



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING NOTICE

FOR FURTHER INFORMATION, CONTACT:

Grant E. Bauman

R2PC Principal Planner

(517) 768-6711

gbauman@co.jackson.mi.us

DATE: September 17, 2020

TIME: 6:30 p.m.

PLACE: **zoom**

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment [3-MINUTE LIMIT]
3. Approval of Agenda [ACTION]
4. Meeting Minutes
- Approval of the Minutes of the August 20, 2020, Meeting [ACTION] 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #20-10 — Madison Charter Township [ACTION]
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #20-12 — Ogden Township [ACTION] 7
 - c. Consideration of Master Plan(s)
 - (1) #20-01 — Woodstock Township [ACTION] 17
6. Other Business
 - a. Old Business — None
 - b. New Business — None
7. Public Comment [2 MINUTE LIMIT]
8. Commissioner Comment
9. Adjournment

*Please note that the meeting will take place via **zoom**.*

The login information is provided on the next page.

The next meeting of the Lenawee County Planning Commission is scheduled for October 15, 2020

www.region2planning.com/lenawee-county-planning-commission



Join Zoom Meeting

<https://zoom.us/j/95801058321?pwd=SU9GT2M5bXNESW1oalh2NjBOeFlvdz09>

Meeting ID: 958 0105 8321

Passcode: 617380

One tap mobile

+13017158592,,95801058321#,,,,,0#,,617380# US (Germantown)

+13126266799,,95801058321#,,,,,0#,,617380# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

Meeting ID: 958 0105 8321

Passcode: 617380



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MEETING MINUTES

Thursday, July 16, 2020

zoom • Meeting ID: 964 0895 2816 • Passcode: 868322

Members Present: Mr. Bob Behnke, Education Representative; Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Keith Dersham, LCPC Secretary; Mr. Bruce Nickel; and Mr. Dale Witt

Members Absent: Ms. Rebecca Liedel, LCPC Chair; and Mr. Ralph Tillotson, Lenawee County Commission

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary

Item 1 **Call to order.** Secretary Dersham called the meeting to order at 6:30 p.m. Those in attendance rose and joined in the Pledge of Allegiance. Secretary Dersham then turned control of the meeting to staff.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 08/20/2020 meeting agenda for approval.

Comm. Bolton made a motion, seconded by Comm. Behnke, to approve the July 16, 2020, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 07/16/2020 meeting minutes for approval.

Comm. Bolton made a motion, seconded by Comm. Witt, to approve the July 16, 2020, meeting minutes as presented. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)** None.

- (1) **#20-08 | Cambridge Township.** Commissioners reviewed the proposed rezoning to 'general commercial (C-2)', from 'agricultural (AG-1)', of a property (ID# CA0-134-3125-00) located on Onsted Highway in Section 34 (T5S-R2E) of the Township, across the road from the Village of Onsted. The rezoning would allow for the establishment of a "commercial store", a Dollar General according to the correspondence provided for the public hearing. Staff summarized his report advising Commissioners to recommend disapproval of the proposed 'C-2' rezoning of the subject parcel for the reasons listed in the staff report (see the staff report). Comm. Bolton asked staff to remove the accidental references to Madison Township from the staff report prior to sending it to Cambridge Township.

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Comm. Behnke, made a motion, seconded by Comm. Bolton, to concur with the staff advisement to recommend disapproval of the proposed 'C-2' rezoning to the Cambridge Township Board. *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Liedel and Tillotson)).*

- (2) **#20-09 | Macon Township.** Commissioners reviewed proposed amendments to the Macon Township Zoning Ordinance regarding home occupations and time limits to prevent the voiding special land use permits. Staff summarized his report and advised them to recommend approval of the amendments (see the staff report), noting that he assisted the township planning commission in their drafting. Comm. Bolton asked some questions regarding the proposed home occupation standards and questioned the need to allow for up to 4 years of inactivity prior to voiding a special land use permit.

Comm. Nickel made a motion, seconded by Comm. Bolton, to concur with the staff advisement to recommend approval of the proposed amendments to the Macon Township Board. *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Liedel and Tillotson)).*

b. **Consideration of PA 116 Farmland Agreement(s).**

- (1) **#20-10 | Fairfield Township.** Commissioners reviewed an application for a 50-acre parcel (ID #FA0-123-3550-00) located in Section 23 (T8S-R3E) of the Township. Staff summarized his report and advised them to recommend approval with comments of the agreement (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Behnke, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Fairfield Township Board (see the staff report). *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Liedel and Tillotson)).*

- (2) **#20-11 | Madison Charter Township.** Commissioners reviewed an application for a 34-acre parcel (ID #MD0-128-3100-00) located in Section 28 (T7S-R3E) of the Township. Staff summarized his report and advised them to recommend approval with comments of the agreement (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Madison Charter Township Board (see the staff report). *The motion passed (Yes = 5 (Behnke, Bolton, Dersham, Nickel, and Witt); No = 0; Abstain = 0; Absent = 2 (Liedel and Tillotson)).*

c. **Consideration of Master Plan(s).** None.

Item 6 **Other Business.**

a. **Old Business.** None.

b. **New Business | Agriculture and Other Land Use/Cover.**

Staff provided a land use/cover study of Lenawee County, conducted by the R2PC for economic development purposes, which identifies areas containing Michigan's best agricultural land, agricultural land of national significance, and forests/woodlands. Comm. Bolton asked that staff provide the study to the County Administrator's Office for distribution to the County Board and posting on the County website.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** Staff returned control of the meeting to Secretary Dersham who adjourned it at 7:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman". The signature is fluid and cursive, with the first name "Grant" and last name "Bauman" clearly distinguishable.

Grant E. Bauman, LCPC Recording Secretary

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Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

PA 116 FARMLAND AGREEMENT | FA #20-12

Applicant(s): Christopher A. Wyckoff
13750 Berkey Highway
Blissfield, MI 49228

Date: September 17, 2020

Local Government: Lenawee County for Ogden Township

Purpose: **Enrollment application**

Location: The subject properties (ID #OG0-131-4550-00) is located in Section 31 of the Township (T8S, R4E) (see Figure 1).

Description: The subject property has an area of approximately 21 acres, of which is 20 acres is cultivated for cash crops. The parcel contains no buildings. The average gross annual income is \$400/acre, above the minimum \$200/acre MDARD requirement.

Term: 90.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject property at the edge of an area recommended for 'Agricultural' uses (see Figure 2).

Staff Comments: The applicants should consider/address various the following errors/omissions included in the application:

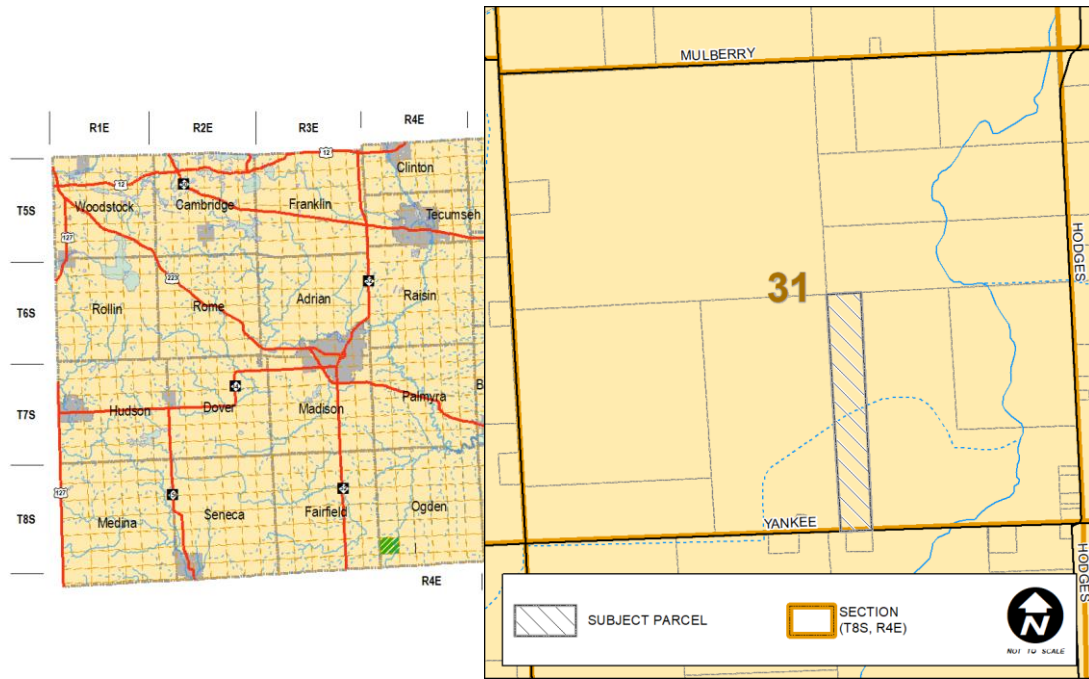
- *Question #16g.* Indicate that no (i.e., 0) buildings are located on the property.

Staff Advisement: Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Lenawee County Board of Commissioners, provided the applicant considers the comment/suggestion listed in the staff report.

Attachment(s):

- Background information provided by the applicant/township.

**Figure 1
Location**



**Figure 2
County Future Land Use**

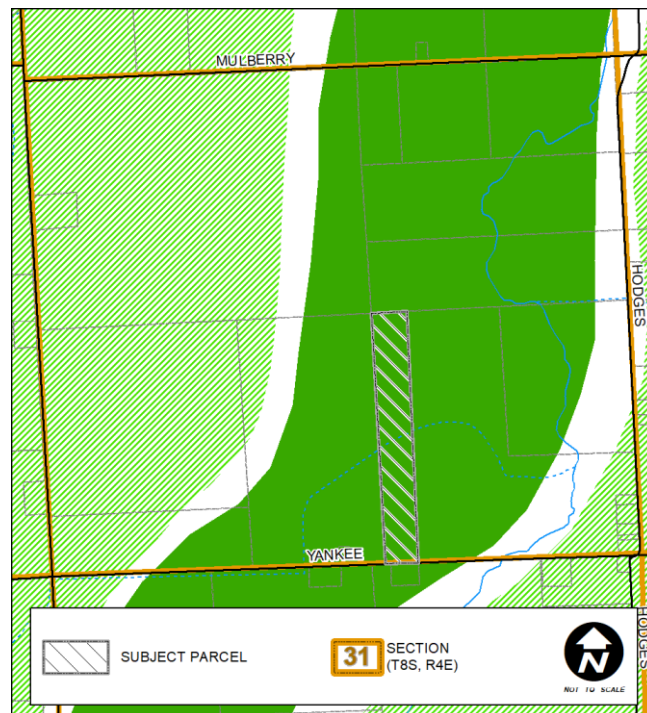


Figure 3
USDA Aerial Photograph





FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 8/20/2020

Application No: 373

State: _____

Date Received: _____

Application No: _____

Approved: _____ Rejected: _____

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

I. Personal Information:

1. Name(s) of Applicant: Wyckoff Christopher R
Last First Initial

(If more than two see #15)

Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☐ Married ☒ Single

2. Mailing Address: 13750 Berkeley Hwy. Blissfield Mich 49228
Street City State Zip Code

3. Telephone Number: (Area Code) (577) 260 6234

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (577)

5. E-mail address: plowboy49228@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lecountee 7. Township, City or Village: Oakley

8. Section No. 31 Town No. 8 south Range No. 4 east

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: _____

Name the types of mineral(s) involved: _____

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (seller):

Name: _____

Address: _____

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

rev. 12/2015

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- ☐ 2 or more persons having a joint or common interest in the land
☐ Corporation ☐ Limited Liability Company ☐ Partnership
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

- ☐ a. 40 acres or more _____ complete only Section 16 (a thru g);
☒ b. 5 acres or more but less than 40 acres _____ complete only Sections 16 and 17; or
☐ c. a specialty farm _____ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Cash Crops

b. Total number of acres on this farm: 20

c. Total number of acres being applied for (if different than above): 20

d. Acreage in cultivation: 20

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____

f. All other acres (swamp, woods, etc.) 1

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings _____ Residence: _____ Barn: _____ Tool Shed: _____

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ 8,000 : 20 = \$ \$400.00 (per acre)
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 90

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Christine A. Wickboldt
(Signature of Applicant) 11

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-5-20

(Date)

(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 8/20/2020 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Lewandee

☒ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

____ City (if land is within 3 miles of city boundary)

____ Village (if land is within 1 mile of village boundary)

**Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:**

☒ Copy of Deed or Land Contract (most recent showing current ownership)

☒ Copy of most recent Tax Bill (must include tax description of property)

☒ Map of Farm

____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

Questions? Please call Farmland Preservation at (517) 284-5663

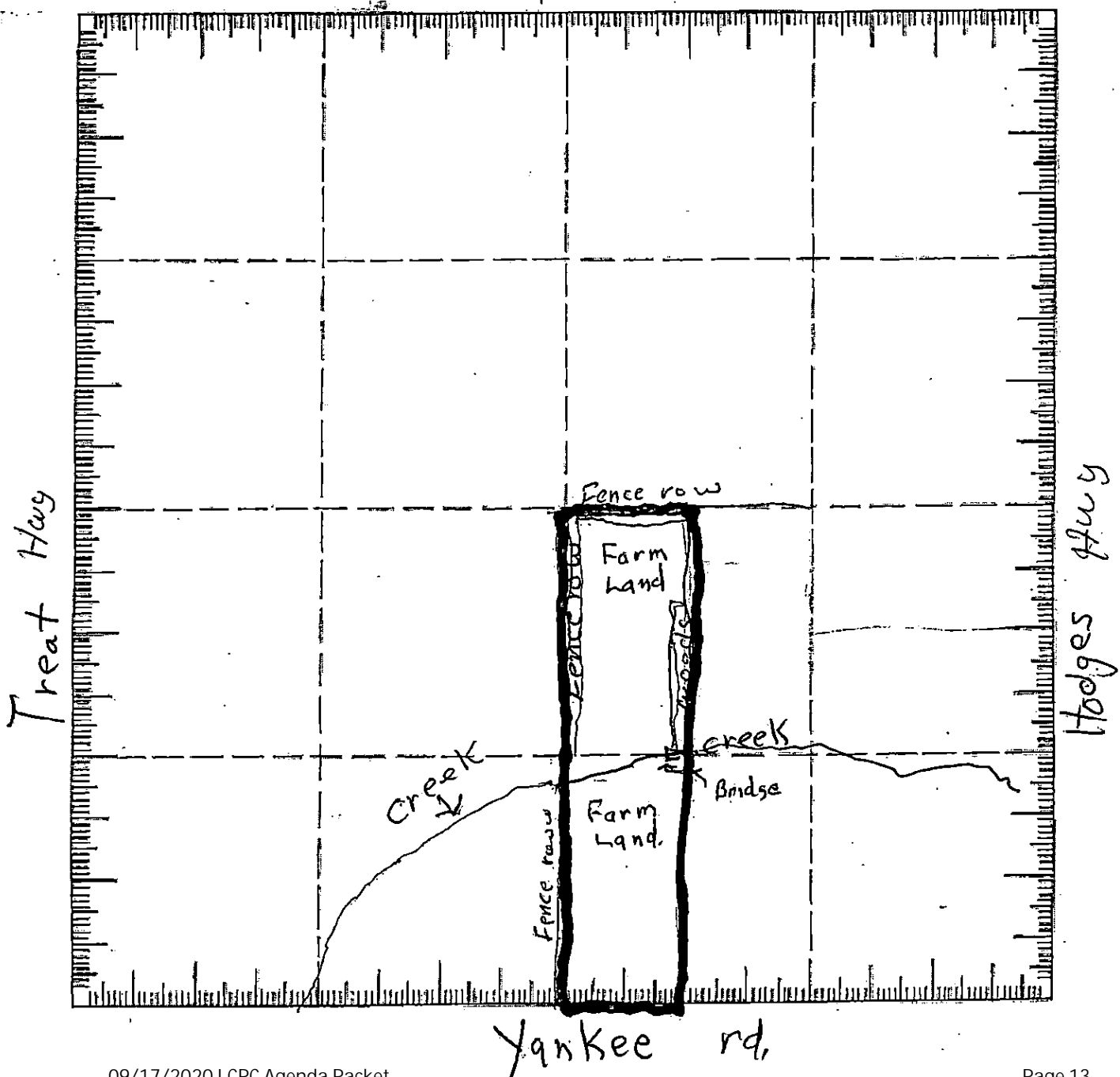
Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Lenawee
 Township Ogden
 T 8 South R 4 East Section 31

↑ North



004130

WARRANTY DEED

LIBER 970 PAGE 227

KNOW ALL MEN BY THESE PRESENTS: That Goldie M. Rynd a/k/a Golda M. Rynd, a single woman, of 217 S. Adrian, Lyons, Ohio, conveys and warrants to Chris Wyckoff, a single man, of 13750 Berkey Hwy., Blissfield, Michigan, the following described premises situated in the Township of Ogden, County of Lenawee, and State of Michigan, to-wit: The West part of the West $\frac{1}{2}$ of the Southeast quarter of Section 31, Town 8 South, Range 4 East.

The above legal description was taken from a Commitment for Title Insurance Number T2306-F issued by the Chicago Title Insurance Company through the Southern Metropolitan Title Company of Adrian, Michigan.

For the full consideration of Thirty-four thousand dollars (\$34,000).

Subject to easements and restrictions of record.

Dated this 13th day of April, 1984.

Witnesses:

Signed and Sealed:

Hazel Starks
Hazel Starks
Duane L. Dunbar
Duane L. Dunbar

Goldie M. Rynd
Goldie M. Rynd

LENAAWEE COUNTY
TREASURER'S OFFICE) ss JUN 27 1984

I hereby certify that according to our records, all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection.

Barbara S. Pickel COUNTY TREASURER

Tax Certificate No. 1303

STATE OF MICHIGAN/
/ ss.
COUNTY OF LENAAWEE/

The foregoing instrument was acknowledged before me this 13th day of April, 1984.

Duane Lynn Dunbar
Duane Lynn Dunbar

Notary Public

Lenawee County, Michigan

My commission expires: 8/20/85

RECORDED
Richard
REGISTER OF DEEDS

JUN 27 1 28 PM '84

LENAAWEE COUNTY
ADRIAN, MICH.

LENAAWEE COUNTY
349430
STATE OF MICHIGAN
Dept. of JUN 27 '84
Taxation
REAL ESTATE
TRANSFER TAX
= 37.40
P8.10576

GREGORY W. GROVER
ATTORNEY AT LAW
OHIO & MICHIGAN
137 W. MAIN STREET
MORENCI, MICHIGAN
48856
(517) 459-7561

300 3740 Grantee

OFFICIAL TAX STATEMENT**Summer Tax Bill**

Lenawee County Treasurer
 Marilyn J Woods
 301 N Main St Old Courthouse
 Adrian, MI 49221-2714

TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2020 THRU SEPT. 14, 2020
 After 09/14/2020, additional interest and fees apply.

2020 Summer Tax for Property Number: OGO-131-4550-00

TAXPAYER NOTE: Are your name and mailing address correct?
 If not, please make corrections below. Thank you.

Property Addr:

3693 E YANKEE RD

Tax for Prop#: OGO 131 4550 00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: \$252.15

WYCKOFF, CHRIS
 13750 BERKEY HWY
 BLISSFIELD, MI 49228-9742



Please detach along perforation. Keep bottom portion for your records.

