

# Region 2 Planning Commission

*Serving Hillsdale, Jackson and Lenawee Counties*

To: Region 2 Planning Commissioners  
Municipal and County Planning Commissioners in the Region 2 Area  
Economic Development Organizations (EDOs) & Other Interested Parties

From: Grant E. Bauman, R2PC Principal Planner

Date: March 3, 2020

Subject: **Region 2 Area | 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 throughout the Region 2 Area. Separate reports are also available for the counties of Hillsdale, Jackson, and Lenawee.

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 the Region 2 Area, it is important to recognize some limitations to the data:

- Some portions of the region 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 Hillsdale County Equalization and Land Information/GIS Department,
  - Jackson County GIS,
  - 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 the Region 2 Area can be described as follows:

- Agricultural uses comprised approximately 63% of assessed acreage (see Figures 1 & 2).

*Farmland was found in every township as well as many of the villages and some of the cities (see Figure 2).*

- Residential uses were attributed to approximately 29% of assessed acreage (see Figure 1 & 3). R2PC staff also subdivided the category into subcategories based upon lot size:

- Compact residential uses (i.e., lots <5 acres) comprised approximately 7% 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.*

<i>Property Assessment</i>	
Agricultural	63.4%
Residential	28.7%
Commercial	2.0%
Industrial	1.0%
Exempt	4.7%
Other	0.1%
	100%

- Large-lot residential uses accounted for approximately 22% 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 6% 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 (see Figure 4).*

- 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 5% 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 (see Figure 5).*

### Existing Land Use Patterns

Based upon the property assessments listed above, the land use patterns found in the Region 2 Area can be described as follows (see Figure 6):

- Low-intensive development accounted for approximately 22% of assessed acreage.

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

Existing Land Use	
Low-Intensive Development	21.9%
High-Intensive Development	9.9%
Institutions	4.7%

- High-intensive development comprised approximately 10% of assessed acreage (see Figure 6).

*High-intensive development (i.e., residentially assessed lots  $< 5$  acres, and commercially and industrially assessed lots) 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 (see Figure 6).*

- Approximately 5% 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).*

## 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 the following types of major community facilities found in the Region 2 Area (see Figure 7):

- **Municipal & County Parks**

Many of the cities and villages in the region provide a park or a park system for their residents and visitors, as do all three counties and some of the townships.

- **State Parks & Private Nature Preserves**

The Michigan Department of Natural Resources (MDNR) maintains a variety of state parks, recreation areas, and game areas in the region. The Nature Conservancy, the Michigan Nature Association, the Jackson Audubon Society, and other private associations and nonprofit organizations also preserve unique tracts of land throughout the three-county area.

- **Private Recreation Facilities**

A wide variety of recreation facilities provided by commercial and nonprofit are also located in the region. Camps are provided by chapters of the Girl Scouts, Scouts BSA, and YMCA as well as religious organizations. Commercial campgrounds and golf courses are also available. Finally, unique facilities such as Michigan International Speedway (MIS) and the American Farm Museum and Education Center can also be found.

- **Regional Trails & Scenic Railroads**

The North Country Scenic Trail, which traverses seven states, runs through Hillsdale County. A series of connected trails are utilized by Route #1 of the Great Lake-to-Lake Trails (connecting Port Huron and South Haven) and the hiking portion of Michigan's Iron Belle Trail as they traverse Jackson County. The Southern Michigan Railroad Society operates a scenic railroad from Clinton to south of Tecumseh in Lenawee County.

- **Hospital Campuses**

The locally owned and operated Hillsdale Hospital is located in Hillsdale. Henry Ford Allegiance Health is located in Jackson and its Grass Lake Surgery Center is under construction. Promedica currently operates Bixby Hospital in Adrian and Herrick Hospital in Tecumseh and is building the Charles and Virginia Hickman Hospital between those communities.

- **Jails & Prisons**

The Michigan Department of Corrections operates various prisons in Jackson (Charles Egeler Reception & Guidance Center, Cooper Street Correctional Facility, G. Robert Cotton Correctional Facility, and Parnall Correctional Facility) and Adrian (Gus Harrison Correctional Facility). All three counties also maintain jails.

