

Region 2 Planning Commission

Serving Hillsdale, Jackson and Lenawee Counties

To: Region 2 Planning Commissioners
Municipal & County Planning Commissioners in Lenawee County
Lenawee Now & Other Interested Parties

From: Grant E. Bauman, R2PC Principal Planner

Date: March 3, 2020

Subject: **Lenawee County | Existing Land Use Patterns
& Major Community Facilities**

A goal (and associated strategies and actions) of the 2017-2021 edition of the *Region 2 Planning Commission Comprehensive Economic Development Strategy (CEDS)* is the identification and mapping of cultural and recreational resources (see the inset).

A first step in identifying major community facilities (i.e., cultural and recreational resources) is to map existing land use patterns utilizing property assessment categories (i.e., existing land use). Many cultural and recreational resources have an exempt status, making them easier to identify. It was further noted that the property assessment data can also be utilized by counties and municipalities as they create economical and up-to-date existing land use maps for inclusion in master plans and other planning documents. This memo provides information on existing land use patterns and cultural and recreational resources found in Lenawee County. Separate reports are also available for the counties of Hillsdale and Jackson as well as the entire three-county Region 2 Area.

Goal #2 of the *Comprehensive Economic Development Strategy (CEDS)* is:

- ***Provide opportunities to support globally competitive business environment strategies***

Strategy C, designed to accomplish the goal, is:

- ***Identify and map unique cultural and regional recreational resources which add to quality of life and placemaking, thereby aiding economic development, including, but not limited to, arts and cultural institutions, agriculture, parks, trails, and other recreation facilities, and natural resources***

And Action #3, designed to fulfill the strategy, is:

- ***The mapping of cultural and recreational resources***

Caveats

Before describing the land use pattern found in Lenawee County, it is important to recognize some limitations to the data:

- Some portions of the county were not assessed. Consequently, most of the acreage utilized for roads, other rights-of-way, and some large lakes were not included in the analysis.
- Some of the acreage contained in the commercial assessment category would normally be included in other land use categories. For example, recreational businesses would likely be included in an institutional land use category and apartment complexes would be included in a residential land use category.
- A small number of properties and assessed acres were not associated with a traditional land use category.
- Finally, residential, commercial, and industrial land uses are normally described by their character and/or density (e.g., single-family vs multiple-family residential, local/general vs highway service commercial, light vs heavy industrial, etc.). That was not possible using assessment data.
- It should also be noted that the GIS (Geographic Information System) parcel layers, which include property assessment information, were provided by:
 - the GIS Division of the Lenawee County Equalization Department (*with the cooperation of the City of Tecumseh Assessor*), and
 - the City of Adrian Equalization Department.

Property Assessment Patterns

Recognizing the caveats listed above, the property assessment patterns found throughout Lenawee County can be described as follows:

- Agricultural uses comprised approximately 72% of assessed acreage (see Figures 1 & 2).
Farmland is found in every township and village as well as some of the cities.
- Residential uses were attributed to approximately 22% of assessed acreage (see Figures 1 & 3). R2PC staff also subdivided the category into subcategories based upon lot size:

Property Assessment	
Agricultural	71.7%
Residential	22.2%
Commercial	1.7%
Industrial	0.7%
Exempt	3.7%
Other	0.0%
	100.0%

- Compact residential uses (i.e., lots <5 acres) comprised approximately 5.5% of assessed acreage.

Compact residential uses were found in every municipality but were concentrated primarily in and around cities and villages (unincorporated as well as incorporated), around lakes, and/or along stretches of rural roadways.

- Large-lot residential uses accounted for approximately 16.5% of assessed acreage.

Large-lot residential uses were found in every municipality (see Figure 3). It should be noted that residential uses on lots of at least 40 acres accounted for approximately 4% of assessed acreage.

- Commercial uses were attributed to approximately 2% of assessed acreage (see Figures 1 & 4).