OGDEN TOWNSHIP 2020 SUMMER TAX BILL

MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN

PROPERTY INFORMATION

Property Assessed To:

WYCKOFF, CHRIS
 13750 BERKEY HWY
 BLISSFIELD, MI 49228

School: 46130 SAND CREEK

Property #: OGO-131-4550-00

Property Addr: 3693 E YANKEE RD

Legal Description:

W 20 ACRES OF SE 1/4 SEC 31

PAYMENT INFORMATION

This tax is payable 7/1/2020 thru 9/14/2020

Pay by mail to: LENAWEE COUNTY TREASURER
 MARILYN J WOODS
 301 N MAIN ST OLD COURTHOUSE
 ADRIAN, MI 49221-2714

TAX DETAIL

Taxable Value: 21,901 Class: 101
 State Equalized Value: 62,900
 Assessed Value: 62,900
 P.R.E. %: 100

Taxes are based upon Taxable Value.
 1 mill equals \$1.00 per \$1,000 of Taxable Value.
 Amounts with no millage are either Special
 Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	131.40
COUNTY OPER	5.40000	118.26

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31
 Twn/Cty: JULY 1 - JUNE 30
 School: JULY 1 - JUNE 30
 State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$249.66
 Administration Fee: \$2.49
Total Amount Due: \$252.15

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Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

Master Plan Report | #20-01

To: County Planning Commissioners

From: Grant E. Bauman

Date: September 11, 2020

Proposal: **Proposed 2019 edition of the Woodstock Master Plan**

Purpose

Section 41 (3) of the Michigan Planning Enabling Act (PA 33 of 2008) states that “if the county planning commission . . . that receives a copy of a proposed [municipal] master plan . . . submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

- (a) A statement whether the county planning commission . . . considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2). . . .
- (b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan”(MCL 125.3841(3)).

Staff Analysis

Is the proposed master plan inconsistent with the master plan of any adjacent municipality?

Seven townships (in three counties) surround Woodstock Township and two villages are partially located in the municipality. The comparison of their proposed land use patterns with Woodstock Township’s future land use (FLU) map are discussed along the cardinal points of the compass:

- **North.** The *Village of Cement City Master Plan* proposes residential uses along Jackson Street (i.e., the Vicary/Taylor Road corridor) but recommends agricultural uses along most of its eastern and western borders; the plan also proposes residential uses near Goose Lake. Woodstock’s proposed FLU map does not identify the boundaries of Cement City, and proposes commercial uses along Taylor Road in the general vicinity. The *Columbia Township Master Plan* recommends a mix of low- and medium-density residential uses along much of the common border.
- **East.** The *Cambridge Township Master Plan* recognizes the presence of the Michigan International Speedway (MIS) and related uses along Brooklyn Highway and the *Columbia Township Master Plan* proposes commercial uses along the corridor; Woodstock’s proposed FLU map also recommends commercial uses along that corridor (south to US-12). Cambridge’s plan proposes public and semi-public uses immediately south of MIS and then agriculture. The *Rome Township Master Plan* proposes commercial uses along US-223, with an adjacent low-density residential area; Woodstock’s proposed FLU map also proposes commercial uses along that corridor.
- **South.** The *Rollin Township Master Plan* recognizes the presence medium-density residential uses near Devils Lake, the Village of Addison to the west, and proposes agricultural uses along most of the common border; Woodstock’s proposed FLU map also recognizes residential development on the shoreline of Devils Lake, but fails to recognize the boundaries of Addison. The *Village of Addison Master Plan* recommends agricultural uses along most of its northern border, commercial uses near US-127, and a mix of public and semi-public uses and recreation and open space in its

northeastern corner. The *Wheatland Township Master Plan* proposes medium-density development in its northeastern corner.

- **West.** The *Somerset Township Master Plan* proposes agricultural uses for the common boundary, south of the US-12 corridor, and low-density residential uses to the north. The *Columbia Township Master Plan* recommends mixed uses along US-127 while the Liberty Township Master Plan proposes agricultural uses along that corridor; Woodstock's proposed FLU map recommends industrial uses in its northwestern corner.

Although Woodstock's proposed FLUP map generally compliments the master plans of surrounding townships, it does not recognize the existence of the villages of Addison and Cement City or their land uses.

Is the proposed master plan inconsistent with Lenawee County's master plan?

The *Lenawee County Comprehensive Land Use Plan* includes much of the township in its open space development/recreation area, but recommends low-intensity and intensive development in and near the villages of Addison and Cement City. Woodstock's proposed FLU map generally conforms to this mix of uses.

Other staff concerns

LCPC staff also points out the following concerns:

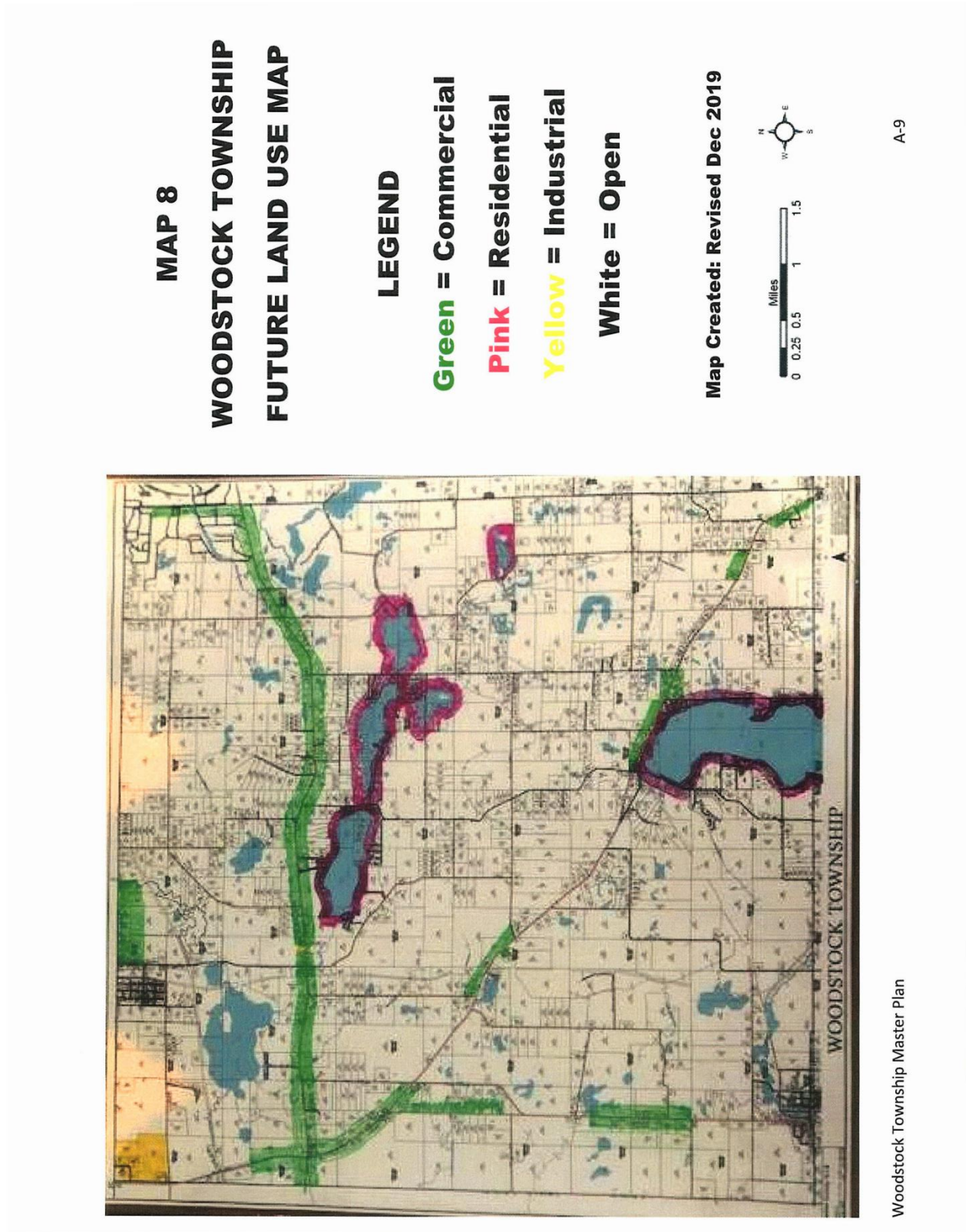
- Woodstock's proposed FLU map recommends linear commercial development along US-12 throughout the Township without any breaks. It is unlikely that the Township will attract sufficient commercial investment to fill this area as planned. Rather, sporadic/intermittent commercial development will continue to occur along the corridor. According, staff advises the Township to identify segments along US-12 in which it wishes encourage commercial development, preserving open space along this well-traveled roadway.
- Staff is concerned that Woodstock Township did not follow the municipal master plan adoption process mandated in Article III of the Michigan Planning Enabling Act.

Staff Recommendation

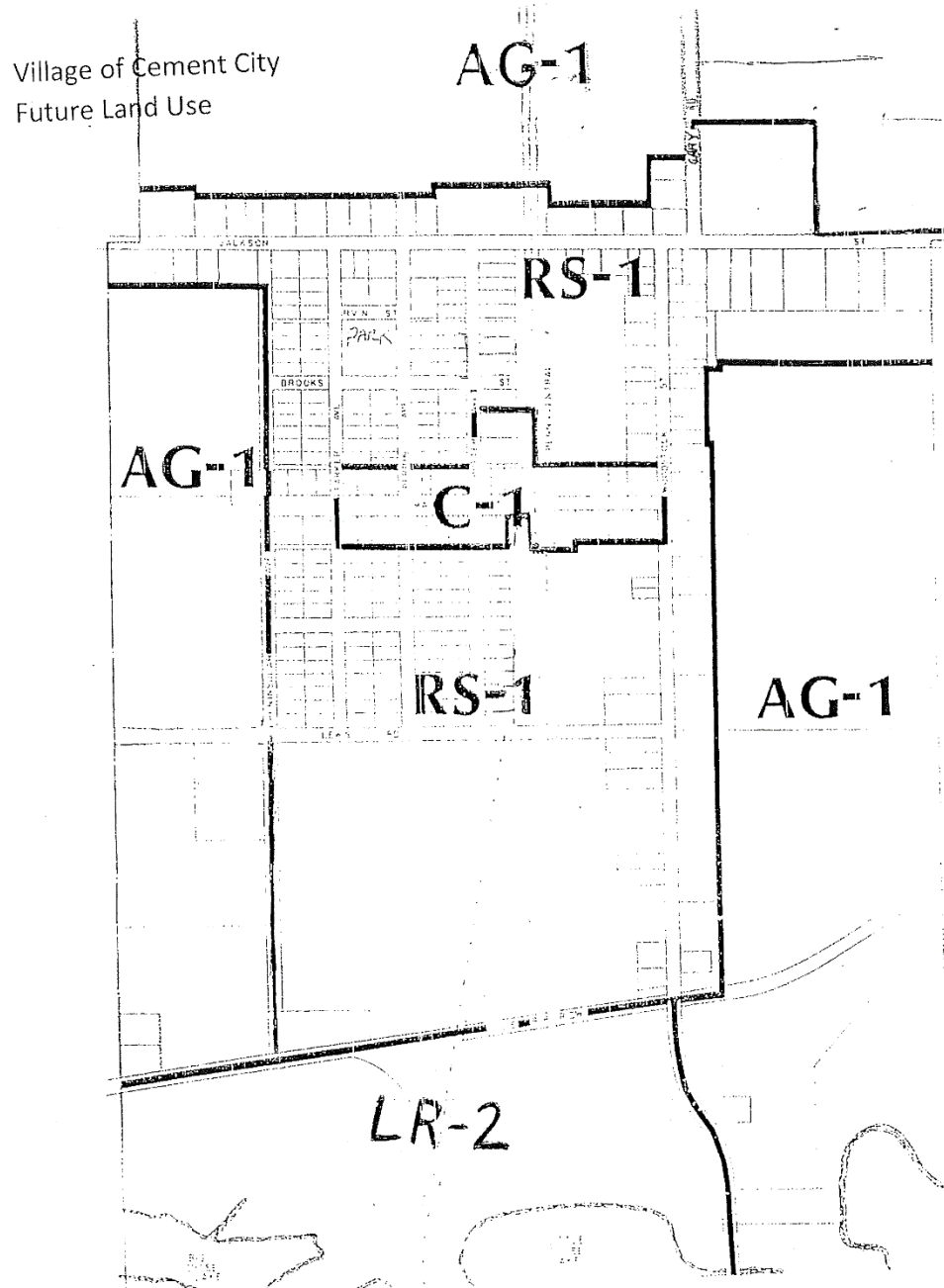
Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to state that, in its opinion, the future land use map contained in the proposed edition of the *Woodstock Township Master Plan* is:

- generally consistent with the *Lenawee County Comprehensive Land Use Plan*,
- generally compliments the master plans of adjacent townships,
- ignores the villages of Addison and Cement City, and
- proposes excess commercial development along US-12.

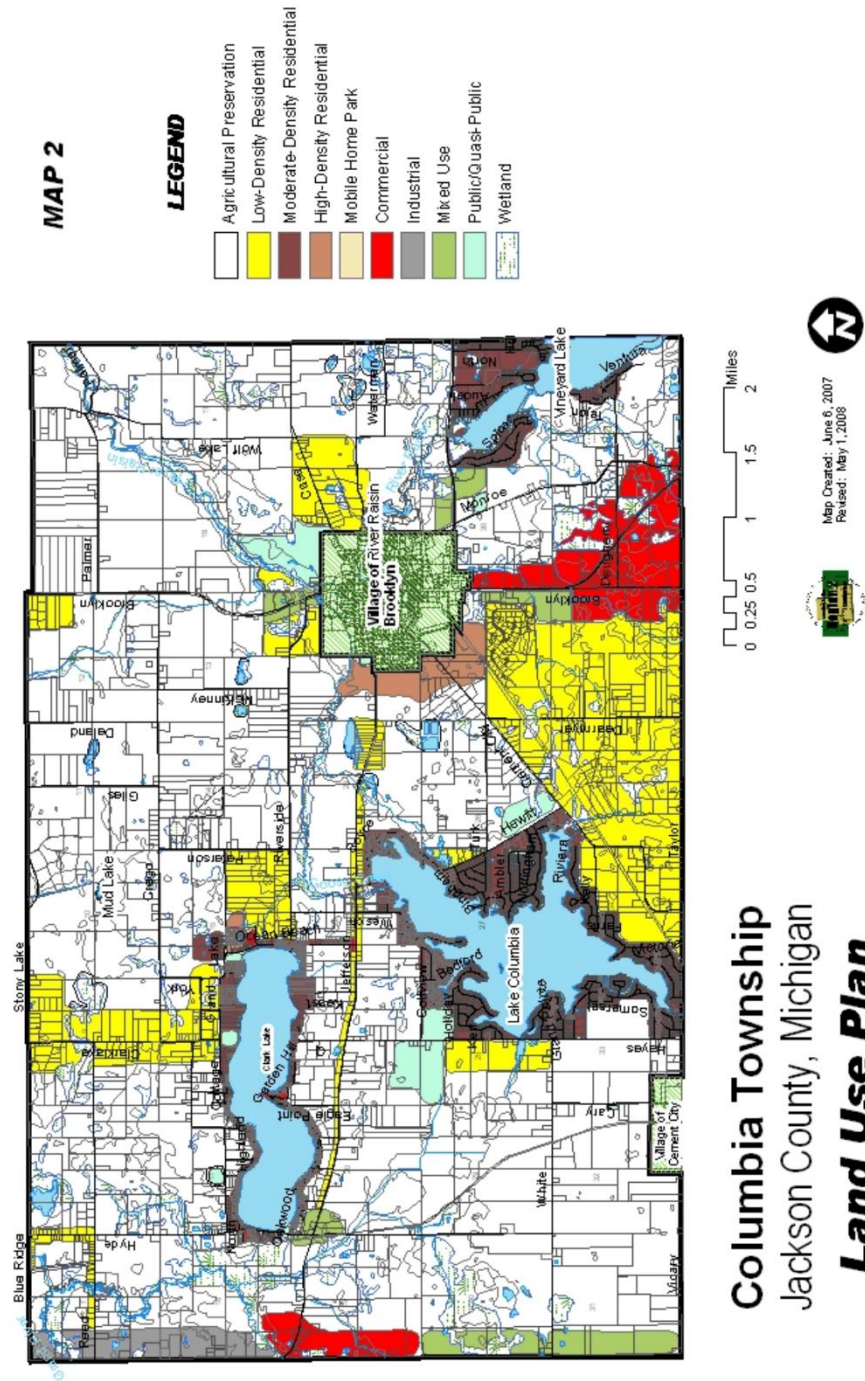
Map 1
Woodstock Township Proposed Future Land Use Map



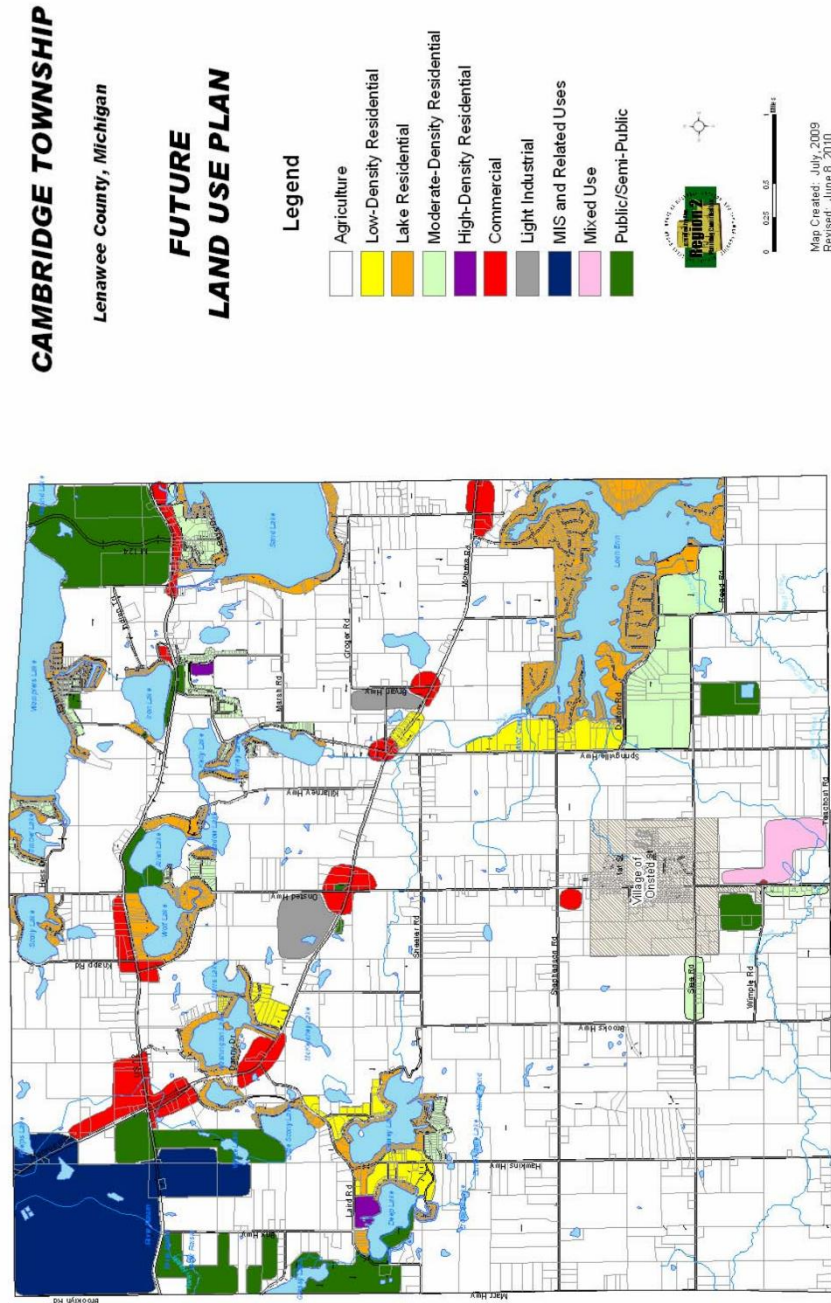
Map 2
Village of Cement City Proposed Future Land Use Map



