

Rome Township Land Use Plan



**Lenawee County, Michigan
December 2002**

Preface

The purpose of this land use plan is to set forth Rome Township's policies on future land use. Having set policies on land use has several advantages for communities including the following:

- A plan provides a basis for zoning decisions.
- Improvement to infrastructure, emergency services, utilities, and other community facilities and services can be done in a more efficient manner when the community plan is consulted.
- A land use plan directs future growth toward areas of the Township more capable of handling the specific nature and intensity of land uses.
- Planning and zoning help to identify and conserve the best agricultural land and areas of significant natural features.
- Planning is a continuous process that allows the adjustment of goals and objectives according to changing growth and demographic patterns.

In the State of Michigan, enabling authority for township planning is provided by the Township Rural Zoning Act (P.A. 184 of 1943) and the Township Planning Act (P.A. 168 of 1959).

The first part of this land use plan investigates demographic and land use trends in Rome Township, and forecasts the population to the year 2022. The purpose of this investigation is to determine historical population trends in the Township in order to forecast future population growth and housing needs. This section also contains information on the employment, education attainment, and place of work, income, household occupancy and tenure, age of housing, land use and building permits.

The second part of the plan identifies land use goals, policies, and strategies. The purpose of this is to translate the information from the first part of the plan into land use issues. The issues are used to create the policies that will guide the Planning Commission in making future land use decisions.

The third part of the Plan identifies how the policies will be carried out. This identification of implementation strategies is necessary if the goals of the plan are to be realized.

Rome Township

Citizen Input

The Planning commission went well beyond the minimum requirement for citizen input during plan development. In addition to holding a Public hearing, the Planning Commission held a joint meeting with the Township Board of Trustees. The Planning Commission also reviewed the Rome Township responses to a Township wide citizen land use survey.

On March 12, 2002, the Rome Township Board formed the Planning Commission out of action after the disablement of the Zoning Board. The first request of the Township Board was to review and update the current Land Use Plan. The original Land Use Plan was done in 1975 and had not been updated since.

The previous Zoning Board, along with the Township Board, developed a Land Use Survey, which was mailed out to all Township residents on September 1, 2002. The result of this survey, as well as Land Use seminars attended by board members helped to mold the initial Land Use plan.

Then through the efforts of a Joint meeting of the Planning Commission and Township Board, additional insight was provided. And finally, the Planning Commission held a public hearing on the plan. The purpose of this hearing was to solicit public comments on the plan. This was the required public hearing under section 6 of the Township Planning Act. Additionally, notification was provided to all surrounding Township boards to announce Rome Townships intent on updating the Land Use Plan.

In addition to these meetings, the Planning Commission reviewed the results of a countywide citizen survey on land use issues conducted by the Lenawee County Planning Commission. The survey showed a strong preference for preserving the rural atmosphere in Lenawee County.

Background

Rome Township is located in the south central portion of Michigan. The Township has a total land area of approximately 36 square miles or 22,337 acres. There are no lakes in the Township so the majority of this is dry land with the exception of a few ponds, streams, swamps, and drains.

The Township is located in western central Lenawee County. It is bordered on the north by Cambridge Township, on the west by Rollin Township, on the south by Dover Township, and on the east by Adrian Township.

Rome Township has no direct access to an interstate highway. However, US 223 bisects the Township from the northwestern corner to the southeastern corner and is a major travel route connecting the City of Jackson, which is approximately 22 miles to the northwest, to the City of Adrian, which is approximately 3 miles to the southeast. Additionally, Onsted Hwy., which is located in central Rome Township, is a main route used in traveling to the Village of Onsted which is approximately 1 mile north of the Township.