- **College & University Campuses**

Hillsdale is home to Hillsdale College, which hosts Slayton Arboretum, the Dow Conference Center & Hotel, the John & Dede Howard Music Hall, the Sage Center for the Arts, and the Hillsdale College Chargers (men's & women's sports teams). Jackson is home to Jackson College, which hosts the Potter Center and the Jackson College Jets (men's, women's, & coed sports teams). Jackson College also maintains its LaTarte Center in

Hillsdale, the W.J. Maher Campus in the Jackson Area, and JC @ LISD TECH Campus in Adrian. Spring Arbor is home to Spring Arbor University, which hosts the Ganton Art Gallery and the Spring Arbor University Cougars (men's, women's, & coed sports teams). Adrian is home to Adrian College, which hosts the Adrian Tobias Center, Herrick Chapel, and the Adrian College Bulldogs (men's & women's sports teams). Adrian is also home to Sienna Heights University, which hosts the John D. Wittersheim Memorial Sculpture Park, Klemm Gallery & Gallery 10, McLaughlin University Center, and the Sienna Heights University Saints (men's & women's sports teams).

- **Airports**

The Hillsdale Municipal Airport is located in the Hillsdale Area. Jackson County Airport-Reynold's Field is located in the Jackson Area. Shamrock Field is located in the Brooklyn Area and Napoleon Airport and Van Wagnen Airport are located in the Napoleon Area. The Lenawee County Airport is located in the Adrian Area. Al Myers Airport, Tecumseh Mills Airport, Van Camp Heliport, and Merillat Airport are located in the Tecumseh Area and Betz Airport is located in the Blissfield Area.

- **Landfills & Transfer Facilities**

Jefferson Township and Republic maintain transfer stations in Hillsdale County. Liberty Landfill and the McGill Road Landfill are located in Jackson County and Granger and Modern Waste provide transfer facilities. The Adrian Landfill is located in Lenawee County and Lenawee County provides its Recycling Center.

Please see the individual county reports for listings of specific major community facilities keyed to a map.