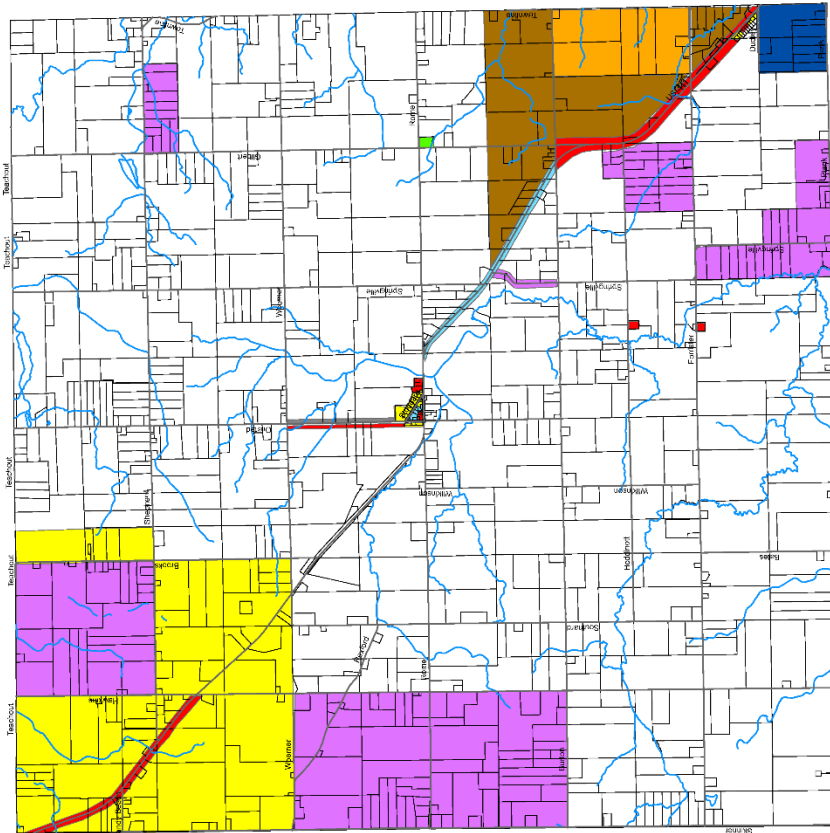
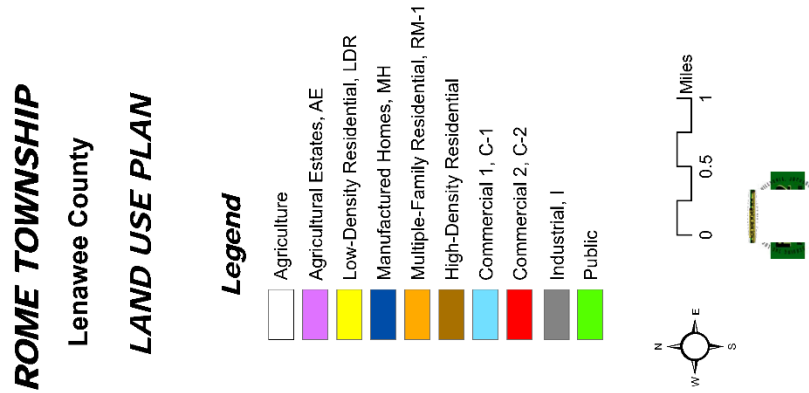
Map 3 Columbia Township Future Land Use Map



Map 4 Cambridge Township Future Land Use Map



Map 5 Rome Township Future Land Use Map

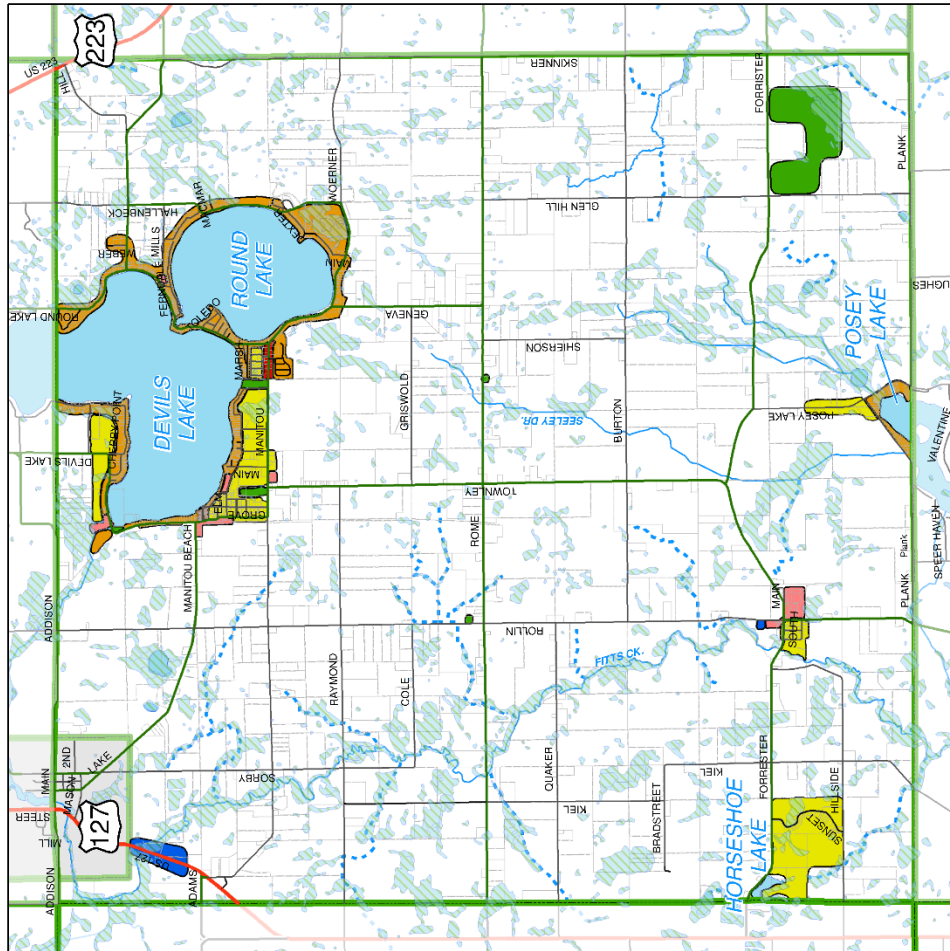
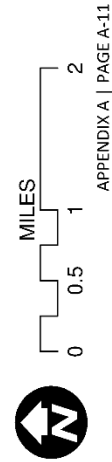


Map 6 Rollin Township Future Land Use Map

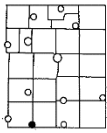
ROLLIN TOWNSHIP MASTER PLAN

MAP 9A FUTURE LAND USE FULL TOWNSHIP

- AGRICULTURE & OPEN SPACE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- LOCAL COMMERCIAL
- HIGHWAY COMMERCIAL
- LIGHT INDUSTRIAL
- PARKS & INSTITUTIONS
- WETLANDS



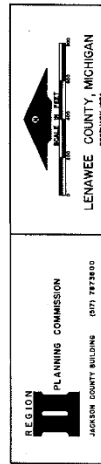
Map 7



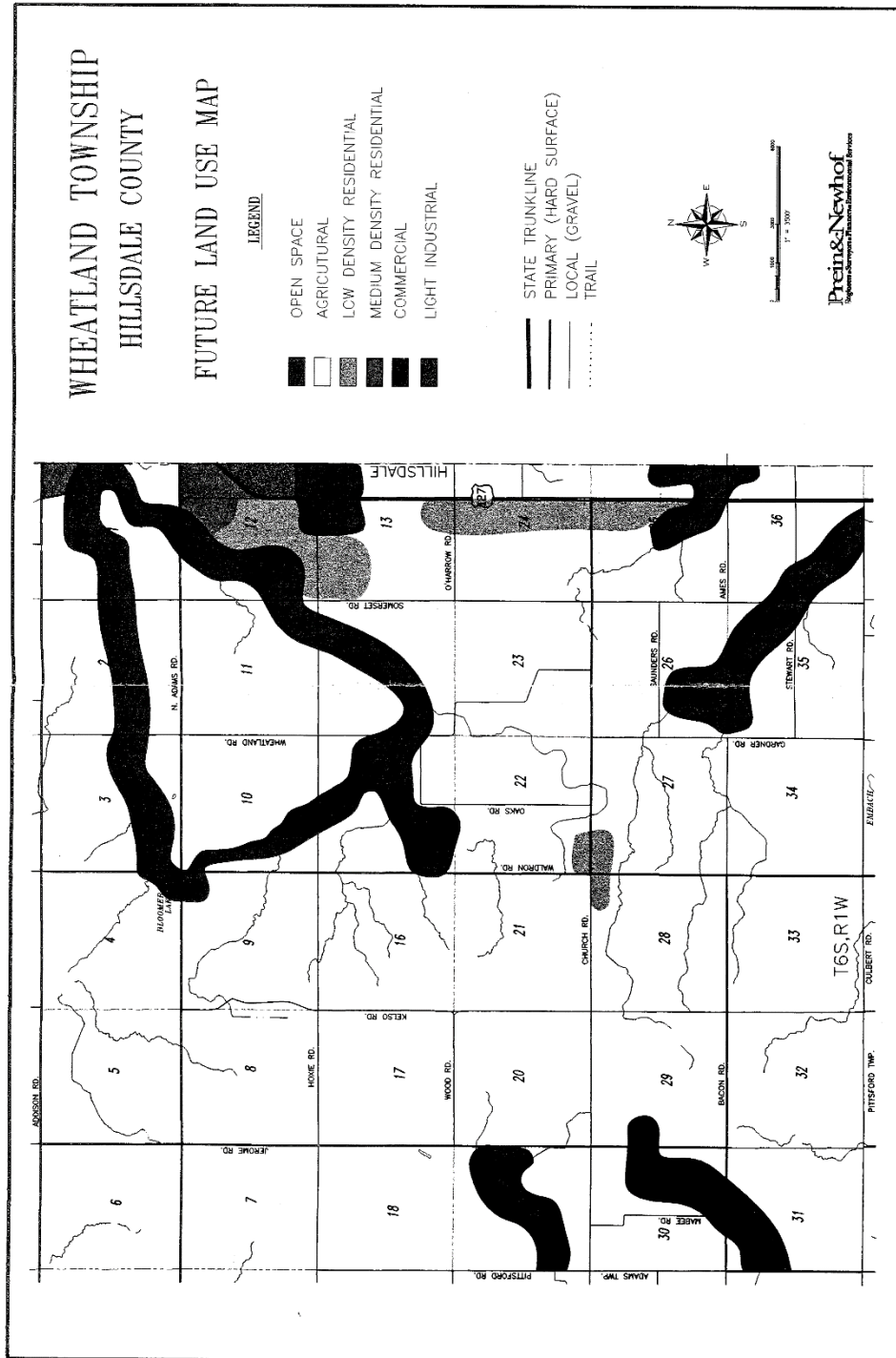
VILLAGE OF ADDISON

LAND USE PLAN

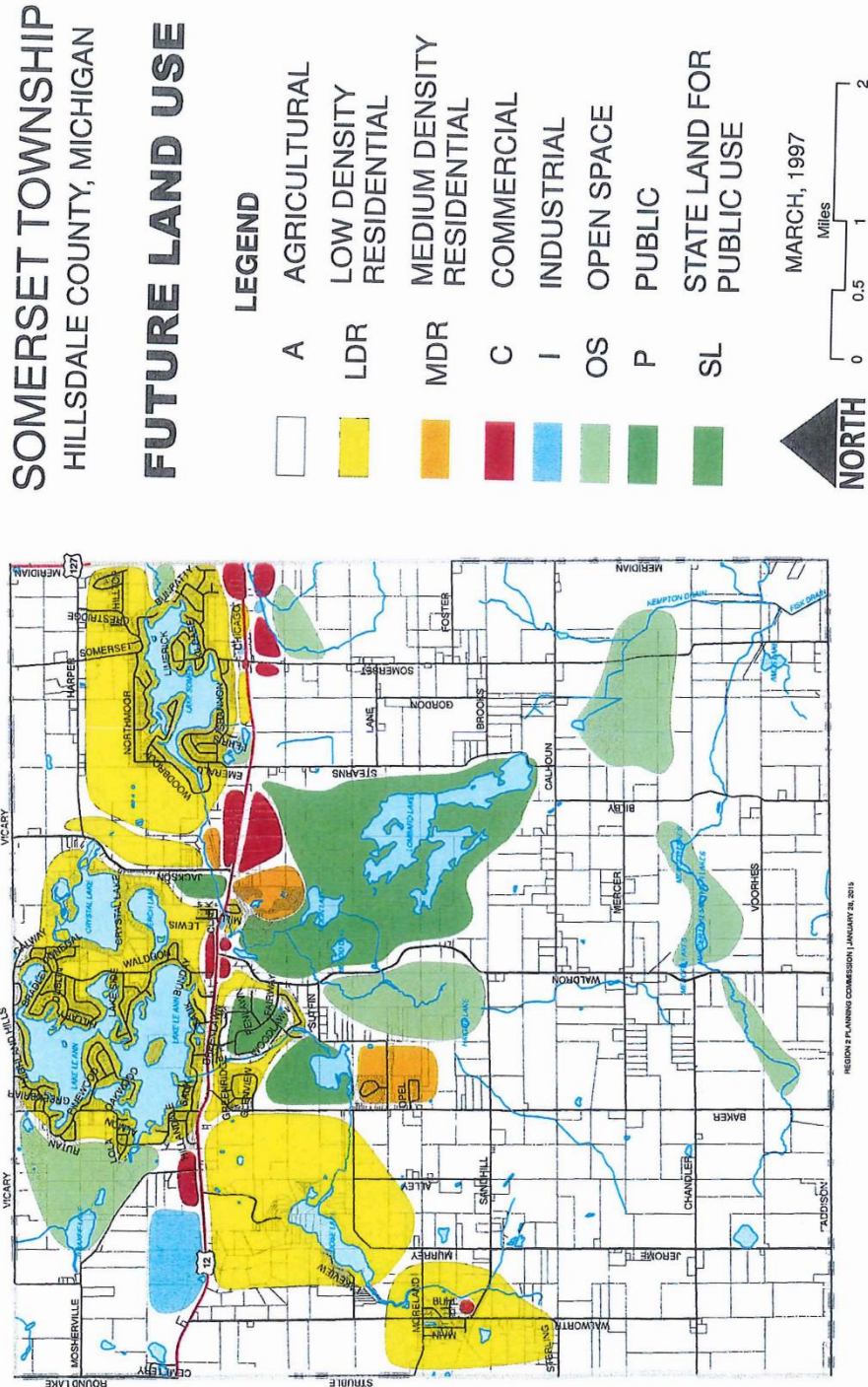
- [] AGRICULTURAL
 [] LOW DENSITY RESIDENTIAL
 [] MODERATE DENSITY RESIDENTIAL
 [] COMMERCIAL
 [] INDUSTRIAL
 [] PUBLIC & SEMI PUBLIC
 [] RECREATION OPEN SPACE