Commercial uses (e.g., stores, restaurants, offices, etc.) were found in every municipality but tend to predominate in and around cities and villages (unincorporated as well as incorporated), near some lakes, and/or along major road corridors.

- Industrial uses accounted for approximately 1% of assessed acreage (see Figures 1 & 4).
Industrial uses were found in most municipalities, but tend to predominate in the vicinity of cities and villages (unincorporated as well as incorporated), and/or along major road corridors (see Figure 4).

- Approximately 4% of the assessed acreage comprised various types of exempt uses (see Figures 1, & 5).

Exempt uses (e.g., churches, college and university campuses, parks and recreation facilities, etc.) were found in every municipality.

Existing Land Use Patterns

Based upon the property assessments listed above, the land use patterns found in Lenawee County can be described as follows (see Figure 6):

- Low-intensive development accounted for approximately 17% of assessed acreage (see Figure 6).

Low-intensive development (i.e., residentially assessed properties ≥5 acres) was found in every municipality.

- High-intensive development comprised approximately 8% of assessed acreage (see Figure 6).

High-intensive development (i.e., residentially assessed lots <5 acres, and commercially and industrially assessed properties) were found in every municipality but were concentrated primarily in the vicinity of cities and villages (unincorporated as well as incorporated), around lakes, and/or along major road corridors.

- Approximately 4% of assessed acreage could be attributed to various types of noncommercial institutional uses.

Institutions (e.g., college and university campuses, parks and recreation facilities, etc.) were found in every municipality (see Figure 6).

Existing Land Use	
Low-Intensive Development	16.6%
High-Intensive Development	8.0%
Institutions	3.7%

Major Community Facilities

The mapping of land use patterns—and further analysis of property assessment/parcel data and various online resources—made it relatively easy to identify major community facilities in Lenawee County (see Figure 7), including the following (keyed to the map):

Municipal & County Parks

1. Heritage Park | *Raisin Township*
2. Lenawee County Fairgrounds
3. Bicentennial County Park
4. Ramsdell County Park

State Parks & Private Nature Preserves

5. W.J. Hayes State Park
6. Cambridge State Historic Park
7. Lake Hudson State Recreation Area
8. Onsted State Game Area
9. Hidden Lake Gardens | *Michigan State University*
10. Ives Road Fen Preserve | *The Nature Conservancy*

Private Recreation Facilities

11. Michigan International Speedway (MIS)
12. American Farm Museum and Education Center
13. The Centre | *The Christian Family Centre*
14. DeMor Hills Golf Course
15. Devils Lake Golf Course
16. Green Valley Campground
17. Hantz Golf Clubs
18. The Hills of Lenawee Golf Club and Banquet Center
19. Judson Collins Center | *United Methodist Church*
20. Wolf Creek Golf Club
21. Raisin Valley Golf Course
22. Shaffer's Evergreen Golf Course

Regional Trails & Scenic Railroads

23. Kiwanis Trail
24. Southern Michigan Railroad Society

Hospital Campuses

25. ProMedica | *Charles & Virginia Hickman Hospital*
26. ProMedica | *Bixby Hospital*
27. ProMedica | *Herrick Hospital*

Jails & Prisons

- 28. Boysville of Michigan Property
- 29. Gus Harrison Correctional Facility
- 30. Lenawee County Jail

College & University Campuses

- 31. Adrian College
Adrian Tobias Center (meeting venue) | Herrick Chapel | Adrian College Bulldogs (men's & women's sports)
- 32. Jackson College | *JC @ LISD TECH*
- 33. Sienna Heights University
John D. Wittersheim Memorial Sculpture Park | Klemm Gallery & Gallery 10 | McLaughlin University Center (meeting venue) | Sienna Heights University Saints (men's, women's, & coed sports)

Airports

- 34. Lenawee County Airport
- 35. Al Myers Airport
- 36. Tecumseh Mills Airport
- 37. Van Camp Heliport
- 38. Merillat Airport
- 39. Betz Airport