Figure 1

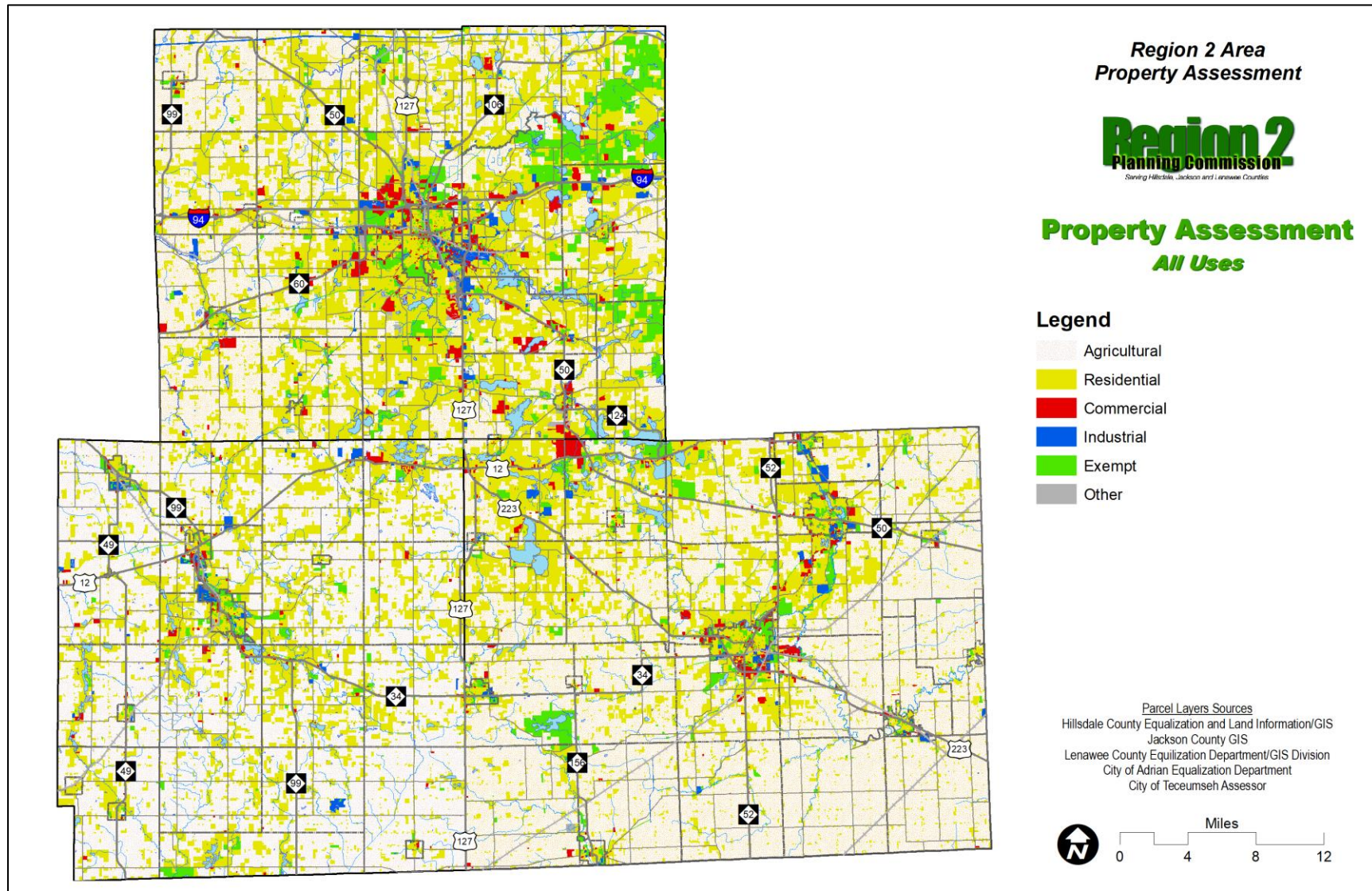




Figure 2