Map 8 Wheatland Township Future Land Use Map

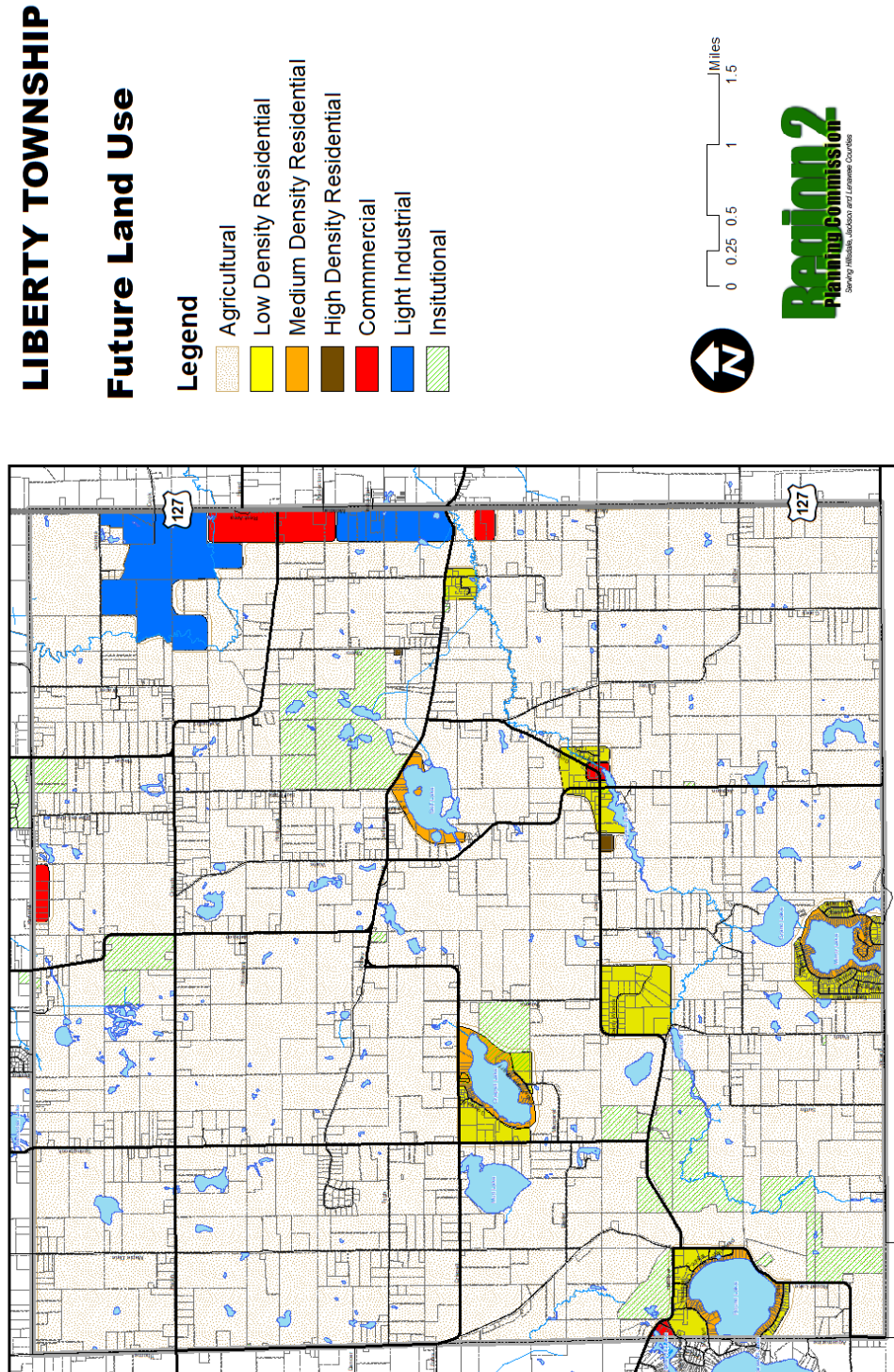


Map 9
Somerset Township Future Land Use Map

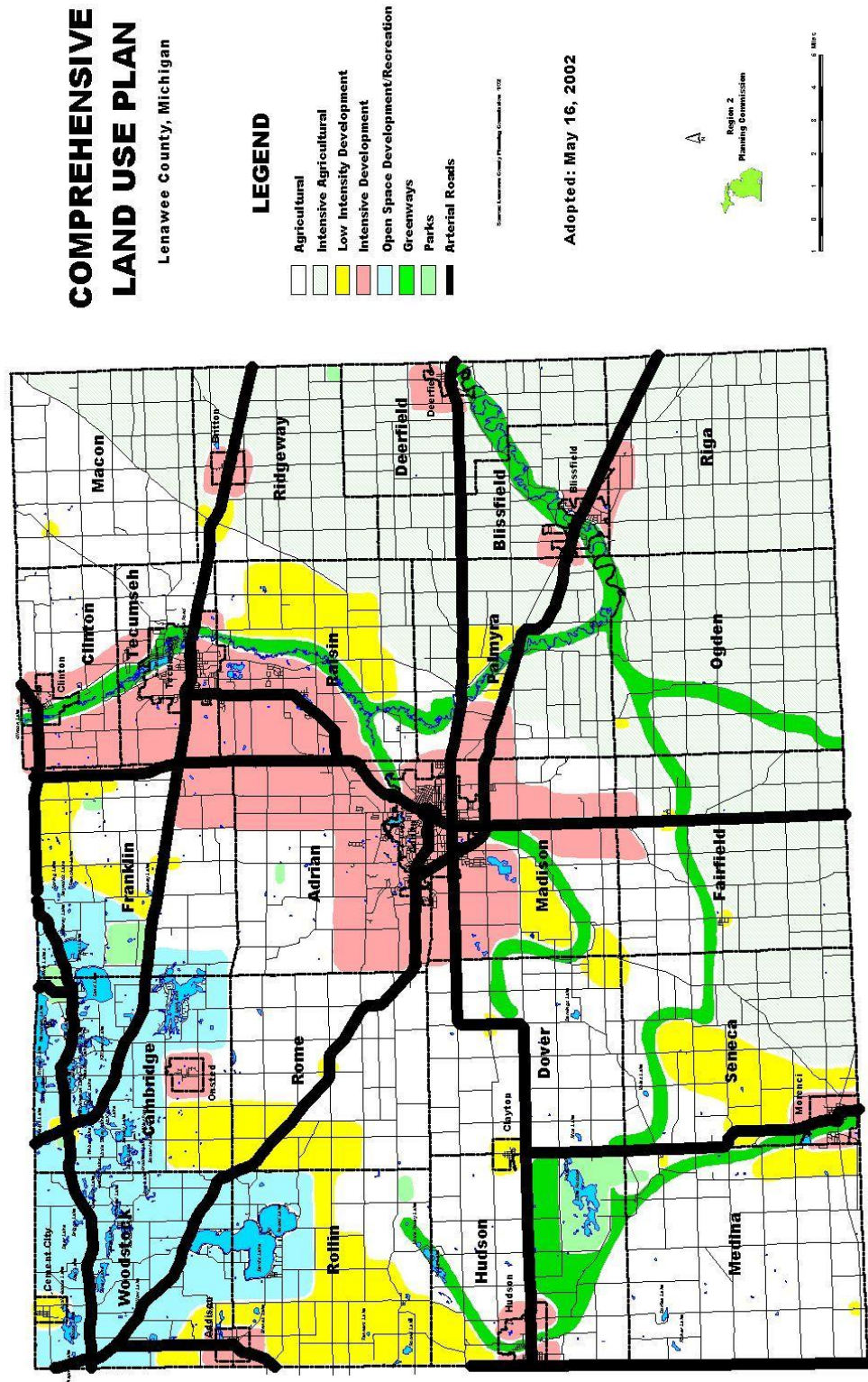


Planning Commission Reviewed January, 2019

Map 10
Liberty Township Future Land Use Map



Map 11 Lenawee County Future Land Use Map



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**Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220**

Planning Commission, Public Meetings

Date Posted 8/19/2020

Woodstock Township Planning Commission will hold a Meeting on Tuesday, September 15, 2020, 6:30 pm, at 6486 Devils Lake Hwy.

6:30 pm- Meeting will review and finalize updates for the Woodstock Township Master Plan.

Mel Cure- Planning Commission Chair

Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to this Workshop can be forwarded to:

Woodstock Township
attn. Planning Commission
6486 Devils Lake Hwy
Addison, MI 49220

Or emailed to
woodstocktownshipzoning@gmail.com

Jeff Votzke
Zoning/Ordinance Administrator

cc
PC Members
file



AFFP

001/Planning Comm

Affidavit of Publication

STATE OF MICHIGAN }
COUNTY OF LENAWEE } SS

Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220
Planning Commission, Public Meetings
Date Posted: August 20, 2020

Emily Gulliksen, being duly sworn, says:

That she is Emily Gulliksen of the The Daily Telegram, a daily newspaper of general circulation, printed and published in Adrian, Lenawee County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

August 20, 2020

Woodstock Township Planning Commission will hold a Meeting on Tuesday, September 15, 2020, 6:30 pm, at 6486 Devils Lake Hwy.
6:30 pm- Meeting will review and finalize updates for the Woodstock Township Master Plan.
Mel Cure- Planning Commission Chair
Copies of documents are available for review at 6486 Devils Lake Hwy.
Any written comments relating to this Workshop can be forwarded to:
Woodstock Township
Attn. Planning Commission
6486 Devils Lake Hwy.
Addison, MI 49220
Or emailed to:
woodstocktownship
zoning@gmail.com
Jeff Votzke, Zoning/Ordinance Administrator
1T August 20

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Emily Gulliksen
Emily Gulliksen

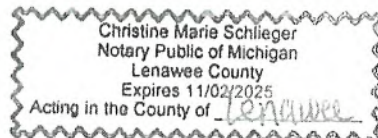
Subscribed to and sworn to me this 20th day of August 2020.

Christine Marie Schlieger
Christine Marie Schlieger, Notary, Lenawee County,
Michigan

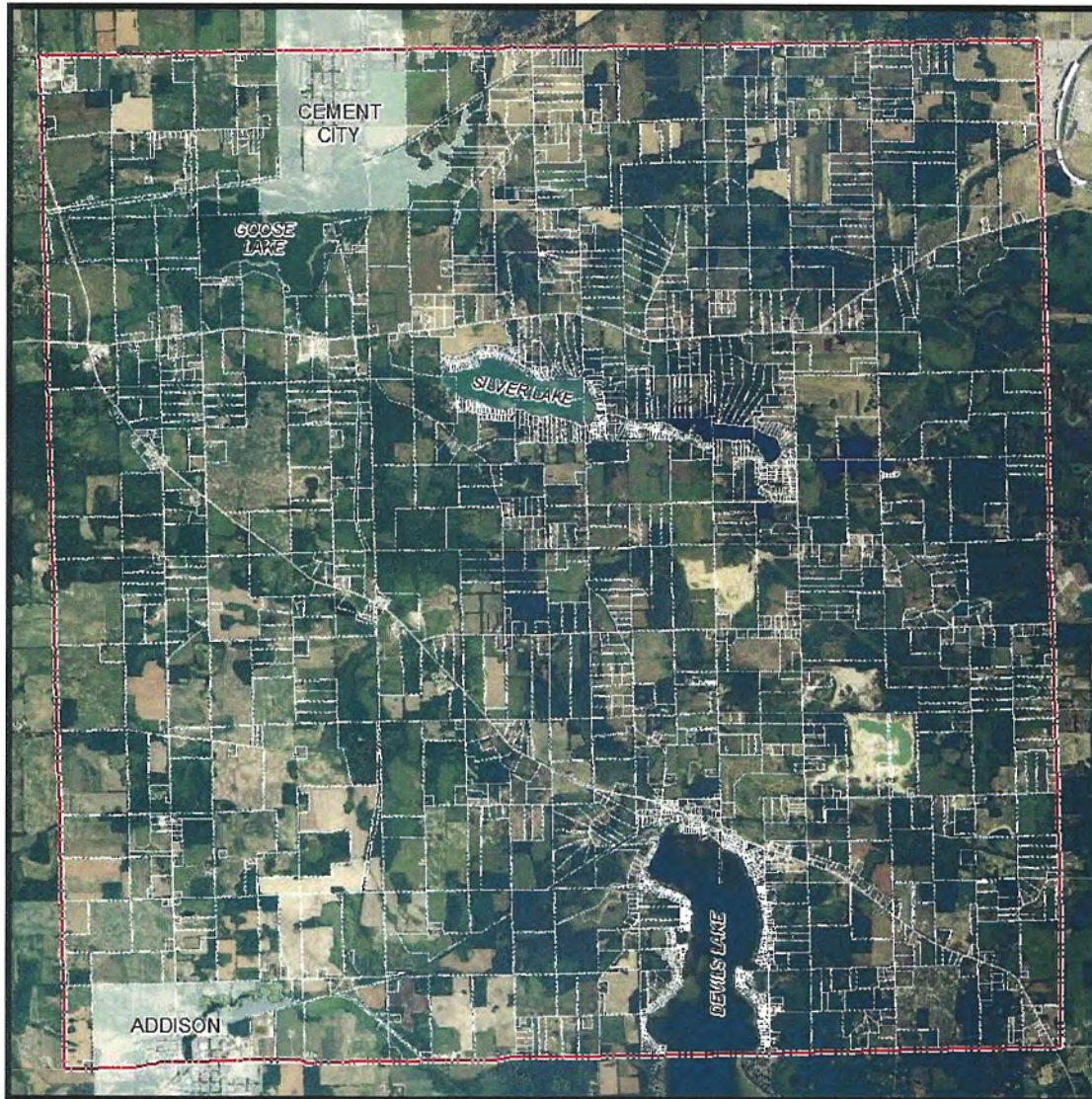
My commission expires: November 02, 2025

04100767 00269745

WOODSTOCK TOWNSHIP
6486 Devils Lake Hwy.
ADDISON, MI 49220



Woodstock Township Master Plan



2019 Edition

The 2019 edition of the Woodstock Township Master Plan was adopted by the Woodstock Township Planning Commission on _____

Woodstock Township Planning Commission Chair



The 2019 edition of the Woodstock Township Master Plan was approved by the Woodstock Township Board on _____

Woodstock Township Clerk

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INTRODUCTION

Why Plan?

Woodstock Township has a vested interest in developing a master plan. The master planning process provides an opportunity for the Township to develop an overall vision for the next 20+ years and to conduct a comprehensive review of its facilities and services. A successful Plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires the planning commission to prepare and adopt a “master plan as a guide for development within the planning jurisdiction.” The MPEA authorizes the planning commission to “do all of the following, as applicable:

- Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;
- Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;
- Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.”

What is a Master Plan?

A Master Plan provides a framework within which Woodstock Township can evaluate its present condition and develop a vision for the future. The Master Plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented Plan which is kept up-to-date will help Woodstock Township to continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles

Before using the Master Plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The Plan is flexible** — The document is not meant as a monument cast in stone, never to be adjusted or changed given that it plans for the next 20+ years. The Plan is a general guide to be used by the government to give direction for the future of Woodstock Township. It should be reviewed periodically and altered as general conditions in the community change.
- **The Plan allows for orderly development** — The land use allocations reflected in the Plan are based upon the best available projections of future population levels for the Woodstock area. The Plan must realistically provide sufficient land area to meet the anticipated needs and demands of our residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.
- **The Plan must encourage public understanding and participation** — The Plan should be written in a way that aids public understanding of the planning process and describes how goals for Woodstock Township are to be achieved.

- **The Plan must be the result of a general consensus of the community** — Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The Plan must balance property rights** —The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The Plan is not a zoning map** — The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the future land use and zoning maps are intended to be in reasonable harmony, it is likely that future zoning districts will take the shape of the Plan as rezoning requests are received and reviewed by each community.
- **Zoning is not a substitute for a Master Plan** — The Plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the Plan puts zoning decisions at risk of invalidation** — Zoning decisions that are not based upon the Plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational Plan for the Woodstock area.

Future Land Use and Zoning

The heart of the Master Plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- Community character
- Adaptability of land
- Community needs
- Available services
- Existing development
- Existing zoning

The connection between the Master Plan and the Zoning Ordinance of Woodstock Township is often misunderstood. Accordingly, the relationship between the Plan's future land use map and the zoning maps is a critical one. That link is established through the Zoning Plan element of the Master Plan (see Appendix B).

Use of the Master Plan

Completion of the Master Plan is not the end of the planning process. Continuous and effective use of a Plan is necessary to ensure its validity. Failure to follow a Plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of a Plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a Master Plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the Master Plan include:

- **Zoning Decisions** — Since the Master Plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the Plan should not automatically be rejected, particularly if the Plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the Plan was adopted have changed. If so, the Plan may deserve reconsideration (but need not necessarily be changed).

- **Utility Extensions/Capital Improvements** — A useful function of the Master Plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways, new public buildings, and other public improvements. This information may be included in a Capital Improvement Plan (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary to implement the Plan (see Appendix C).

Development of the CIP is the responsibility of the Planning Commission, with considerable input from the municipal staff and consultants (e.g., engineers, planners, administrators, etc.). Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the Plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact** — The Master Plan (as a reflection of the intensity of land use) should reflect the degree to which Woodstock Township desires to protect its environment and natural features. The Plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning** — The Master Plan (through the provision of future residential lands) will create a need for recreation/open space land. The Master Plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the Master Plan. If additional recreation services are called for in the Plan, these services may be noted in the parks and recreation plan.

A review of Future Land Use is also important. If a Master Plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the Future Land Use Map should not indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources and Environment (MDNRE) requires that Woodstock Township have a current (no more than 5 years old) parks and recreation plan. The Township does not have a current recreation plan on file with the MDNR.

- **Approval of a public way, space, building or structure** — An often overlooked provision in state law is a requirement that the Planning Commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the Master Plan, prior to any positive actions taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the Master Plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements** — There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the Master Plan, transportation planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated Plan that is not frequently reviewed can weaken decisions based upon the document. The Planning Commission should conduct an annual review of the Plan to ensure that it is kept current. Township officials and employees can assist by bringing issues not addressed in the document to the attention of the Planning Commission. Any amendments to the Plan can be done at that time in order to keep it up-to-date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the Plan, the document should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date and reliable planning tool. Even though the Plan has a 20+ year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

Citizen participation is extremely important to the success of almost any planning effort. Citizen participation helps guarantee that the vision outlined for the future of the Woodstock area accurately reflects the true goals of its residents. Direct and indirect public input opportunities includes:

- Meetings of the Planning Commission where the Plan was included on the agenda (open to the public) and
- A public hearing on the Master Plan.

Who Will Implement the Plan?

Three distinct bodies in the Township are charged with planning and zoning: the Planning Commission, the Zoning Board of Appeals, and the Township Board. All of their decisions and recommendations should be based upon the Master Plan. Decisions not based upon the Plan should trigger the review and possible amendment of the document.

- **Planning Commission** — Development and approval of the Master Plan is an important responsibility of the Planning Commission. The Commission is charged with the development of zoning and other ordinances (over which the Township Board has final authority). In this capacity, the Commission met to develop the Master Plan. The Planning Commission also recommends approval or rejection of requests to the Township Board for rezoning's and various other zoning proposals.

- **Zoning Board of Appeals** — The Zoning Board of Appeals (ZBA) decides dimensional variance requests (e.g., set-back requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent is not clear. ZBA decisions are final. Appeals are made to the circuit court.
- **Township Board** — As the legislative body for the Township, the Township Board is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. The board may also adopt the master plan. It also appoints members to the Planning Commission and the ZBA.
- **Other Planning Efforts** — Township staff and other Township committees may also undertake planning efforts on their own or in conjunction with the Planning Commission. These planning efforts may include housing, key transportation corridors, and the other plans. Future updates to those plans should complement the goals of the Master Plan. In turn, those documents should be consulted whenever the Plan is amended or a new Plan is adopted. This consultation should also extend to regional planning efforts.

PHYSICAL SETTING

Woodstock Township is located on the Northwest corner of Lenawee County. The Township is bordered by Rollin Township to the south and Cambridge Township to the east, Jackson County's Columbia Township to the north and Hillsdale County's Somerset Township to the west.

The topography of the Township ranges from gently rolling to hilly with elevations ranging from 985 feet to 1227 feet above sea level. There are two major soil associations in Woodstock Township. The majority of the Township consists of rolling to hilly, well drained, loamy sands and sandy loams soils of the Hillsdale, Spinks, Fox, Oshtemo and Boyer series. A very small portion of the Southwest corner of the Township is nearly level.

Map 2 reflects agricultural productivity in Woodstock Township. It is based on a ranking system which was developed from the Lenawee County Soil Survey using production figures for all the crops generally grown in Lenawee County. Yields of corn, corn silage, winter wheat, oats, soybeans, and alfalfa hay were used. The map indicates that productive agricultural lands are primarily found in areas where good soils were deposited in times of glaciation during the most recent ice age. The map indicates that the best soils for agriculture are found in scattered areas throughout the Township with few concentrations of productive agricultural land.

The capability of the soil to accommodate septic tank absorption fields is an important characteristic to consider in development. In areas where the soil does not meet percolation tests, the Lenawee County Health Department requires that tile fields must be set back a minimum distance from structures, property lines, water wells, etc. This provides enough land area on the site for the development of alternative systems of holding and filtering the sewage on site. It also limits the threat of seepage off of the site. In general, Map 3 indicates areas where soils are expected to meet the Health Department criteria for septic systems. The map shows that much of Woodstock Township contains soils that are suitable or marginal for septic tank absorption fields.

EXISTING LAND USE CHARACTERISTICS

The land use pattern in Woodstock Township is characterized as mainly a rural non-farm setting with a few productive farming operations. There are several concentrations of high density developments.

The areas of high density development include the North half of the Village of Addison, the Village of Cement City and several lakes including: Devils, Goose, Mud, Silver, South, Pickerel, Mercury and Lime.

Maps 4 and 5 depict Township land use patterns in 1998 and 1978. The primary feature of the maps is that a significant amount of low—density residential development has occurred throughout the Township. For the most part, lake areas have been built out.