Landfills & Transfer Facilities

- 40. Adrian Landfill
- 41. Lenawee County Recycling Center

Figure 1

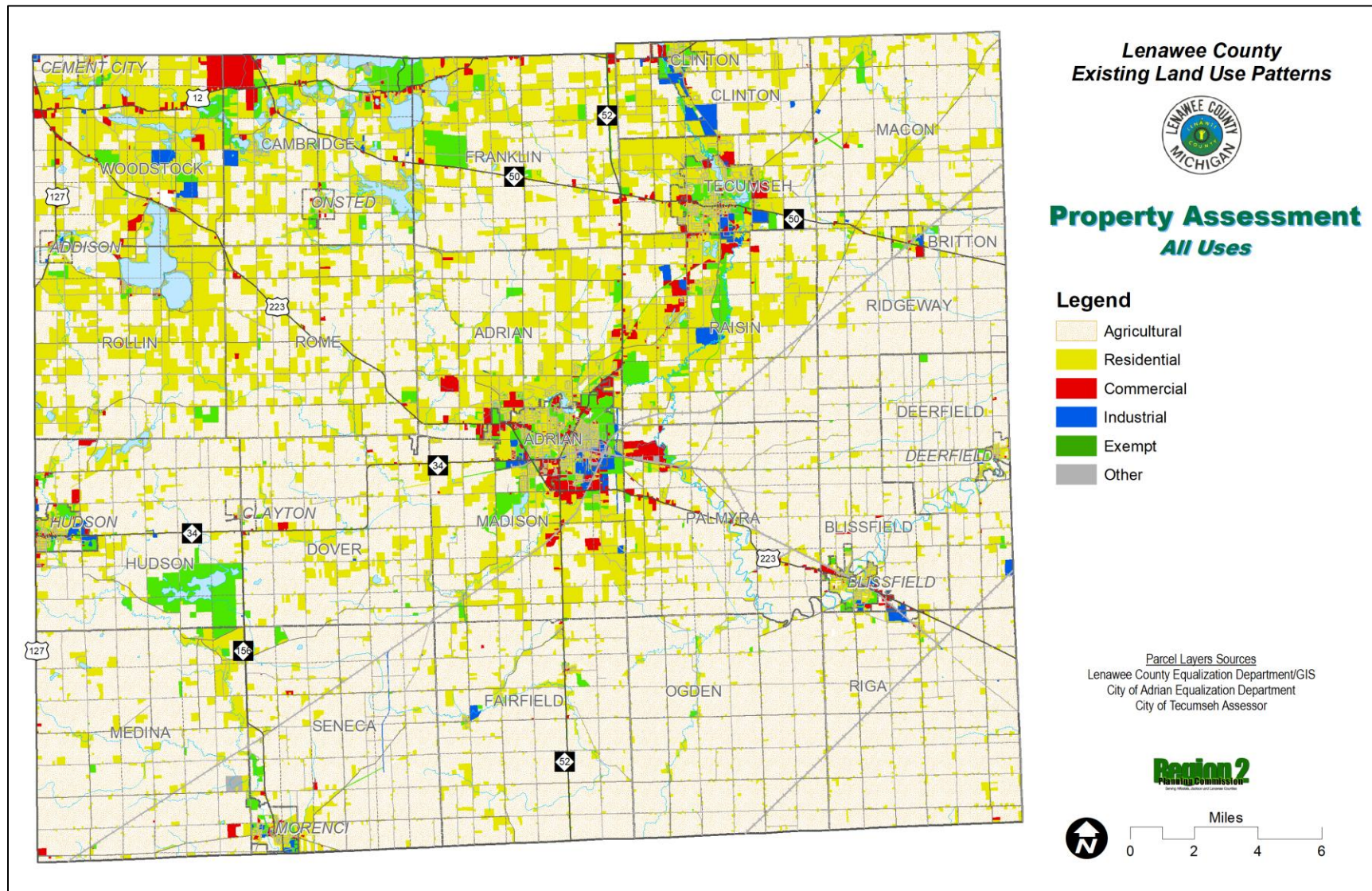