The 2000 population of Rome Township was 1,772 – an increase of 140 from the 1990 population. This is approximately an 8.5% increase from the 1990 population. The number of dwellings in the two Residential areas, which consist of the unincorporated village of Rome Center, and an area on the southeastern boundary of the Township, along US 223, has not increased. However, Rome Township has seen a greater number of residential dwellings being erected on what was previously agricultural ground. The number of households in 2000 was 617 – an increase of 87 from 1990. This is approximately a 16.5% increase in the number of households in Rome Township in the last decade.

PART I

**INVENTORY OF EXISTING
CONDITIONS**

CHAPTER 1

PHYSICAL SETTING/NATURAL FEATURES OF ROME TOWNSHIP

Location

Rome Township is located in western central Lenawee County. Because of its location, Rome Township does not experience a large amount of regional influences due to activity in neighboring counties. However, Rome Township is affected by the activities of adjacent townships particularly with respect to their policies toward land use.

Land Capability

The physical characteristics of the land (i.e. availability of water, geologic factors, topography, soil types, etc.) have a major impact in retarding or accelerating urban expansion and are important considerations in the planning process. While the following summary briefly describes various land capabilities, more detailed information may be obtained by consulting with "Soil Survey" and the "Engineering Interpretations" performed by the Soil Conservation Services of the United States Department of Agriculture which may be obtained at the Soil Conservation Offices in Adrian, Michigan.

The relationships between surface and subsurface geological formations provide an indication of whether or not there will be adequate potable water supplies. Surface formation maps of Rome Township indicate the township consists of moraines and ground moraines or till plains. Potable water supplies are most often associated with the ground moraines and it is likely that suitable water supplies can be found in those areas. However, an examination of the experience records of previous well-boring attempts is the best procedure for determining the extent and quantity of future ground water sources in the township.

The topography of Rome Township is gently rolling with a gradual increase of elevation from the southeast to the northwest. Soil type can have a profound effect on the suitability of the land for a particular use. This is especially true when it is necessary to establish on-site sewage disposal systems for residential, commercial and industrial uses. The soil found in Rome Township can be categorized by three general groups. Their relative locations are shown in the Map of Soil Suitability.

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One soil association consists of the types Morley, Blount, St. Clair, and Nappanee. These soils range from well drained to very poorly drained and their ability to support different types of uses is also varied. All but Nappanee have a loamy surface over loamy clay or clay followed by a calcareous clay loam. Nappanee is loam clay over clay. In most instances, limitations on residential development without public sewers are severe. There are moderate limitation in Morley soils for industrial and commercial uses and severe limitations in Blount, St. Clair and Nappanee. The area is well suited to agricultural endeavors as the limitations are slight to moderate. On-site investigation to determine the suitability of a particular site for an intended use is usually necessary.

A second soil association consists of soils of the type Blount, Pewamo, and Nappanee. These soils consist of poorly drained clay loam, silt clay loams and clays. They present severe limitations on most "urban" uses such as residential, commercial and industrial development. The limitations on recreational uses range from severe to moderate depending on the particular recreational use. Limitations on agriculture are slight in the Blount and Pewamo classes' and moderate in the Nappanee soils. Regardless of the intended use, on-site investigation of the area under consideration is necessary to determine its suitability.

The third soil association is composed of the soils Hillsdale, Spinks, a Fox, Boyer, and Oshtemp. These soils are well drained and consist of a sandy or loamy surface over a sand loam or a sandy clay loam. They present only slight limitations to residential development without public sewers, and slight limitations on most commercial, industrial, and recreational development. Limitations on agriculture range from slight in Hillsdale and Fox to moderate in Spinks, Boyer and Oshtemp. Although for most uses the limitations are slight, it is good practice to investigate the site under consideration to determine its suitability for the intended use.

Rome Township also contains several areas of soil of types Griffin, Carlisle, and Houghton. These soils are very poorly drained and are usually found in the floodplains of streams creeks as well as several lowland areas. Because Carlisle and Houghton are essentially muck and Pear, and Griffin soils are subject to flooding, and their suitability for residential, commercial and industrial uses is very severe and such development should not be permitted to locate in these areas. Some agriculture activities are compatible with their soil types and limitations depending on the extent of flood possibilities and whether or not the land can be suitably drained. Recreational limitations range from slight to severe depending on the type of activity.