Residential Areas

Residential development in Woodstock Township is characterized by eight concentrations of residential uses located in the incorporated Villages of Addison and Cement City. Also included are Devils, Round, Silver, South, Pickerel, Mercury and Lime Lakes.

In addition, residential uses are heavily scattered throughout the Township, on small parcels of property in agricultural areas containing two or more acres of property.

The number of housing units in Woodstock Township escalated from 731 in 1970 to 2,079 in 2010. The majority of these units were constructed on small parcels of farming land and lake lots.

Commercial Areas

According to local survey there are approximately 59 commercial businesses operating in Woodstock Township. Approximately 61% of the businesses are located on major highways, 4.5% on secondary roads and 32% located in the Villages of Addison and Cement City.

Types of businesses located in the Township include: gas stations, Laundromats, party stores, bars, restaurants, body shops, antique shops, gun shops, car lots, accounting offices, grocery stores, real estate offices, barber shops, insurance offices, funeral homes, flower shops, western shops, , motels, youth camps, motorcycle sales, construction contractors, nurseries, medical offices, dental offices and truck terminals.

Industrial Areas

Woodstock Township has very few industrial operations. Industrial operations consist of a recycling plant in Addison, a ready mix plant off of US 12, a tool and die shop on US 12, and an area on US-127 south of Vicary Road.

Agricultural Areas

Prime agricultural areas are found throughout the Township. According to tax records, there are approximately 177 agricultural parcels. Large parcels once used for farming operations either have been or are being sold in small parcels making farming operations scarce in the Township.

Map 6 identifies agricultural lands according to the 1998 land use study. The map indicates that there remain some agricultural land use concentrations in the Township. The largest concentration is located north of Addison but there are others such as east and west of Cement City.

SOCIO-ECONOMIC CHARACTERISTICS

Population

The population of Woodstock Township (excluding the incorporated villages) increased 19.3% from 1930 to 1950, rising from 1,313 to 1,566 people. The population decreased 10.5% to 1,401 people by 1960, attributable to the incorporation of the Village of Cement City during the 1950s. The population increased 22.2% by 1970 to 1,712. In 1980, the population increased 32.3% to 2,265. The population increased 9.9% in 1990 to 2,490. In 2000, the population advanced by a further 15.4% to a total of 2,874. The population increased by 1.8% to a total of 2,925 in 2010.

Below is a chart comparing the population changes in Woodstock Township with the changes in surrounding townships from 1930-2010 (excluding the incorporated villages). It can be seen from the chart that the population of Woodstock Township did not increase nearly as quickly as Cambridge or Columbia Township but remained near the population level of Rollin Township.

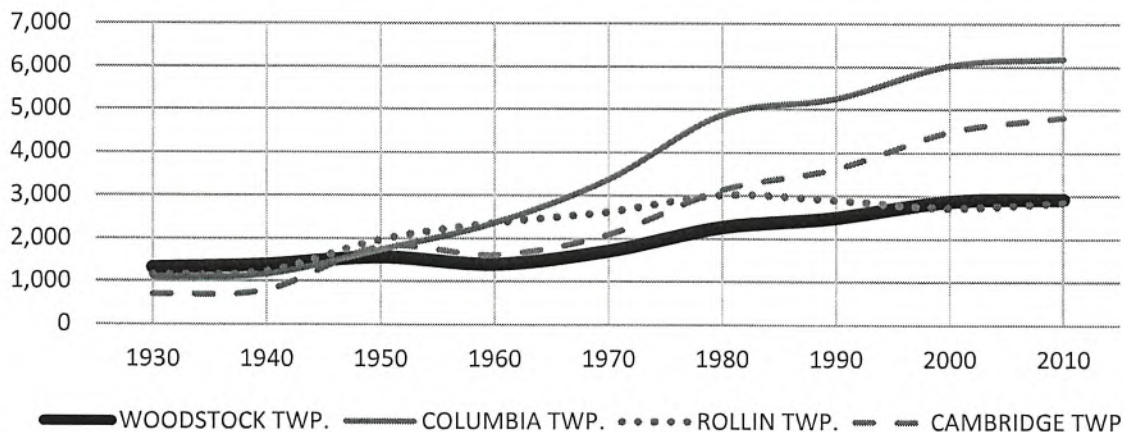
1930-2010 AREA POPULATION GROWTH†

TOWNSHIP	1930	1940	1950	1960	1970	1980	1990	2000	2010
WOODSTOCK ‡	1,313	1,386	1,566	1,401	1,712	2,265	2,490	2,874	2,925
COLUMBIA	1,097	1,159	1,744	2,360	3,369	4,871	5,253	6,028	6,121
ROLLIN	1,151	1,228	1,977	2,361	2,620	3,012	2,891	2,721	2,840
CAMBRIDGE	695	794	1,801	1,617	2,092	3,130	3,628	4,486	4,816

SOURCE: U.S. CENSUS BUREAU

† POPULATION TOTALS DO NOT INCLUDE THE VILLAGES OF ADDISON, BROOKLYN, CEMENT CITY, OR ONSTED

‡ THE DECREASE IN POPULATION IN 1960 RESULTED FROM THE INCORPORATION OF CEMENT CITY DURING THE 1950S.



Population Projections

Woodstock Township's population grew 26.9% between 1980 and 2000 (excluding the incorporated villages), an average annual growth rate of 1.3%. However, the average annual growth rate was only 0.2% between 2000 and 2010. Based upon those recent trends, population growth is projected to fall between the following estimates through 2040:

PROJECTED TOWNSHIP POPULATION GROWTH

RATE	2010	2015	2020	2025	2030	2035	2040
1.3%	2,925	3,115	3,318	3,533	3,763	4,008	4,268
0.2%	2,925	2,954	2,984	3,014	3,044	3,074	3,105

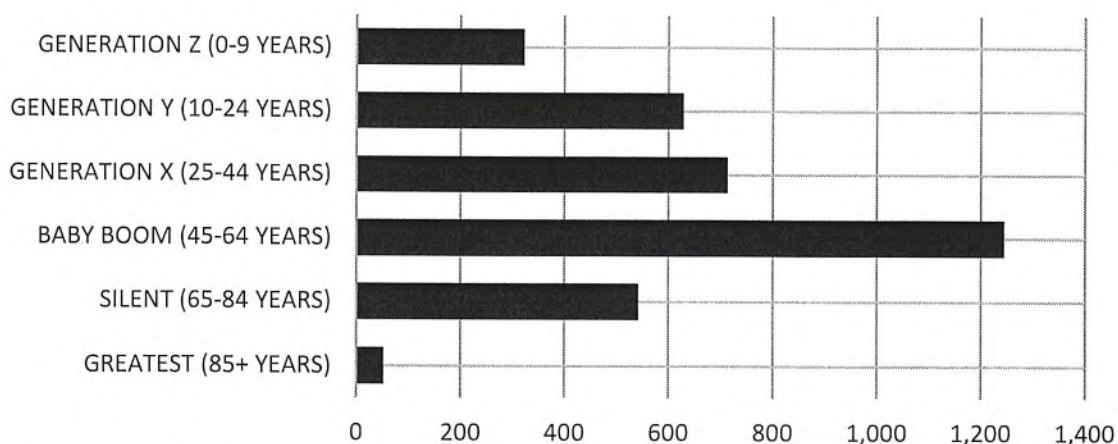
SOURCE: REGION 2 PLANNING COMMISSION

Considering current growth rates, it is likely that Woodstock Township (excluding the incorporated villages) will not exceed the population projection of 4,268 in 2040. However, the Township should plan for sufficient residential development in the future. Further, in consideration of the trend toward smaller household size, as evidenced in the section on household size, more residential units will be needed in the future to house fewer people.

Age Structure

The following chart represents the age structure (i.e., generations) of Township residents (including the incorporated villages) according to the 2010 U.S. Census.

GENERATIONS IN 2010



SOURCES: 2010 U.S. CENSUS AND REGION 2 PLANNING COMMISSION

'Baby boomers' — those aged 45-64 years in 2010 — accounted for 35.5% of the population. 'Generation X' — those aged 25-44 years in 2010 — accounted for 20.4% of Township residents. 'Generation Y' — those aged 10-24 years in 2010 — accounted for 17.9% of the population. The 'Silent Generation' — those aged 65-84 years in 2010 — accounted for 15.5% of Township residents. 'Generation Z' — those aged 0-9 years in 2010 — accounted for 9.2% of the population. The 'Greatest Generation' — those aged 85 years or more in 2010 — accounted 1.5% of Township residents. The chart may be used as a guide to predict housing needs in the next 10- 15 years assuming no migration or death. It may also suggest policies which encourage development of services which may be of benefit to senior citizens.

The median age of Woodstock Township residents (including the incorporated villages) was 46.5 years in 2010, a significant increase from 39.6 years in 2000. The following table provides a breakdown of the age structure change from 2000 to 2010 and may be of benefit in attempting to predict future age.

2000-2010 AGE STRUCTURE

	2010	2000	CHANGE		2010	2000	CHANGE
UNDER 5 YEARS	152	188	-19.1%	45-54 YEARS	644	565	14.0%
5-9 YEARS	171	255	-32.9%	55-59 YEARS	301	216	39.4%
10-14 YEARS	199	259	-23.2%	60-64 YEARS	300	192	56.3%
15-19 YEARS	265	245	8.2%	65-74 YEARS	370	263	40.7%
20-24 YEARS	165	140	17.9%	75-84 YEARS	172	143	20.3%
25-34 YEARS	304	391	-22.3%	OVER 84 YEARS	52	37	40.5%
35-44 YEARS	410	574	-28.6%				

SOURCE: 2010 U.S. CENSUS

Educational Attainment

The following table displaying the educational attainment of the 2,556 Woodstock Township residents at least 25 years of age during 2006-2010, according to the American Community Survey (U.S. Census). High school graduates comprised 90.6% of Woodstock Township residents, comparable to the 85.9% nationally. People who had earned at least a bachelor's degree accounted for 15.7% of Township residents, compared to 28.5% nationally.

2010 EDUCATIONAL ATTAINMENT

EDUCATIONAL ATTAINMENT	PERCENTAGE
LESS THAN 9TH GRADE	2.2%
9TH TO 12TH GRADE, NO DIPLOMA	7.2%
HIGH SCHOOL GRADUATE (INCLUDES EQUIVALENCY)	40.9%
SOME COLLEGE, NO DEGREE	26.1%
ASSOCIATE'S DEGREE	7.9%
BACHELOR'S DEGREE	12.8%
GRADUATE OR PROFESSIONAL DEGREE	2.9%

cupation.

SOURCE: 2006- AMERICAN COMMUNITY SURVEY (U.S. CENSUS)

Labor Force Status

The unemployment rate was estimated to be 18.4% during 2006-2010, according to the American Community Survey. There were an estimated 1,459 Woodstock Township residents at least 16 years of age and employed in the civilian labor force during that same 5-year period. The following table provides information on their employment by oc-

2010 EMPLOYMENT BY OCCUPATION

EDUCATIONAL ATTAINMENT	PERCENTAGE
MANAGEMENT, BUSINESS, SCIENCE, AND ARTS OCCUPATIONS	22.7%
SERVICE OCCUPATIONS	17.4%
SALES AND OFFICE OCCUPATIONS	21.4%
NATURAL RESOURCES, CONSTRUCTION, AND MAINTENANCE OCCUPATIONS	19.4%
PRODUCTION, TRANSPORTATION, AND MATERIAL MOVING OCCUPATIONS	14.6%

SOURCE: 2006- AMERICAN COMMUNITY SURVEY (U.S. CENSUS)

GENERAL HOUSING CHARACTERISTICS

Household Size

Household size is usually measured in persons per household. The ratio of persons per occupied housing unit is important for several reasons. The most important reason for planning purposes is that trends in persons per household indicate how much housing and land will be needed to accommodate changing levels of population.

The persons per household ratio has several other important implications. It can provide insight into the need for multiple-family versus single-family housing; indicate an increasing/decreasing number of households with children; reveal increasing numbers of senior citizens living alone; and indicate an increasing number of single people who choose not to get married before establishing their careers.

The nearly universal trend across the United States over the last several years is for household size to have shrunk. The following chart shows the trends since 1970 in Woodstock Township, Lenawee County and the State of Michigan.

1970-2010 AREA PERSONS PER HOUSEHOLD

	1970	1980	1990	2000	2010
Woodstock Township	3.33	2.95	2.81	2.58	2.39
Lenawee County	3.77	2.91	2.77	2.61	2.52
State of Michigan	3.27	2.84	2.66	2.56	2.49

SOURCE: U.S. CENSUS BUREAU

Occupancy and Tenure

According to the 2010 Census, there are 1,801 housing units in Woodstock Township (including the incorporated villages). Of these, 68.6% were occupied and 31.4% were vacant. Of the 565 vacant units 86.9% are utilized for seasonal, recreational, or occasional use. This is due in part to the large number of second homes in the lake areas, reducing the overall vacancy rate to 13.1%.

2010 TENURE AND VACANCY STATUS

Tenure/Vacancy Status	Units
OWNER OCCUPIED	1,071
RENTER OCCUPIED	166
SEASONAL, RECREATIONAL, OCCASIONAL	491
VACANT	74

SOURCE: U.S. CENSUS BUREAU

Housing Costs and Affordability

According to the American Community Survey, median monthly housing costs for homeowners in Woodstock Township (including the incorporated villages) were \$1,130 for housing units with a mortgage and \$417 for housing units without a mortgage, during 2006-2010.

2010 SELECTED MONTHLY COSTS

PORTION OF INCOME	OWNER-OCCUPIED	RENTER-OCCUPIED
LESS THAN 20%	29.9%	10.8%
20%-24%	13.6%	1.1%
25%-29%	14.5%	8.6%
30%-34%	7.8%	1.6%
35% OR MORE	34.2%	77.8%

SOURCE: AMERICAN COMMUNITY SURVEY (U.S. CENSUS)

The previous chart provides a breakdown of the housing costs as a percentage of household income in Woodstock Township. The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable when occupants pay less than 30% of their total household income for housing costs. Using that standard, American Community Survey data suggests that housing is affordable for 58.0% of Woodstock Township's homeowners. Rental costs fared much worse with an affordability rate of only 20.6%.

TOWNSHIP RESOURCES

Transportation

Woodstock Township is served by three major highways (see Map 7). US 223 runs Southeast through the Township to I-75. US 127 runs North to I-94 and Lansing and South to the Ohio Turnpike. US 12 runs East to US 23 and West to I-69.

The above traffic routes are used to gain access to Adrian, Jackson, Lansing, Detroit, Toledo and Chicago. During the summer months these roads are the major routes to the Michigan International Speedway.

Woodstock Township is located approximately twenty-five minutes from Adrian, fifteen minutes from Jackson, sixty minutes from Lansing and Toledo, and ninety minutes from Detroit.

Primary roads in the Township include Vicary Road, Round Lake Hwy, Devils Lake Hwy, Addison Rd, Cement City Road, Cement City Hwy and Taylor Road. The above roads are traveled more in the summer due to area lakes and MIS Races.

Sewer and Water Facilities

The only sewer systems in the Township are located around Devils Lake and in the Village of Addison. The system around the lake services residents up to 250 feet from the lake.

The Village of Addison as well as portions of Woodstock and Rollin Townships are serviced by this system. All three jurisdictions are part of the sewer district.

The Village of Addison is the only jurisdiction located in Woodstock Township that has central water.

Schools

Woodstock Township has three schools (Columbia, Addison, and Onsted) that provide for the educational needs of the community. There are several colleges located in the area including Adrian College, Siena Heights University, Hillsdale College, Jackson College, and Baker College

Health Care Facilities

Hospitals in the area consist of Promedica Hospital in Adrian, Henry Ford Allegiance Hospital in Jackson and Promedica Hospital in Tecumseh. These hospitals have full emergency room service.

Woodstock Township is also serviced by the Addison Fire Department which provides rescue services and advanced life support ambulance transportation to the area hospitals.

Police and Fire Services

Woodstock Township is provided fire/ambulance protection by the Addison Fire Department. The department is jointly owned by Addison, Rollin, Wheatland and Woodstock Townships.

The Addison Fire Department presently has three stations. Station #1 located in Addison, station #2 on Round Lake Highway, and station #3 on US 12

The emergency medical services provided by the department consist of twenty four hours a day seven days a week coverage.

The police protection is provided by the Lenawee County Sheriff Department and the Michigan State Police.

LAND USE PROBLEMS AND POTENTIALS

An understanding of present or anticipated land use problems and potentials is important in the long range planning for the Township. The land use plan should focus on minimizing or eliminating problems and maximizing potential and opportunities.

A major concern for Woodstock Township is the increase in demand for residential, commercial and industrial growth.

Seemingly the target area for high development is the Northern side US 12. Reasons for this include increased traffic on US 12, Michigan International Speedway, Taylor Road paving and recent land splits for residential developments north of 12.

The growth demands in the areas of US 223 and US 127 seem to be down from that of the US 12 area.

The dividing of agricultural land continues to be on the rise throughout Woodstock Township. Most of the divisions are used for residential purposes. Apparently there is a demand for residential, industrial and commercial uses along US highways.

A good land use plan will maximize the potential for positive effects resulting from this growth.

LAND USE GOALS AND OBJECTIVES

Recreation and Open Space Areas

Goal:

Unique natural features and environmentally sensitive areas should be protected and preserved because of their recreational potentials and natural assets which are valuable to the community's future wellbeing.

Objectives:

- Encourage the preservation of sensitive areas such as woodlands, streams, banks, lake shores and marshlands. Attempt to connect recreation areas with natural areas wherever possible to develop open space corridors that provide a network of recreational and natural enjoyment areas.
- Attempt to preserve and protect DNR designated wetlands by approving safe and appropriate uses to take place.

Agricultural Land Uses

Goal:

Agricultural activities in Woodstock Township are on a gradual decrease due to a demand for other uses. It is important to preserve and protect these lands from incompatible land uses for those who want to seek a living by agricultural means.

Objectives:

- Encourage low residential densities in subdivisions and site condominiums in agricultural areas.
- Encourage the protection of active agricultural lands from incompatible and unnecessary development.

Residential Land Uses

Goal 1:

Residential land uses should be developed in such a manner as to maintain an attractive living environment which provides a mixture of housing opportunities while preserving the existing housing supply and locating new residences in areas where they can be provided with necessary services and where they will be compatible with adjacent land uses.

Objectives:

- Encourage development of residential units in areas where sewer connections are available or where soil permits septic systems.
- Encourage development of residential areas that have good access (*but not necessarily with direct access*) to public highways such as US 12, US 127, US 223, Devils Lake Hwy and Round Lake Hwy. Add incentives to encourage new residential development in subdivisions or cluster residential development for better utilization of land and discourage dispersed strip development.
- Encourage residential development in areas that are compatible with existing land uses thereby discouraging conflicts with other types of land uses.
- Encourage new residential development around existing developed areas to permit a more efficient provision of service.
- Encourage the location of moderate and high density developments. The location of moderate and high density residential development such as subdivisions, mobile home parks and multiple family developments should be readily accessible to major roads capable of handling the traffic these uses will generate.
- Enhance property values by separating residential area from conflicting land uses.
- Preserve and protect the integrity of neighborhoods with the use of blight, nuisance, and zoning ordinances.