Figure 2

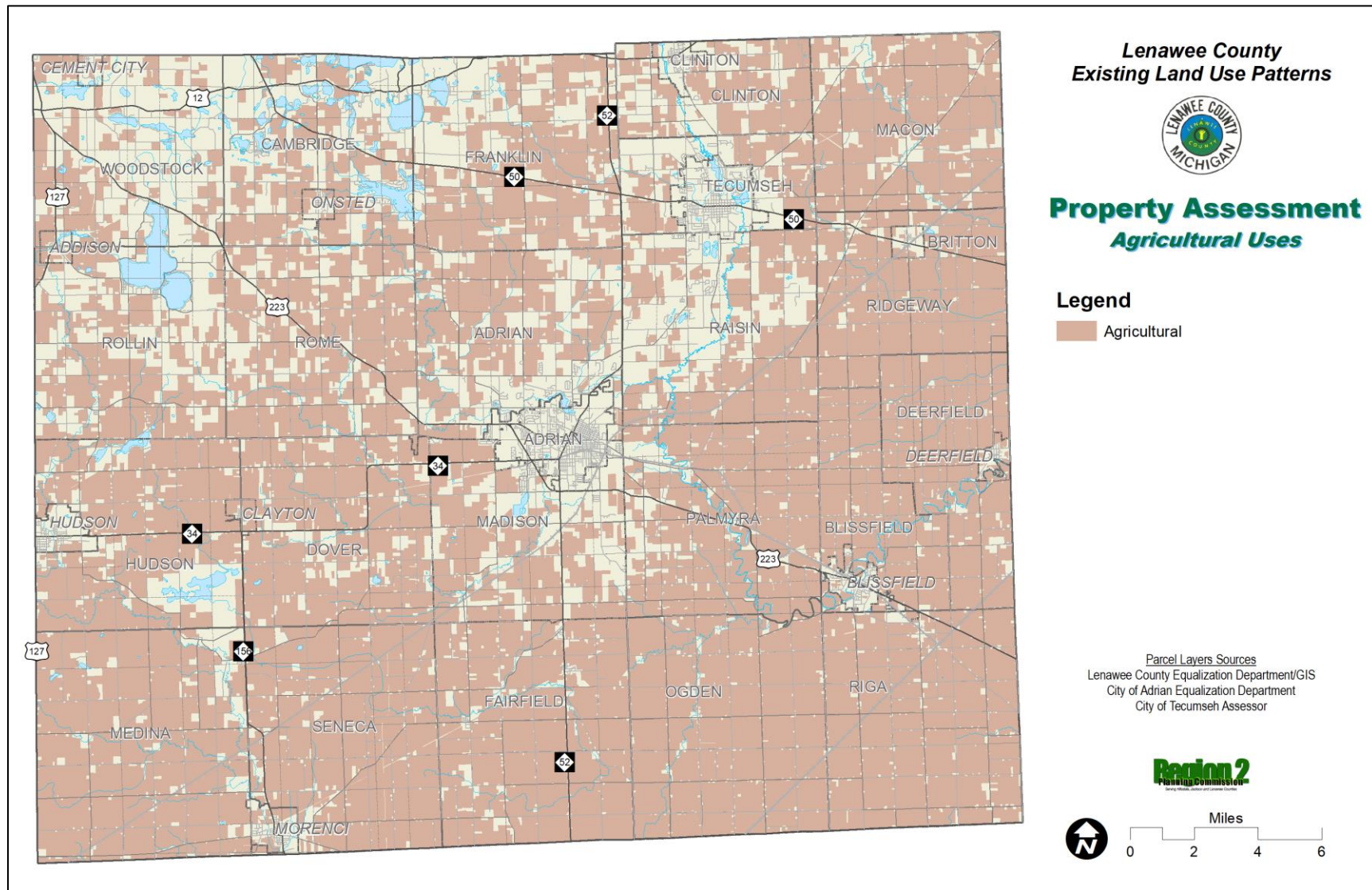


Figure 3