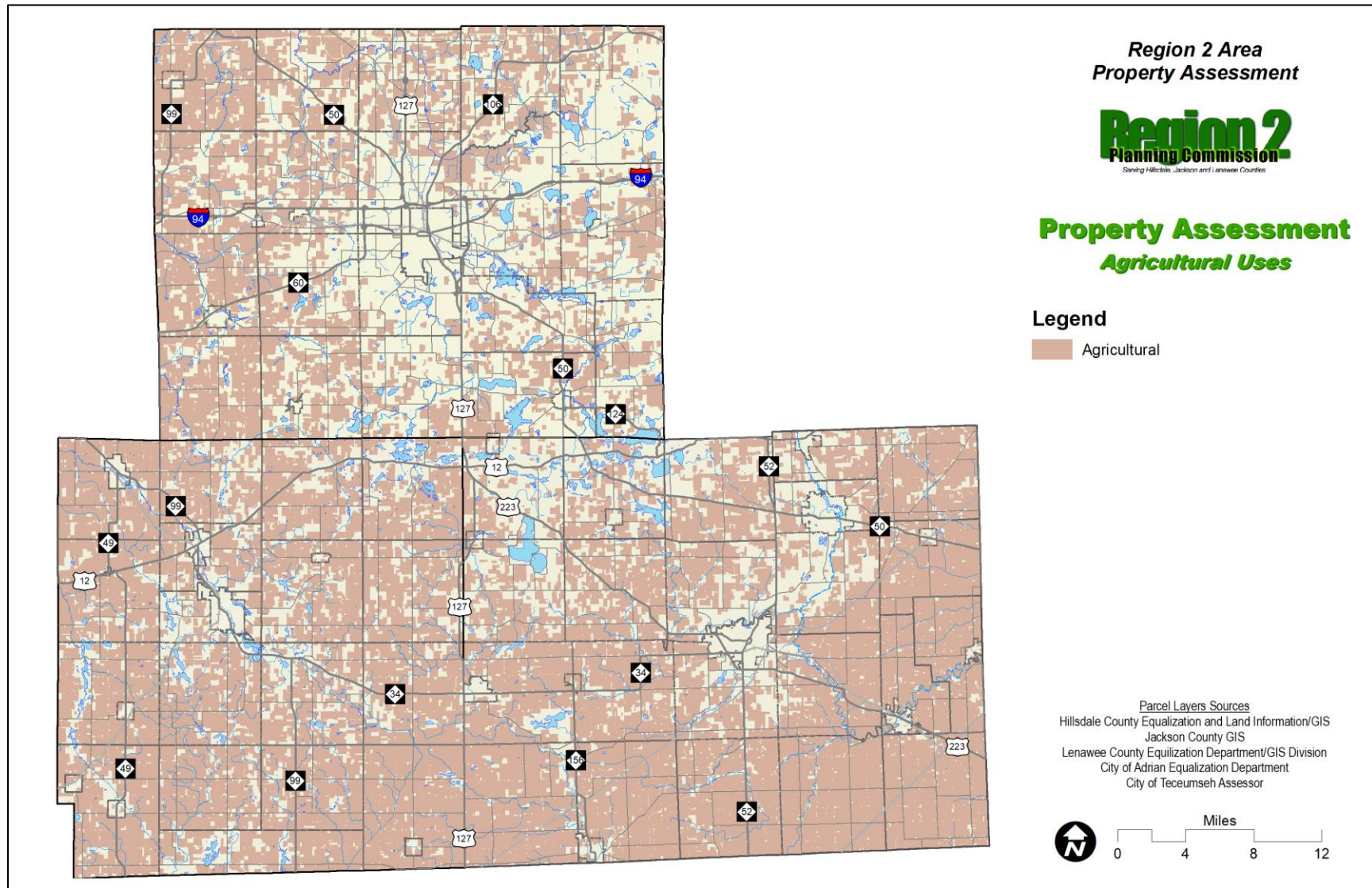




Figure 3