Goal 2:

It has been demonstrated that the number of senior citizens will be increasing as the baby boom generation begins to reach retirement age. Ensure that the needs of senior citizens are met.

Objectives:

- To the greatest extent possible, ensure that the needs of the elderly are taken into consideration as part of development projects.
- Encourage existing and proposed land uses that serve the elderly to provide for transportation and accessibility needs.
- Review zoning regulations to ensure that they do not discriminate against senior citizens and provide the flexibility to accommodate their needs.

Commercial Land Uses

Goal:

Commercial development should relate to the overall character of the community and to its specific land use patterns. The development should also provide services and products in locations which are readily accessible to residents and which promote efficient and safe traffic patterns.

Objectives:

- Encourage cluster concentrations of related commercial uses so as to avoid strip commercial development.
- Encourage commercial development of a convenience nature near existing and planned residential areas.
- Encourage the location of major commercial areas at the intersection of major streets and roads such as US 12, US 127, US 223 and Round Lake Hwy so as to provide accessibility from several directions.
- Provide for the future expansion of existing or planned commercial areas.

Use site plans to regulate transitions strips when commercial uses abut residential and agricultural areas.

Industrial Land Uses

Goal:

Maintain existing industries and attract new enterprises that will provide employment opportunities to the community, strengthen the local tax base and develop community services and facilities that will enhance opportunities.

Objectives:

- Encourage industrial development along major roads and highways, namely US 12, US 127 and US 223.
- Encourage industrial development in areas where industrial parks or subdivisions are feasible and where there is likely to be sufficient room for growth and expansion.
- Encourage industrial development in areas that will not be detrimental to the environment or the residents of the community.

Transportation

Goal:

Ensure that the road system can accommodate present and future transportation needs.

Objectives:

- Plan for larger front yard setbacks along state roads to allow for right-of-way expansion (100' setback discussed).

FUTURE LAND USE PLAN

The land use plan for future growth and development in Woodstock Township is based on existing characteristics of the Township, the problems and potentials facing the Township and the goals and objectives for future growth. The plan designates specific areas for each type of land use in a manner designed to guide the Township toward future growth into the next decade (see Map 8). A detailed discussion of each land use category and suggested locations follows.

Open Areas

Recreation and Open Space Areas

Recreation and open space areas consist of those lands which, because of their physical characteristics, would be suitable for recreation and open space use.

Targeted areas:

There are several areas in the Township. The first surrounds most of Goose Lake, excluding southwestern Cement City. A small area is located nearby along the southwestern shore of Mud Lake. The Onsted State Game Area is located south of US 12 and east of Miller Hwy in the vicinity of Grassy and One Mile Lakes at the east Township line. The final area is located between Parkhurst and the corner of Round Lake Highway, north of US 223.

Agricultural Areas

Agricultural areas include land of at least two acre parcels for single family dwellings or a minimum of five acres for agricultural related purposes. The land in this category is suitable for agricultural development and agricultural related uses.

Targeted areas:

Agricultural areas cover the majority of the municipality, excluding many of the properties adjacent to the villages and the Township's lakes and state highways. The agricultural areas basically consist of those portions of the Township not covered by other areas.

Residential Areas

Low-Density Residential Areas consists of single-family dwellings at 1 or less per acre to help preserve a predominantly rural character. These areas are fit for residential is because of the ability of the soil to absorb sewage wastes from individual septic systems

Moderate-Density Residential Areas consists of single-family dwellings at 1 or more per acre to allow building around lakes, or other reasons where there is a draw to reside in close proximity. There must be a consideration that the land is suitable to allow individual wells and septic systems, or where central sewers are required

High-Density Residential Areas are designed to permit 1 or more residences per acre of land use. These areas are usually served by a central sanitary sewerage system and or a central water supply system. High-density residential areas should be located adjacent to other uses or amenities which support, complement, or serve a density and intensity. High-density residential includes: multiple-family residential and mobile home residential areas

Commercial Areas

The Woodstock Township Master Plan proposes eight commercial areas. All of these areas contain existing commercial establishments and are located in or near residential areas.

Targeted areas:

The largest commercial area extends along US 12 from Silver Lake Highway eastward to Brooklyn Highway and northward along the west side of that roadway to the north Township line. The other large area is located along both sides of US 127 in the vicinity of the junctions of that roadway with US 12 and US 223. A commercial area is located to the north of Addison on both sides of US 127. A smaller commercial area is located to the east of Cement City on the south side of Vicary Road. Several small commercial areas are located along US 223 between Herald and Cement City Highways, to the north of Devils Lake, and south of Slee Road, respectively. Finally, a very small commercial area is located at the intersection of Cement City Highway and US 12.

Industrial Areas

The Woodstock Township Master Plan is designed to provide suitable space for industrial operations of all types that can assure protection for the public interest and surrounding property and persons.

Targeted areas:

Two industrial areas are located in the Township, both of which are along US 127. The first area is located in the southeast corner of the intersection of US 127 and Vicary Road. The other area is located on the west side of US 127, north of Addison.

PLAN IMPLEMENTATION

The Woodstock Township Master Plan is a document that represents the future development policies of the community. The Plan itself is not a legally binding or enforceable document. The Plan is also not capable of bringing about change without other tools that are designed and authorized by statute to carry out the policies of the Plan. The Plan is however, a basis for the Township Zoning Ordinance, and other local regulations.

Zoning is the most common tool used to implement the community plan. Woodstock Township has an adopted Zoning Ordinance and accompanying zoning map. The zoning map subdivides the community

into zoning districts. Each district has its own regulations that are specific to that zoning district. The zoning district boundaries on the official zoning map do not necessarily follow boundaries found on the Land Use Plan map. As the Township grows and rezoning of certain areas become more frequent, the zoning map should resemble the Master Plan map more than it did when the Plan was first adopted. The ultimate goal of the Master Plan is to serve as a vision of what the community could look like if the policies stated in the Plan are implemented. To make this vision become a reality, zoning decisions should be consistent with the Plan.

The Woodstock Township Master Plan is a flexible document that has been designed and intended to change as the community changes. It should be periodically updated as development activity causes the landscape to change. If the document was inflexible, it would not be possible to interpret unique circumstances that occur with some rezoning cases. There will likely be instances when it will be necessary to deviate from the Plan. When it is necessary to deviate from the Plan, it should be done with consideration for the effect on not only the adjacent property owners, but also the impact on the entire community. The reasons why it is necessary to deviate from the Plan should be well documented in the motion and minutes of any public hearing or meeting.

It has been several years since the Township adopted its current zoning ordinance. Since that time, trends in zoning practice and changes to the state zoning statute may have resulted in the need to update the document. This plan will also suggest changes. Therefore, it is anticipated that some follow-up will be necessary after this plan has been completed.

One of the stated goals of the Plan was to protect some of the Township's natural resources. While this is not possible to protect all of the community's natural resources, it is possible to protect some of the more valuable areas from extensive development. Environmentally sensitive areas in the Township are resources that benefit the entire community and are desirable to protect for the future of the community. The map should be consulted for every action related to the land that requires Township approval.

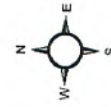
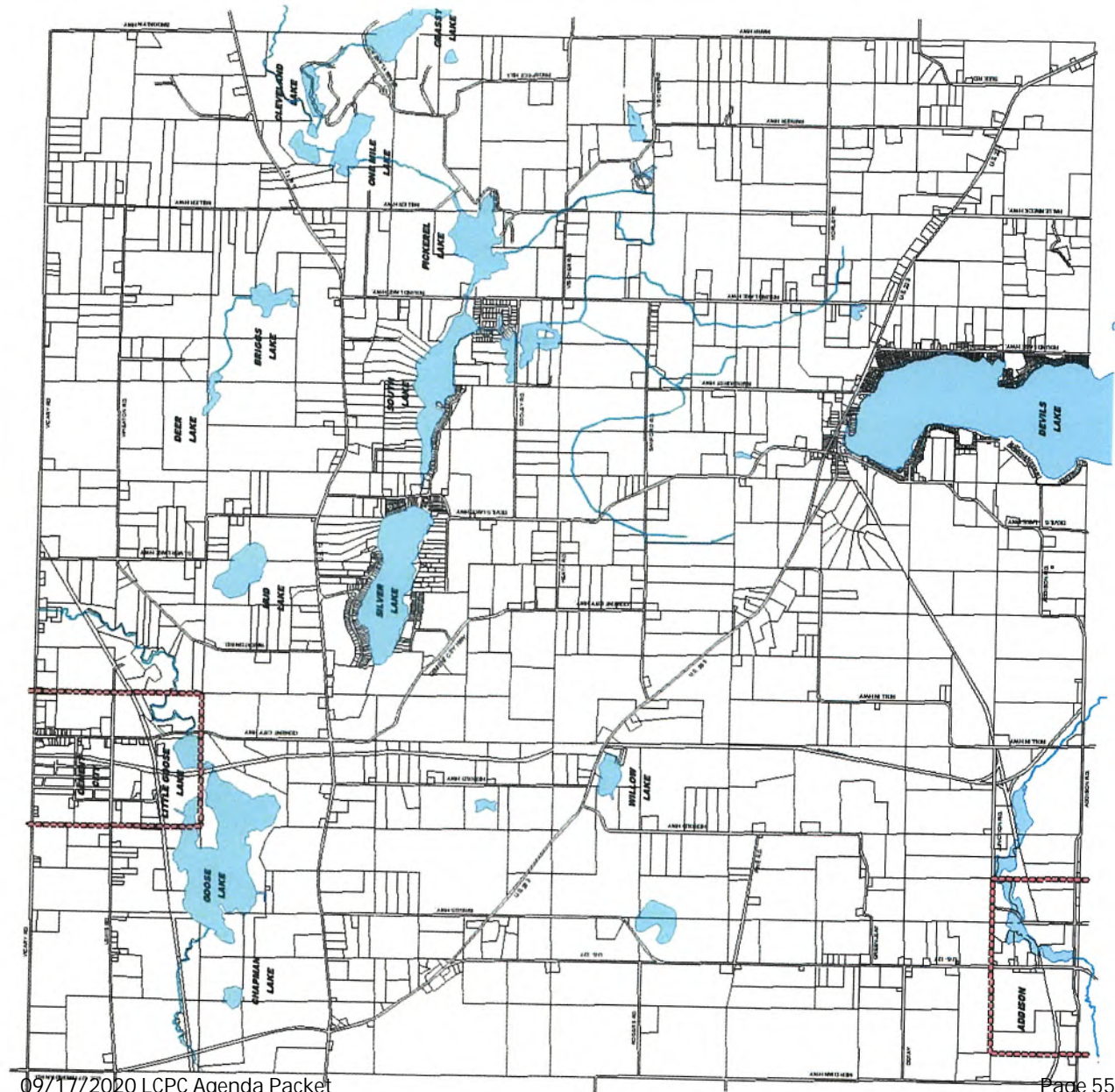
In cases where a site is located in an area identified as having physical limitations, the person or persons applying for regulatory approval (except a rezoning), should be prepared to satisfactorily demonstrate to the Township that the proposed action will not significantly affect the environment in or near the proposed development area. In the case of a rezoning, the Township should consult the appropriate maps delineating sensitive areas to determine if the uses allowed as permitted or conditional uses could have a detrimental effect on the ecosystem. The Township should base its decision for approval or denial of the rezoning in part upon the potential for degrading the environmentally sensitive area.

**APPENDIX A
MAPS**

MAP 1

WOODSTOCK TOWNSHIP

BASE MAP




Region 2
Planning Commission
Serving Muskegon, Jackson and Leelanau Counties

MAP 2

WOODSTOCK TOWNSHIP MOST PRODUCTIVE SOILS FOR AGRICULTURE

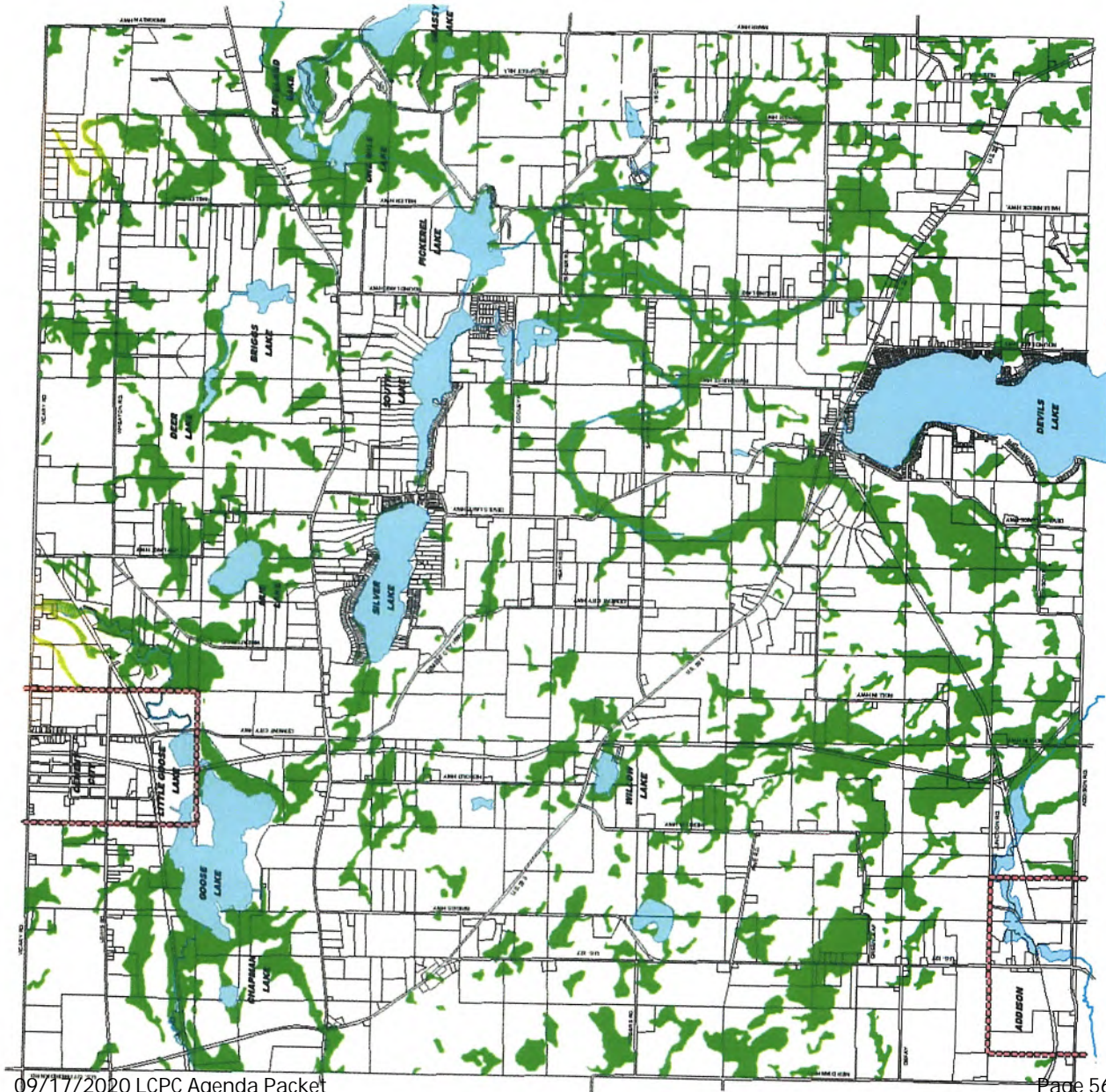
LEGEND

 Productive Agricultural Soils

Source: Lenawee County Soil Survey



Region 2
Planning Commission
Serving Macomb, Jackson and Lenawee Counties



MAP 3

**WOODSTOCK TOWNSHIP
 SOIL SUITABILITY FOR
 SEPTIC SYSTEMS**

Legend

- Septic-Marginal Soils
- Septic-Suitable Soils
- Septic-Unsuitable Soils

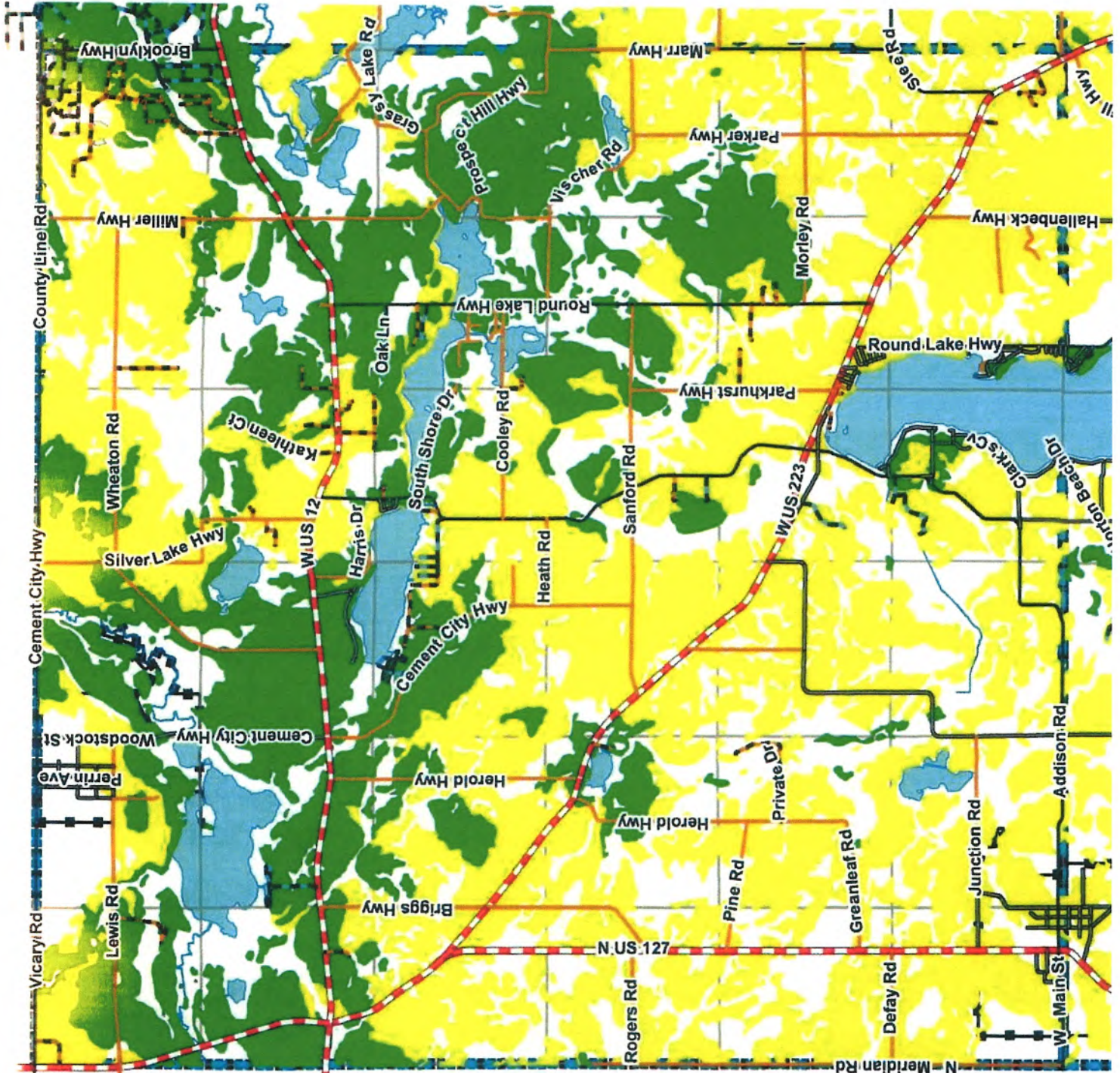


Source: Lenawee County Soil Survey/LCHD

Map Created: June 2019

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1 inch = 4,500 feet
 *NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION
 REFERENCE ONLY. LENAWEE COUNTY
 DOES NOT WARRANT THE ACCURACY OF