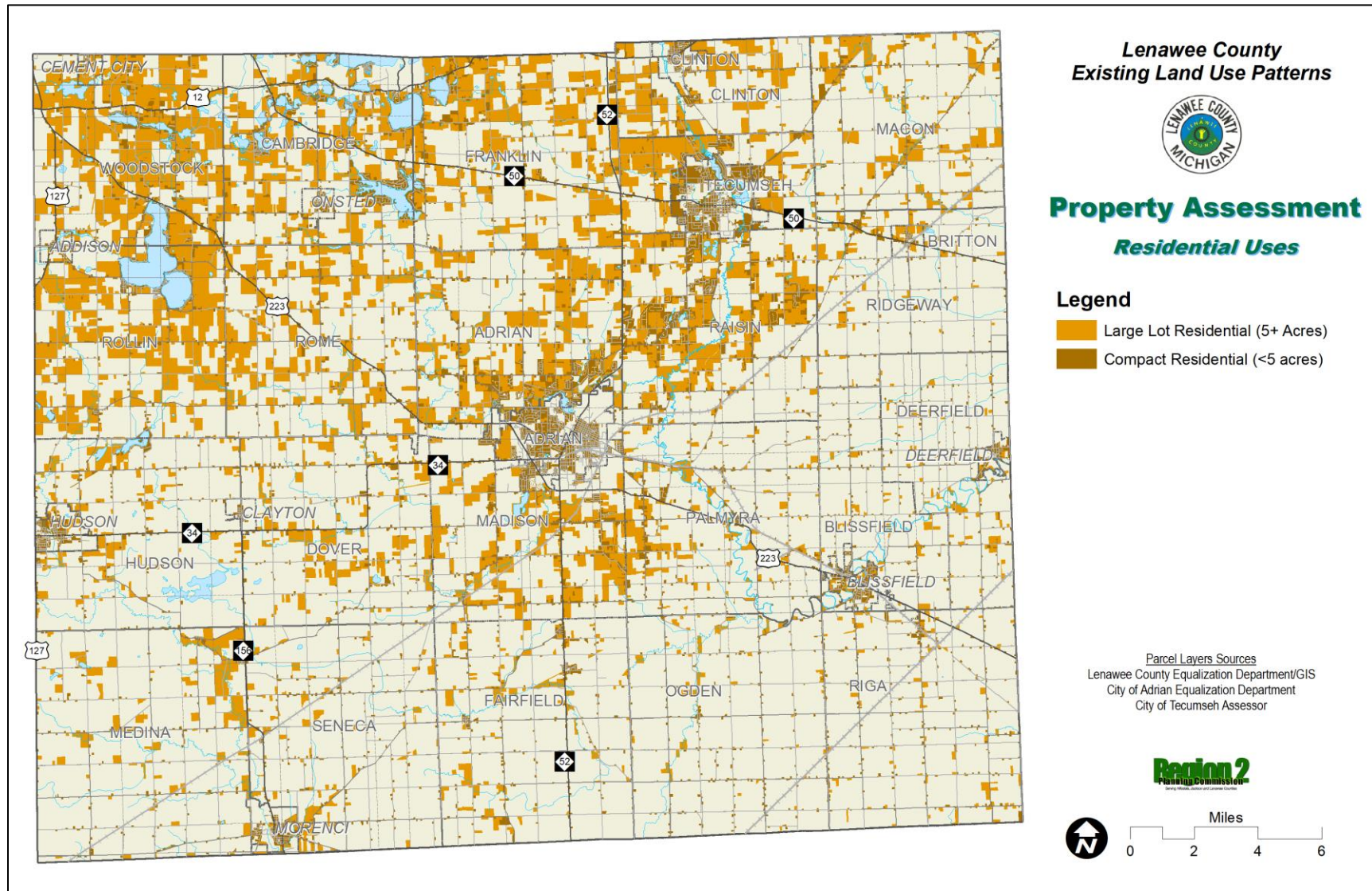


Figure 4