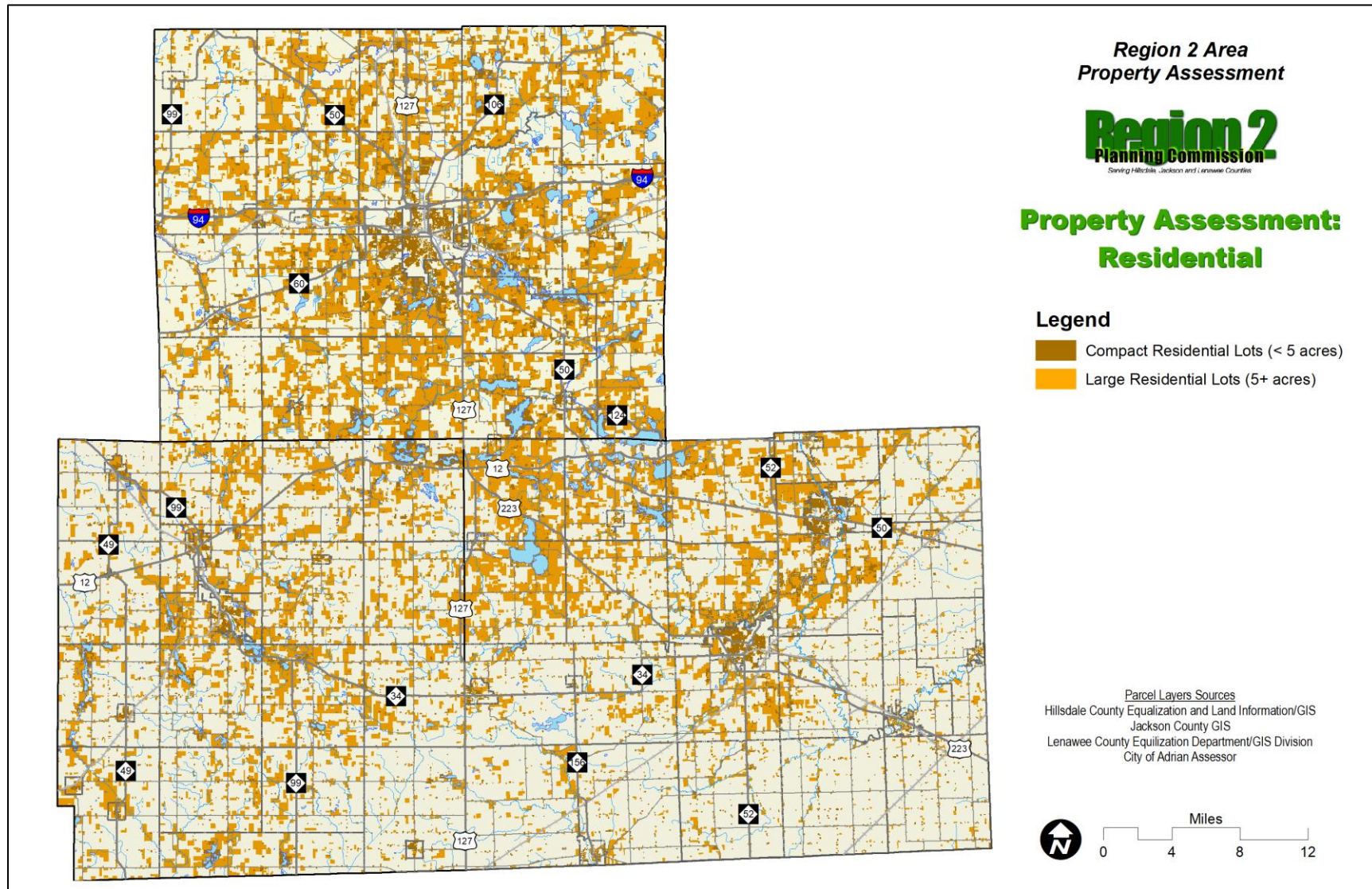




Figure 4

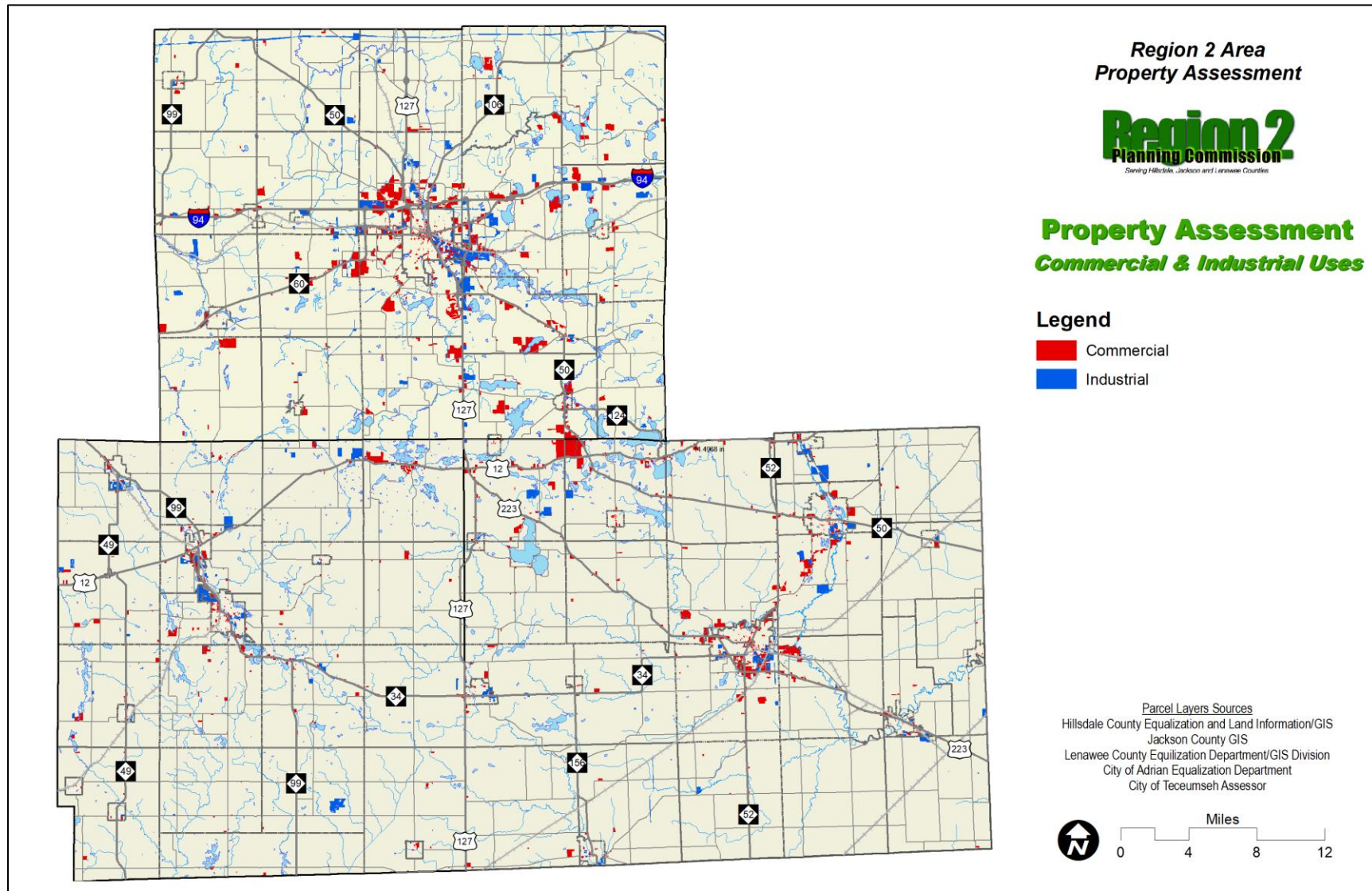