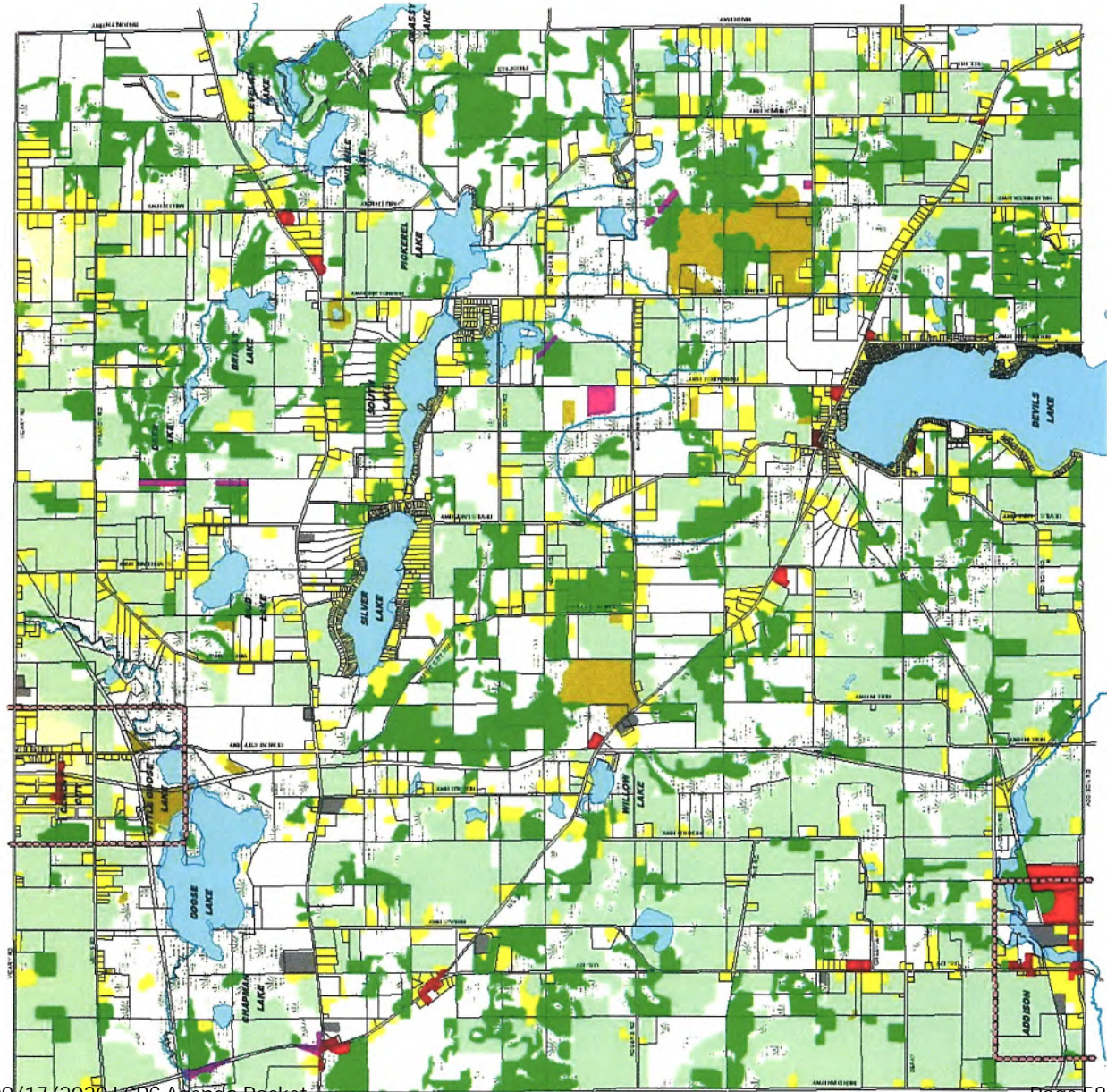
MAP 4

WOODSTOCK TOWNSHIP 1998 LAND COVER

LEGEND

- Agricultural
- Residential
- Commercial
- Industrial
- Communication/Utilities
- Extractive
- Forested
- Wetlands
- Open Land/Other
- Lakes

Source: Lenawee County Comprehensive Land Use Plan



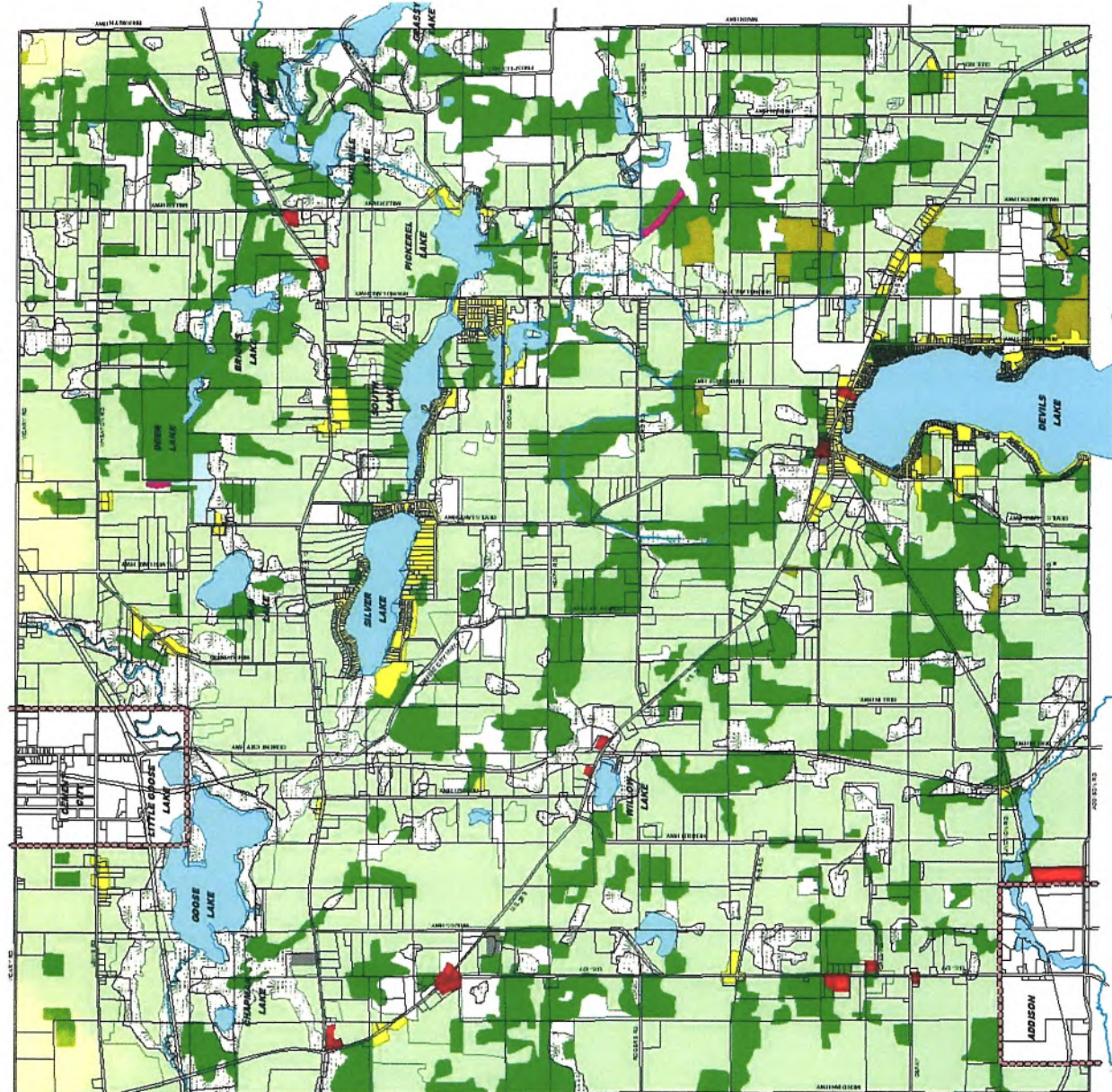
MAP 5

WOODSTOCK TOWNSHIP 1978 LAND COVER

LEGEND

- Agricultural
- Residential
- Commercial
- Industrial
- Communication/Utilities
- Extractive
- Forested
- Wetlands
- Open Land/Other
- Lakes

Source: Lenawee County Comprehensive Land Use Plan




Lenawee County G.I.S

301 N MAIN ST
 OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4522
 ADRIAN, MI. 49221 FAX: (517)264-4528

MAP 6

WOODSTOCK TOWNSHIP AGRICULTURAL LANDS

Legend

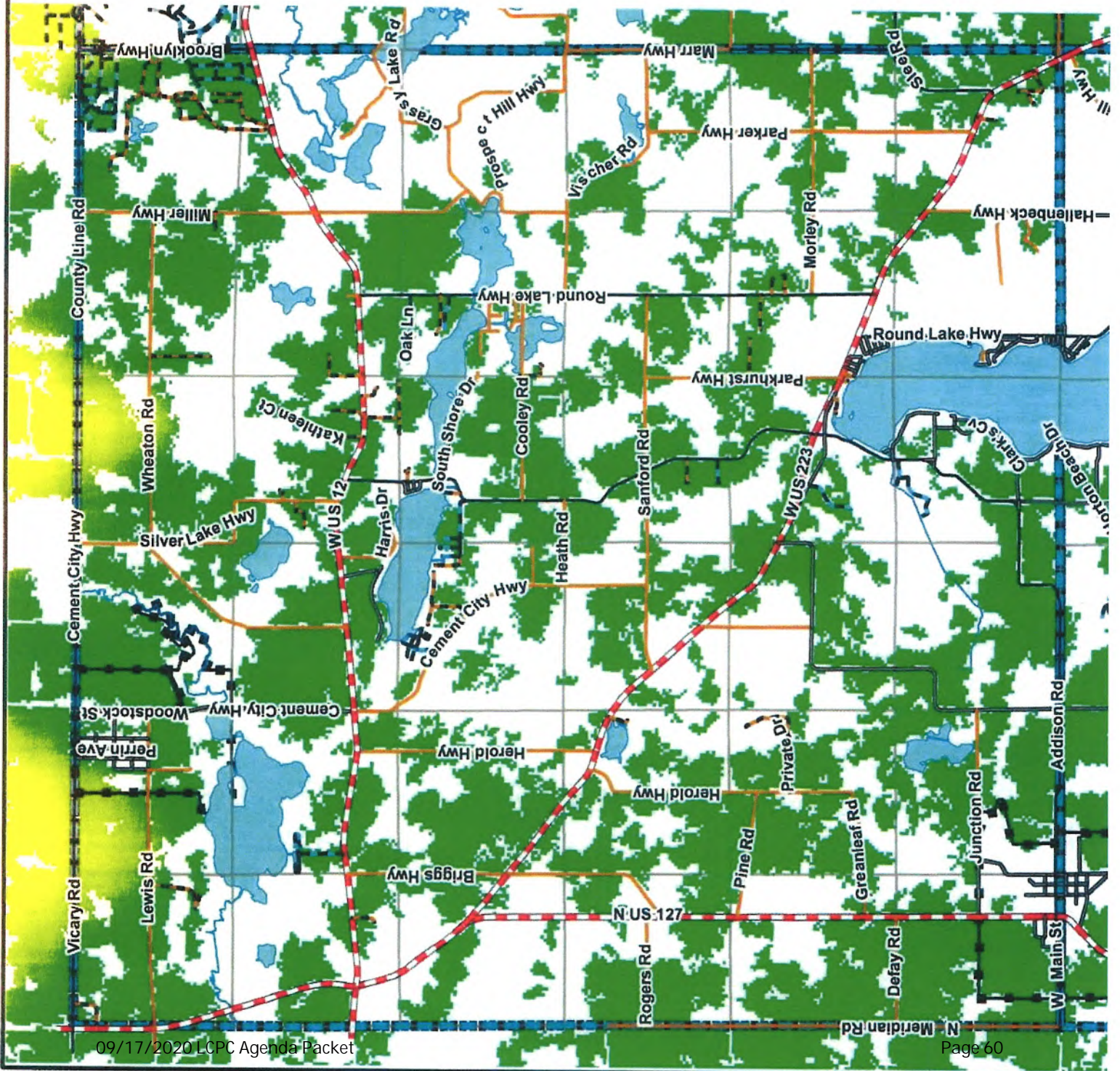
 Agricultural Lands

 Miles
 0 0.5 1

Source: USGS Land Cover Dataset

Map Created: June 2019

1 inch = 4,500 feet
 *NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION
 REFERENCE ONLY. LENAWEE COUNTY
 DOES NOT WARRANT THE ACCURACY OF



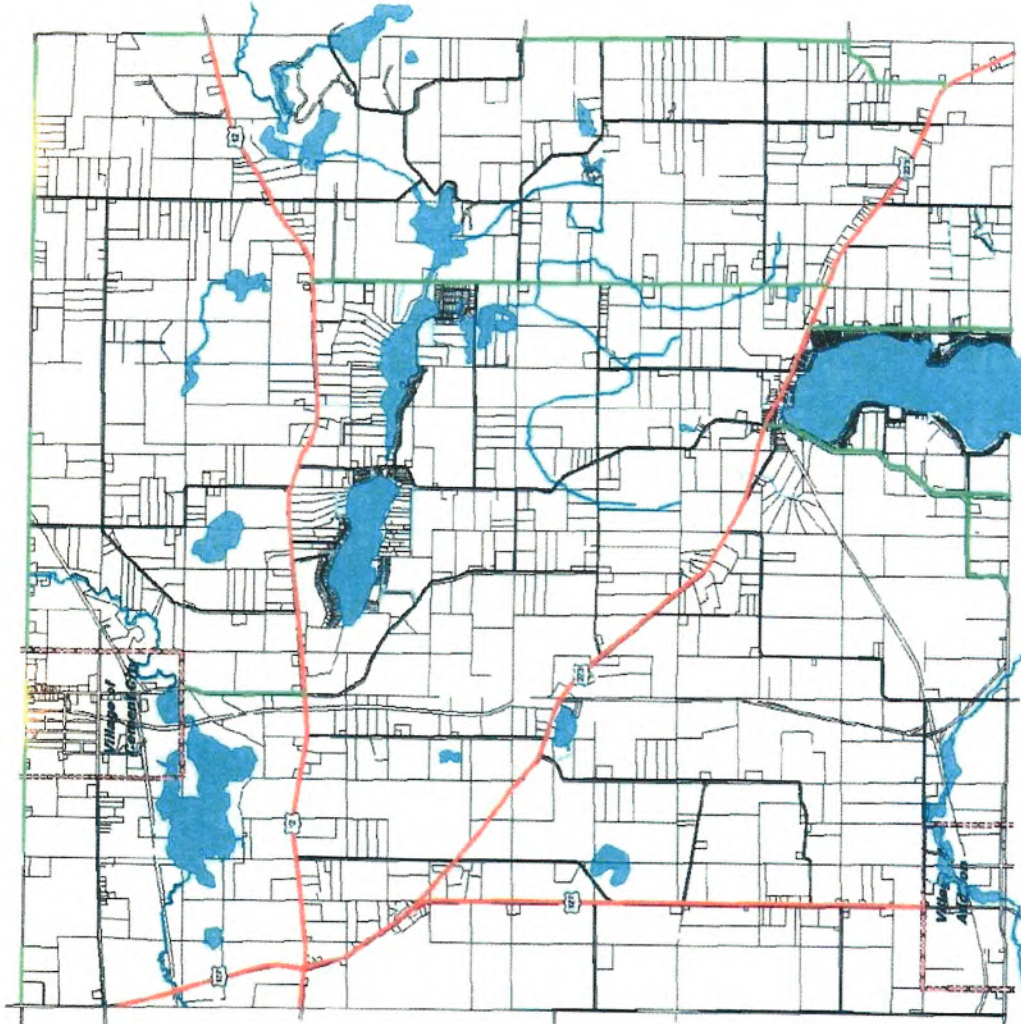
MAP 7 **WOODSTOCK TOWNSHIP**

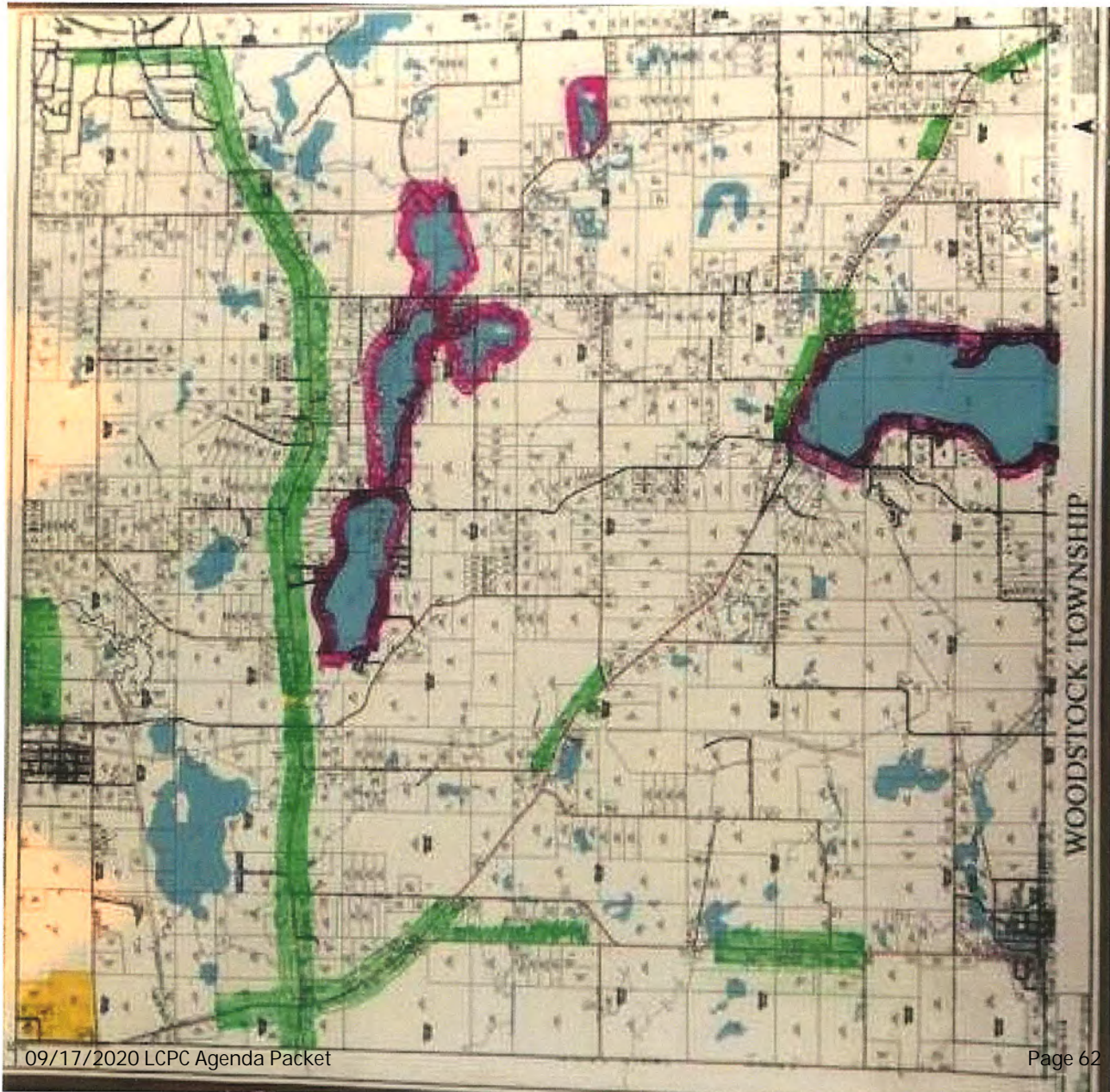
TRANSPORTATION FUNCTIONAL CLASSIFICATION