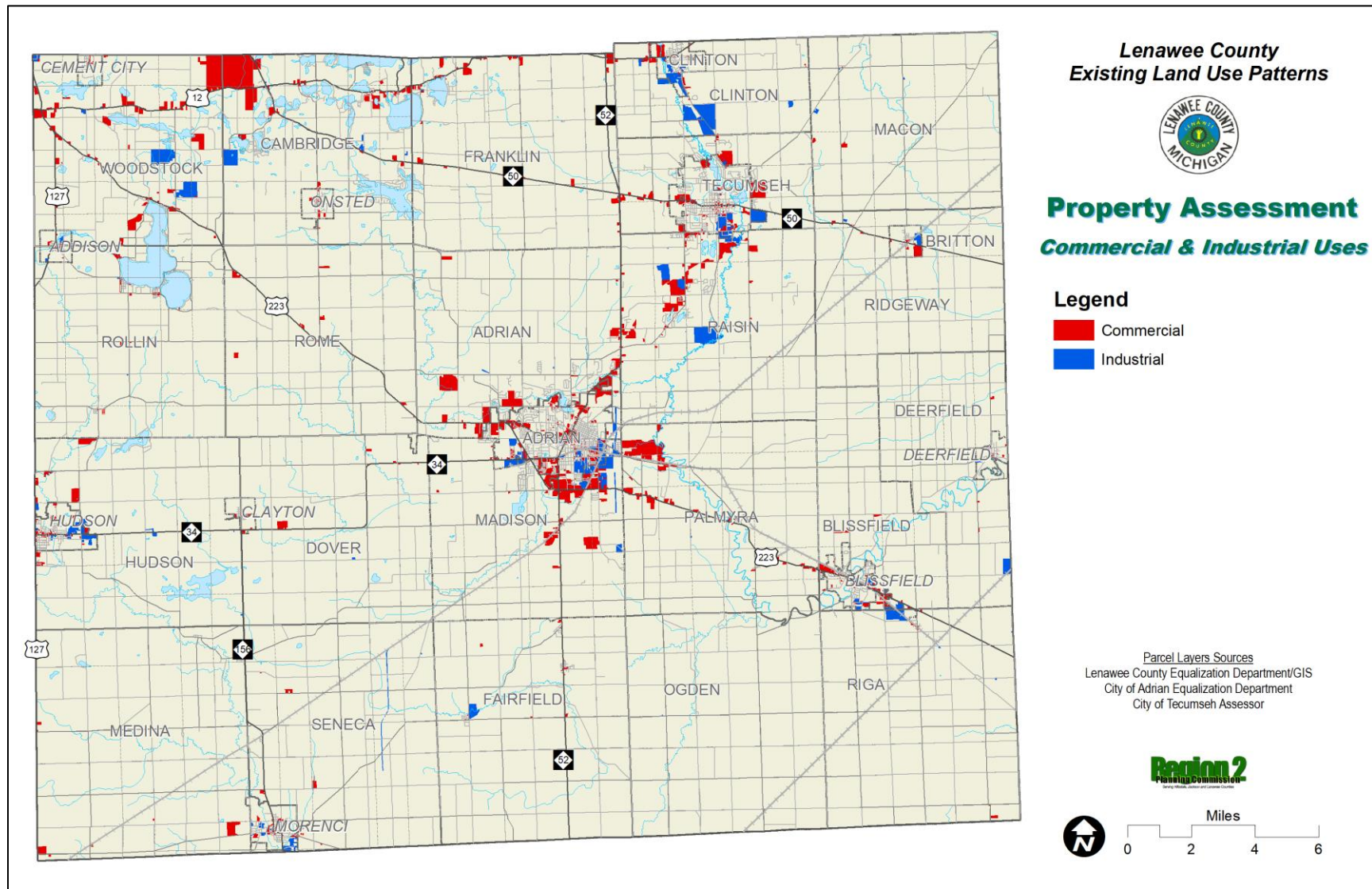


Figure 5

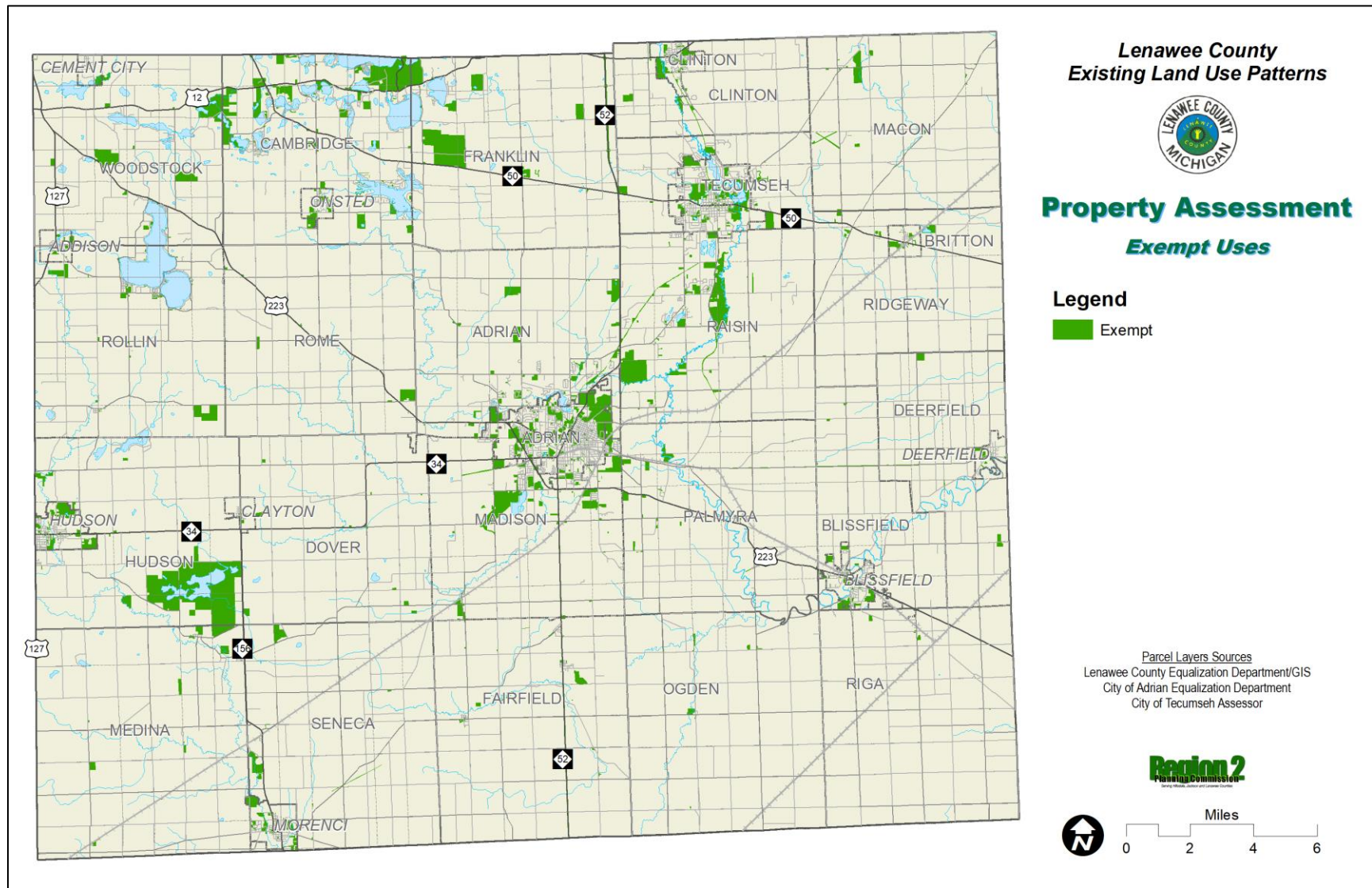