Figure 5

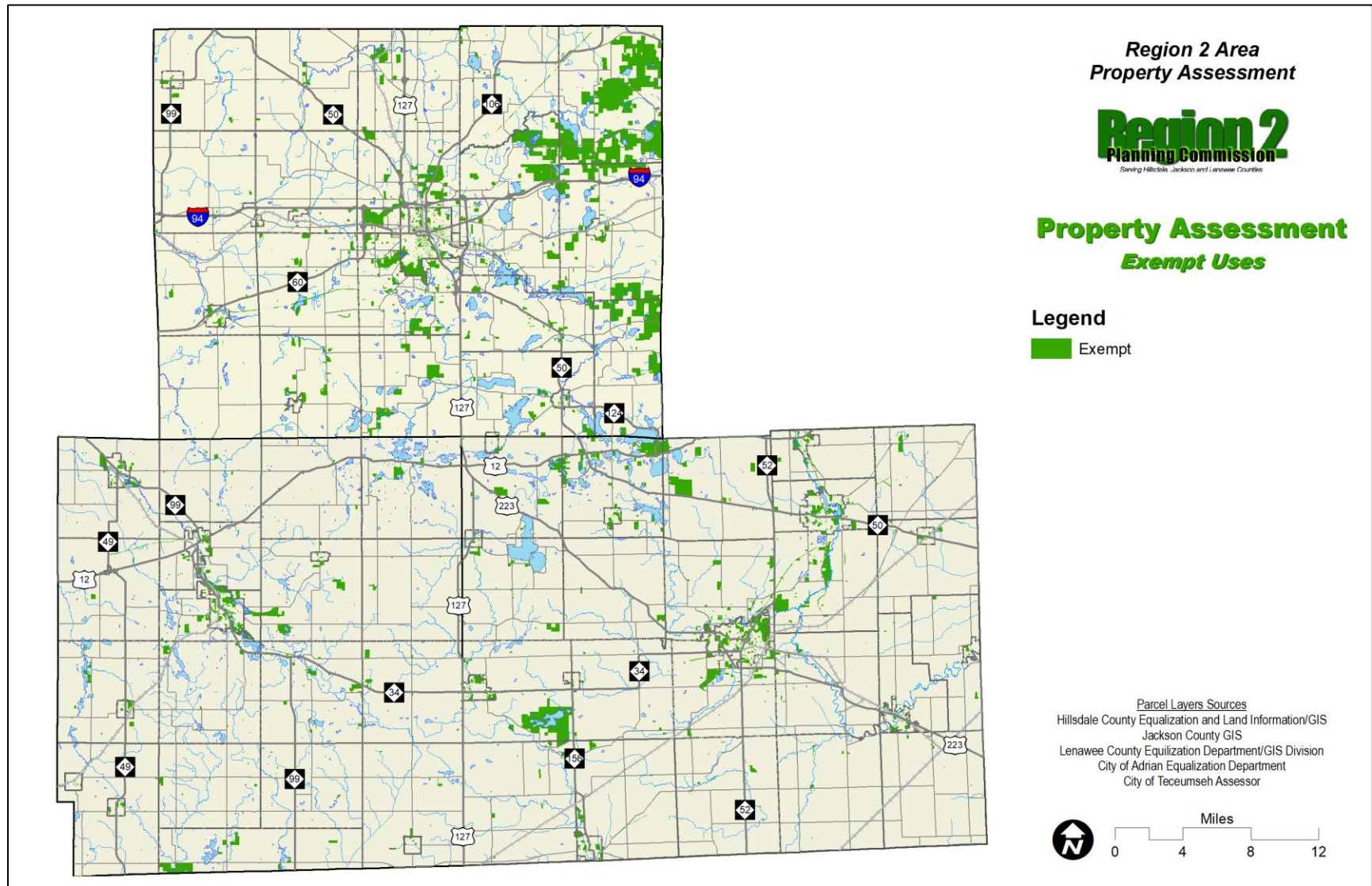