LEGEND

- Local Roads
- Collector Roads
- Arterial Roads

Source: Lenawee County Comprehensive Land Use Plan





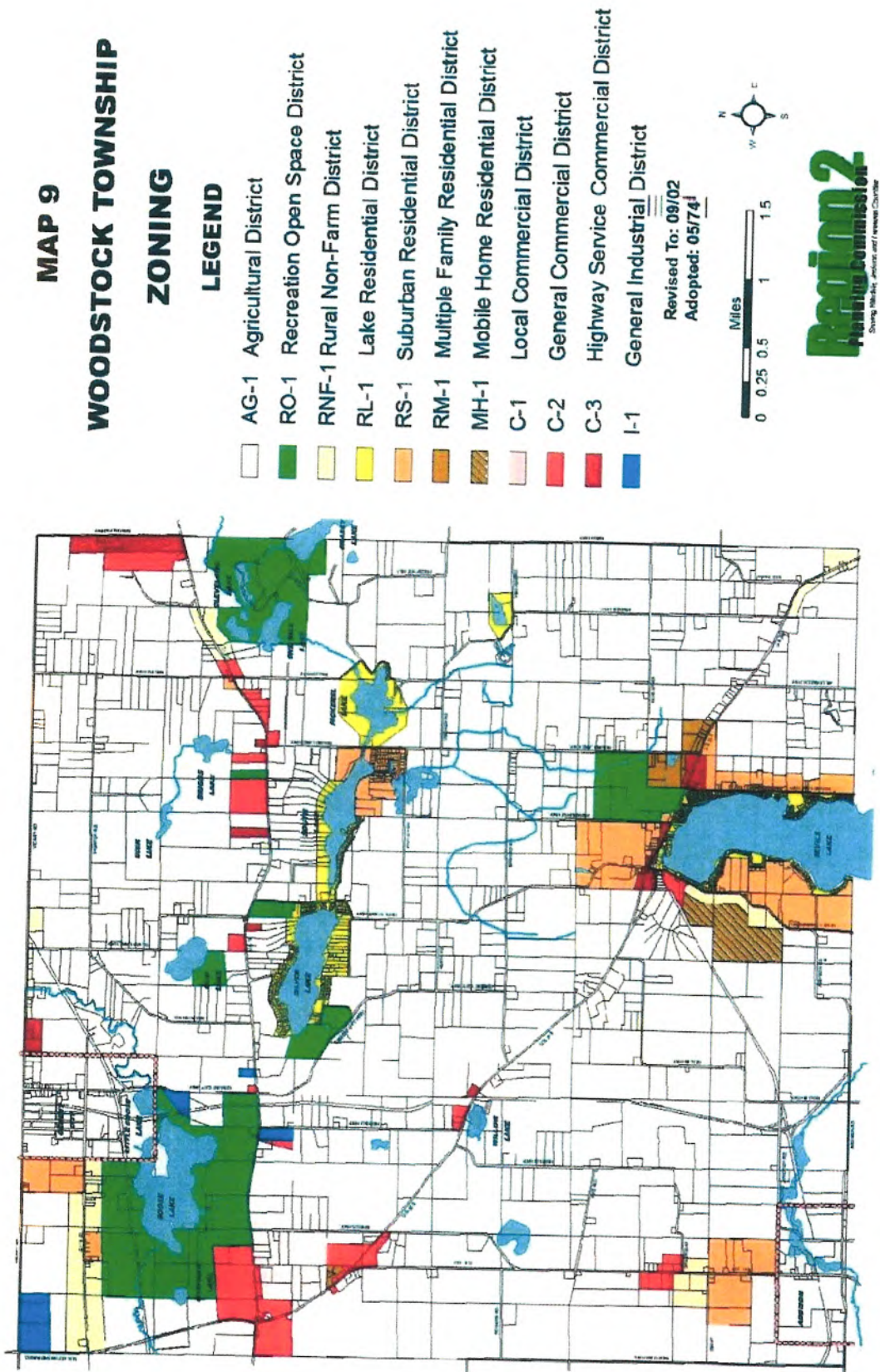
MAP 8 **WOODSTOCK TOWNSHIP** **FUTURE LAND USE MAP**

LEGEND

- Green** = Commercial
- Pink** = Residential
- Yellow** = Industrial
- White** = Open

Map Created: Revised Dec 2019





APPENDIX B ZONING PLAN

The Master Plan provides the legal basis for zoning in Woodstock Township. Accordingly, the Plan is required to contain a special plan element, known commonly as the Zoning Plan, by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), "special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations."

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended— requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because Woodstock Township has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA —the Michigan Zoning Enabling Act (PA 110 of 2006), as amended— requires the Planning Commission to adopt and file with the Township Board "a zoning plan for the areas subject to zoning" in the Township (Sec. 305 (a)). Finally, the MPEA also requires the Zoning Plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map" (Sec. 33 (2) (d)).

Zoning Districts

Articles 3 and 4 of the Zoning Ordinance establish and define the following zoning districts (please see the Zoning Map):

Open Districts — Open districts are established to protect land best suited for open use from the encroachment of incompatible land uses, to preserve valuable agricultural land for agricultural uses, and to retain land suited for open space and recreation use for the future.

- **Agricultural District (AG-1)** — The intent of this district is to set aside land suitable for agricultural development and agricultural related uses.
- **Recreation Open Space District (RO-1)** — The intent of this district is to set aside those lands which, because of their physical characteristics, would be suitable for recreation and open space use.

Residential Districts — Residential districts are designated principally for residential use and are limited to dwellings and other uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life.

- **Rural Non-Farm Residential District (RNF-1)** — This district is established to provide suitable areas for single-family dwellings at low densities to preserve a predominantly rural character in these areas on fit for concentrated residential use because of the ability of the soil to absorb sewage wastes from individual septic tanks.
- **Lake Residential District (RL-1)** — This district is designed to preserve and enhance areas which are suitable for lakefront residential development, principally single-family dwellings at moderate densities, with consideration to protecting the lake waters from potential pollutants.
- **Suburban Residential District (RS-1)** — This district is designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewerage and water supply systems, can be feasibly provided.

- **Multiple-Family Residential District (RM-1)** — This district is designed to permit a high density of population and a high intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to such other uses or amenities which support, complement, or serve such a density and intensity.
- **Mobile Home Residential District (MH-1)** — This district is composed of those areas of the Township whose principal use is or ought to be mobile home dwellings. The regulations of this district are designed to permit a density of population and an intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to such other uses, buildings, structures, or amenities which support, complement, or serve such a density and intensity.

Commercial Districts — Commercial districts are designed to limit compatible commercial enterprises at appropriate locations to encourage efficient traffic movement, parking, utility service; advance public safety; and protect surrounding property.

- **Local Commercial District (C-1)** — This district is designed to encourage planned and integrated groupings of stores that will retail convenience goods and provide personal services to meet regular and recurring needs of the neighborhood resident population. To these ends, certain uses, which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.
- **General Commercial District (C-2)** — This district is intended to encourage planned and integrated groupings of retail, service and administrative establishments which will retail convenience and comparison goods and provide personal and professional services for the entire area and to accommodate commercial establishments which cannot be practically provided in a neighborhood commercial area.
- **Highway Service Commercial District (C-3)** — This district is intended to provide for various commercial establishments offering accommodations, supplies and services to local as well as through automobile and truck traffic. These districts should be provided at locations along major thoroughfares or adjacent to the interchange ramps of a limited access highway facility and should encourage grouping of various facilities into centers and discourage dispersion of these activities.

Industrial district — The value to the public of designating certain areas for certain types of industrial uses is represented in the employment opportunities afforded to citizens and the resultant economic benefits conferred upon the Township of Woodstock. In order that this value may be maintained and this use encouraged, this Ordinance has established a zoning district designed to regulate the location of industrial uses according to a well-considered plan which reflects the types of such uses and the intensity of land, street and highway use in such district; potential nuisances and hazards which may cause unsafe and unhealthy conditions and the relationship of industrial uses to each other and to other areas devoted to agricultural, residential, or commercial use and to streets, highways, and other means of transportation.

- **General Industrial District (I-1)** — This district is designed to provide suitable space for industrial operations of all types that can comply with all provisions of this Ordinance and can assure protection of the public interest and surrounding property and persons.

Dimensional Standards

The following bulk, height, and setback restrictions for each district are included in the zoning ordinance (Sec. 4.5).

Area, Height, Bulk Requirements

Zoning District	Lot Requirements			Minimum Yard Requirements			Max. Bldg. Height Requirements		Comments
	Min Lot Area	Min Lot Width	Max Lot Cov	Front	Side	Rear	Principal	Accessory	
Agricultural (AG-1)	2 acres [‡]	200'	10%	60'	30' 60' [†]	50'	2½ story or 35'	80'	Single-family detached dwelling units.
	5 acres [‡]								All other uses.
Recreation Open Space (RO-1)	2 acres [‡]	300'	10%	60'	30' 60' [†]	50'	2½ story or 35'	80'	Single-family detached dwelling units.
	5 acres [‡]								All other uses.
Rural Non-Farm Res. (RNF-1)	1 acre [‡]	150'	20%	50'	20' 35' [†]	35'	2½ story or 35'	80'	Single-family detached units.
	2 acres [‡]								All other uses.
Lake Residential (RL-1)	10,000 sq. ft. [‡]	80'	30%	35' 50' [*]	10' 20' total 35' [†]	35'	2½ story or 35'	25'	Single-family detached dwelling units with central sewage and water systems.
	15,000 sq. ft. [‡]	100'							Single-family detached dwelling units without central sewage.
	1 acre [‡]	120'							All other uses.
Suburban Residential (RS-1)	10,000 sq. ft. [‡]	100'	30%	35'	10' 25' total 35' [†]	20'	2½ story or 35'	25'	Single-family detached dwelling units with central sewage and water systems.
	15,000 sq. ft. [‡]	120'							Single-family detached dwelling units without central sewage.
	1 acre [‡]	120'							All other uses.
Multi-Family Residential (RM-1)	10,000 sq. ft. [‡]	80'	25%	25'	10' 25' total 25' [†]	25'	2½ story or 35'	25'	Single-family detached dwelling units with central sewage and water systems.
	15,000 sq. ft. [‡]	120'							Single-family detached dwelling units without central sewage.
	15,000 sq. ft. [‡]	120'							15,000 sq. ft. for 1 st three dwellings + 2,000 sq. ft. for each additional unit.
	½ acre [‡]	120'							All other uses.
Mobile Home Residential (MH-1)	10 acres	35'	15%	8' 20' total	10' 25' total	8' 20' total	1 story or 15'	15'	Mobile home park
	4,500 sq. ft.								Mobile home site within a mobile home park
Local Commercial (C-1)	10,000 sq. ft.	75'	25%	35'	20' 35' [†]	35'	35'	n/a	With central sewage and water systems.
	15,000 sq. ft.	100'							Without central sewage.
General Commercial (C-2)	10,000 sq. ft.	75'	25%	35'	20' 35' [†]	20'	35'	n/a	With central sewage and water systems.
	15,000 sq. ft.	100'							Without central sewage.

Zoning District	Lot Requirements			Minimum Yard Requirements			Max. Bldg. Height Requirements		Comments
	Min Lot Area	Min Lot Width	Max Lot Cov	Front	Side	Rear	Principal	Accessory	
Highway Service Commercial (C-3)	15,000 sq. ft.	100'	25%	35'	20' 35' [†]	20'	35'	n/a	
General Industrial (I-1)	20,000 sq. ft.	80'	25%	35'	20' 35' [†]	35'	35'	n/a	

[†] Corner Lot

[‡] Stand-alone accessory structures may be constructed provided that the lot meets the minimum lot area requirements for zoning district

* Abutting a water body

Rezoning Criteria

The most common zoning application of the master plan is during the rezoning process. Accordingly, a rezoning should be required to meet the following set criteria in order to be considered consistent with the master plan.

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's master plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this appendix equates the various zoning districts included on the zoning map with the various categories included on the future land use map.

Open areas — The following open areas are included on the future land use map:

- **Recreation and open space areas** — Recreation and open space areas are addressed generally on the future land use map. The following zoning district equates to those areas:
 - **RO-1** — Recreation Open Space District
- **Agricultural areas** — Agricultural areas are addressed generally on the future land use map. The following zoning district equates to those areas:
 - **AG-1** — Agricultural District

Residential areas — The following residential areas are included on the future land use map:

- **Low-density**
 - **RNF-1** — Rural Non-Farm District
- **Moderate-density**
 - **RL-1** — Lake Residential District
 - **RS-1** — Suburban Residential District
- **High-density**
 - **RM-1** — Multiple-Family Residential District
 - **MH-1** — Mobile Home Residential District

Commercial area — The following commercial area is included on the future land use map:

- **Commercial areas** — Local commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **C-1** — Local Commercial District
 - **C-2** — General Commercial District
 - **C-3** — Highway Service Commercial District

Industrial Area — The following industrial area is included on the future land use map:

- **Industrial Area** — Industrial areas are addressed generally on the future land use map. The following zoning district equates to those areas:
 - **I-1** — General Industrial District

APPENDIX C CAPITAL IMPROVEMENTS PROGRAMMING

What is a Capital Improvements Program?

"Capital improvements are those physical facilities which involve a substantial investment and last a long time . . . as opposed to the operating expenses that occur during the same year they are budgeted." Examples of capital improvements include: municipal buildings (e.g., Township Halls, fire stations, etc.), parks and recreation facilities, streets and alleys, and utilities (e.g., water and sewer lines). A capital improvements program (CIP) is a six-year prioritized listing of those projects along with the following information: location, date of construction, cost, means of financing, sponsor, and relationship to other facilities (if pertinent). The CIP "is updated annually with the first year being the current year capital budget" according to the Michigan Planning Guidebook (May 2008).

Why Prepare a Capital Improvements Program?

Section 65 of the MPEA —the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3865), as amended— requires that Woodstock Township "annually prepare a capital improvements program of public structures and improvements," upon the adoption of this Master Plan. Accordingly, the Planning Commission —or the Township Board if the Planning Commission is exempted from this task— must "prepare and adopt a capital improvements program [(CIP)], separate from or as a part of the annual budget." The CIP shows "those public structures and improvements, in the general order of their priority, that in the [Township's] judgment will be needed or desirable and can be undertaken within the ensuing 6-year period . . . [and] shall be based upon the requirements of the [Township] for all types of public structures and improvements. Consequently, each agency or department of the [Township] with authority for public structures or improvements shall upon request [provide] lists, plans, and estimates of time and cost of those public structures and improvements."

Of course, there are also benefits to developing and maintaining a CIP. Chief among those benefits is the coordination of seemingly disparate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be repaved, only to be torn up for a water or sewer project two or three years later. It is also important to note that "plans for new public works that are identified in the [Master Plan can] actually come to fruition through the CIP" and to ensure that "new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the" document, according to the Michigan Planning Guidebook.

Developing a Capital Improvements Program

The following information should be used to develop the capital improvements program (CIP) upon the completion of the comprehensive plan.

Establishing Objective Criteria

"Without objective criteria, the [capital improvements programming (CIP) process] can quickly break down into a strictly political process where those agencies or neighborhoods with more political or fiscal resources (or both) will run roughshod over smaller agencies or weaker neighborhoods," according to the Michigan Planning Guidebook, and simply ranking proposed projects as 'urgent,' 'important,' or 'desirable' "leave room for disagreement in determining priority. More robust criteria are often used first to examine each project:"

- Does the proposed facility address a risk to public safety or health?
- Is the current facility deteriorated or unsafe?
- Is the proposed facility part of a systematic replacement program?
- Will the proposed facility result in improvement of operating efficiency?
- Is the proposed facility necessary to:
 - Ensure the success of another capital improvement?
 - Meet a state or federal statutory or administrative requirement?
 - A court order?
 - A major public goal of the Township Board?
- Will the proposed facility result in the equitable provision of services or facilities to a part of the population with special needs?
- Will the proposed facility protect or conserve sensitive natural features or natural resources or the air or water quality of the Township?
- Will the proposed facility protect the investment in existing infrastructure from becoming over capacity?
- Will the proposed facility result in a new or substantially expanded facility to provide a new service or new level of service in Township?

Those answers can then be used to place proposed facilities into groups based upon the following criteria:

- The proposed facility is urgent and fills a high priority need that should be met.
- The proposed facility is a high priority that should be done as funding becomes available.
- The proposed facility is worthwhile if funding is available (but may be deferred).
- The proposed facility is a low priority that is desirable but not essential.

The criteria listed above are recommended for larger governments with the potential for many projects. The criteria used for "small communities with few projects may not be much more than 'urgent,' 'important,' or 'desirable.'"

Establishing a Process

The Michigan Planning Guidebook recommends that a medium or large-sized community create a special committee to advise its planning commission on the capital improvements program (CIP). The committee should be comprised of the chief elected or appointed official and representatives from the planning commission, the legislative body, and pertinent departments (e.g., engineering; finance; fire; parks, recreation and grounds; public works; purchasing; and water). A total of eight steps are recommended for the development of a CIP:

- Prepare an inventory of all capital facilities.

- Rate the existing level of service for each infrastructure element.
- Identify the structure needs.
- Identify options to meet needs and cost estimates to all projects over the next six years.

Prepare a draft CIP that includes a review of each project against the master plan and CIP prioritization criteria:

- Establish financial capacity for financing public works proposals over the next six years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- Select projects to be undertaken during the coming year which become the capital budget. The remaining projects become part of the capital improvements program for the subsequent five years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- After public review and hearing, the CIP is adopted by the Township Board with any agreed upon amendments.
- Implement current year of the CIP.
- Monitor projects and update the CIP annually.

The Michigan Planning Guidebook notes that “in smaller communities with few capital improvements,” such as Woodstock Township, the process can be simplified. “Each office, agency, or department responsible for public works is asked to submit proposed public works and the planning commission as a whole reviews and prioritizes them all —ensuring they are consistent with the master plan.”