Figure 6

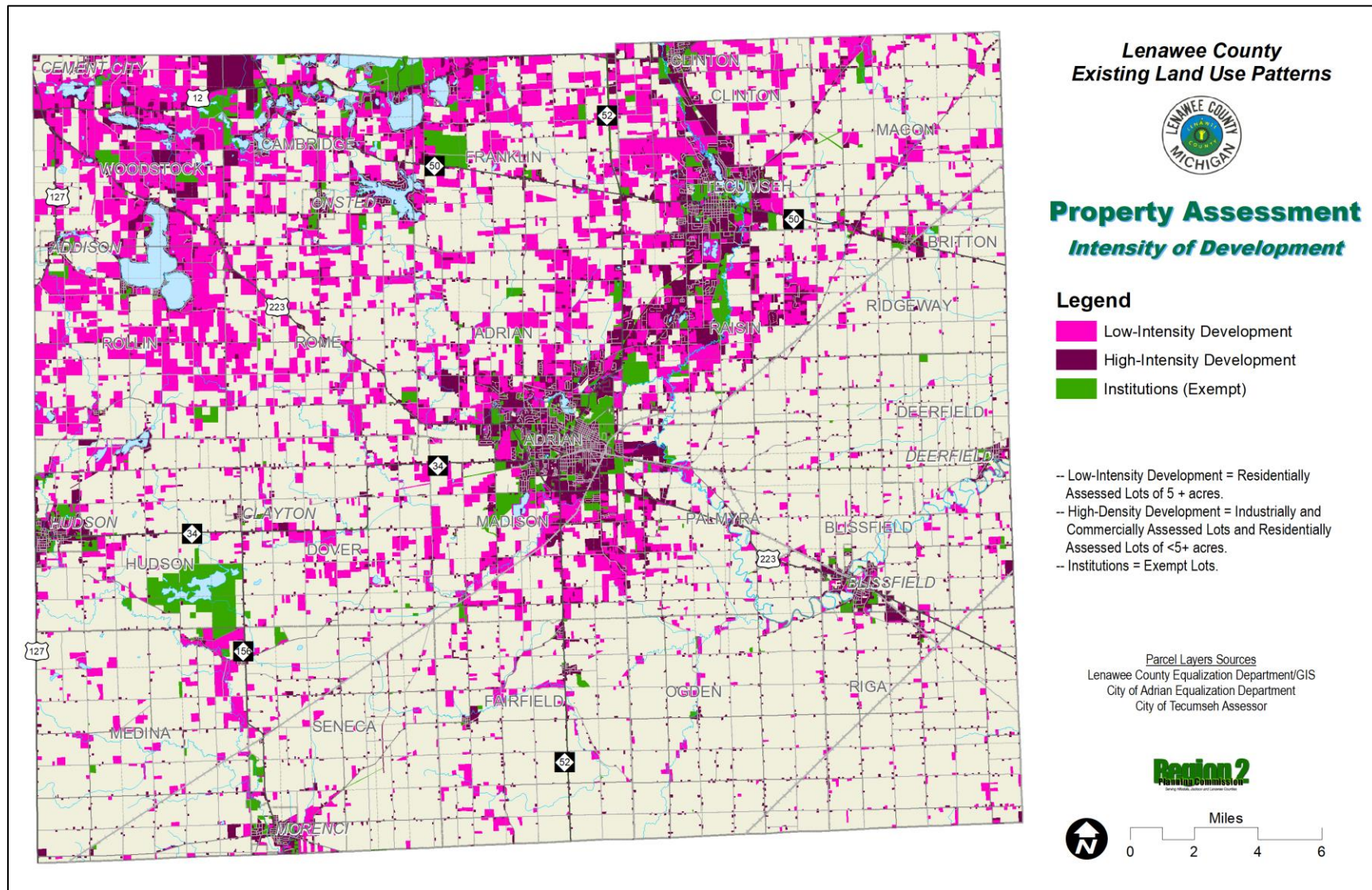


Figure 7