Figure 6

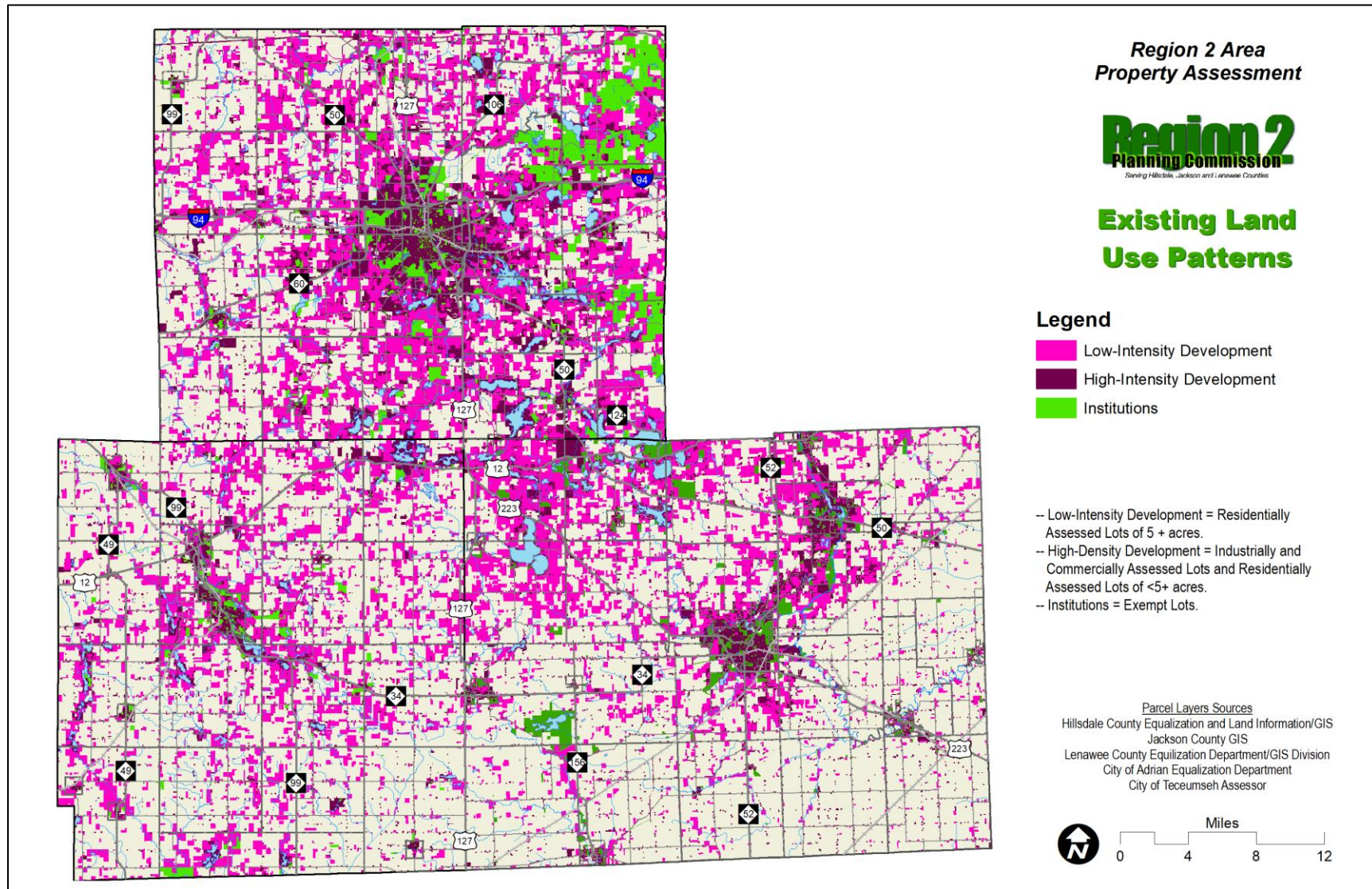




Figure 7

