township residents, although some commercial establishments which attract shoppers from the region can be encouraged. These commercial centers should be clusters of stores located in the unincorporated Village of Palmyra and at significant intersections, not dispersed along Township roads. Access to adequate off-street parking as well as residential areas should be considered when establishing a commercial use.

Industry – Heavy industrial uses requiring public utilities and creating great demands upon the community for services should be discouraged. However, light industrial uses should be encouraged to locate in Palmyra Township. To preserve the nature of rural and residential areas, industry should be grouped in a limited number of locations with proximity to US-223. These locations should provide for the transportation needs of industry and be of sufficient size to permit expansion without infringing upon buffer zones. Wholesaling and warehousing activities would be suggested industrial uses for Palmyra Township.

Composition of the Plan

The application of these previously discussed categories forms the proposed land use map for Palmyra Township as shown on Map 3, 2025 Land Use Plan. Based on the population projections, a relatively small amount of land will be necessary to accommodate the population increase over the next 20 years. Areas suitable to the accommodation of development as indicated earlier are located in the developable corridor along the western boundary of the Township and in the community of Palmyra. Residential growth in these areas can promote orderly and efficient development.

Map 3 Land Use Plan

Commercial activities have been centered in the interior of the community of Palmyra. This center is sufficient in size and commercial development should be encouraged to provide for the local needs of residents. Because commercial development, particularly that which serves agricultural interest of the Township, is located at points along US-223, some expansion could be accommodated but should be focused at areas of existing commercial activity.

As previously noted, industrial development exists along US-223 at various locations and in the northwest corner of the Township. These areas are located with immediate access to good transportation facilities and additional industrial growth should be encouraged to cluster in areas of existing industrial development. Ample room for expansion exists in each of these areas. Existing recreational facilities in the Township have been identified and future sites to be considered are the several natural areas along the River Raisin and its associated floodplains.

The remainder of the Township has been designated as agricultural. This area is considered to be necessary for the preservation of the economic base of the Township. The eastern two-thirds of the Township should be designated as exclusive agriculture in which residential non-farm uses are discouraged.

IMPLEMENTATION OF THE PLAN

The Palmyra Township Zoning Board, with the review of the Township's citizens, has developed this future land use plan, "Palmyra Township – Year 2025 to provide the guidelines for making land use decisions. As such, it can be very helpful in promoting orderly growth and development within the Township.

However, acceptance of this plan solely by the Palmyra Township Zoning Board will not make it a viable plan for the Township. It must be accepted by the Township Board and the citizens of the Township as their official guide for land use development. In order to accomplish this, the Zoning Board strongly urges the adoption of this plan by the Palmyra Township Board.

The adoption of this plan does not regulate the use of land within the boundaries of the Township. If the plan is to be implemented effectively, land use controls should also be adopted. These controls are available to the Township under Act 184 of 1943 as amended, or more commonly known as the Township Rural Zoning Act. The Palmyra Township Zoning Board believes that for the orderly growth and development of the Township and to effectively implement the proposals contained in this Plan, proceeding under Act 184 to implement land use controls is both desirable and necessary. This plan will serve as the basis for the development of a zoning ordinance for the Township, and will be used in considering amendments of the Ordinance once it is adopted.

CONCLUSION

The Palmyra Township Land Use Plan offers the Township an opportunity to anticipate its future land use and development needs, to analyze its existing growth and identify problems which may result in large remedial expenditures in the future, and to guide its development into a sound, logical pattern of land use. It can assist the Township in anticipating future services and facilities which will be required and program these expected expenditures according to the financial capabilities of the Township. Over the long run, the plan can save the community substantial amounts through both efficient development and a programmed knowledge of upcoming needed improvements.

Finally, the Land Use Plan is intended to be a flexible document which guides the actions of the community. It should be periodically reviewed and updated. Obviously, the changes in attitudes and feelings of the Township residents and the conditions which exist, socially, culturally, and technologically, require that the plan be adjusted and its goals re-examined to bring them into conformity. The plan is merely the best estimate of the long-range future of the Township. It is not cast in concrete, but is meant to be a flexible, viable document to assist the Township in encouraging a safe, efficient, and pleasant community.