*Severe- Limitations are severe enough to make use questionable

*Moderate- Limitations need to be recognized, but can be overcome with good management.

*Slight- Relatively free of limitations or limitations are easily overcome.

CHAPTER 2 POPULATION

Population

As of April 1, 2000, Rome Township's total population was 1,772, which is an 8.6% increase over the 1990 population of 1,632, or 140 more people.

This growth is slightly higher than Lenawee County's population growth during the same period that was 8.1%

Compared to the growth rate between 1990 and 2000 for other cities and townships in Lenawee County, Rome Township is one of 17, which grew in population. Of these 17, Rome Township ranks 10th in rate of growth. In comparison, Woodstock Township ranks 11th with 313 people, or 9.9% growth in population. There were 9 cities/townships, which decreased in population.

Population Density

The total land area for Rome Township is 35.9 square miles with a population density of 49.4 persons per square mile

Population by Age and Sex

The 2000 census showed that the township's 18 years and older population has increased since 1990 by 11.9% (137 people) to 1,291 people as compared to Woodstock Township with a 15.2% increase (342 people).

AGES	Percent	
Under 5	5.98	
10 – 14	7.90	
30 - 54	40.9	Median age: 37
60 - 64	4.29	
65 – 69	3.56	
70 – 79	4.2	After 70, females outnumbered males
80 and over	1.47	

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Household and Families

Total Population	1,772	Total families	503
Total Households	617	Population in Families	1,610
Population in Households	1,772	Average Family Size	3.0
Average Household Size	3.0		

Households by Type and Presence of Persons Under 18

Family Households	With people under 18	No people under 18
Married couple family	208	234
Other Family	36	25
Male householder/no wife	17	10
Female householder/no husband	19	15
Non-family households	1	113
Male householder	1	62
Female householder	0	51

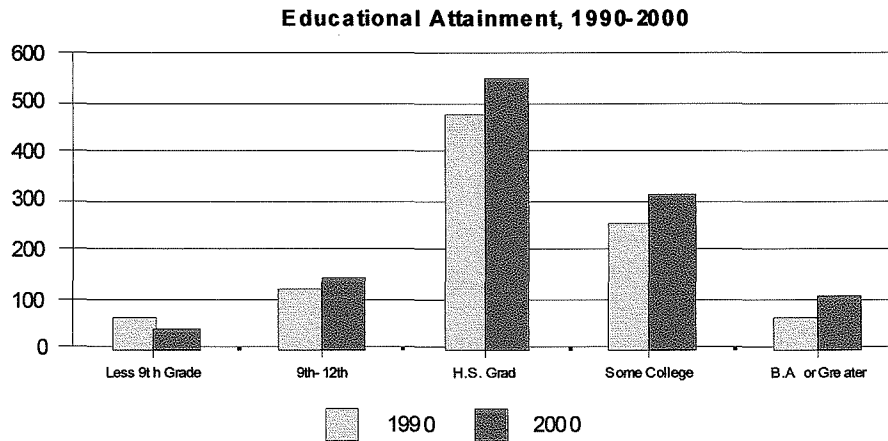
.Household Size by Household Type

Household Size by Person	Total Households	Family	Non-family
1 person	98	n/a	98
2	208	193	15
3	104	104	0
4	121	121	0
5	64	63	1
6	15	15	0
7+	7	7	0

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Education

Higher levels of education are being achieved in Rome Township as shown in this graph.



The figure shows that a larger percentage of Township residents continue their education after completing high school. This is reflected in the higher numbers of residents with some college or college degrees. A total of 84.3 % of the residents 25 years and older had at least a high school diploma, and 9.5% earned a bachelor's degree or higher.

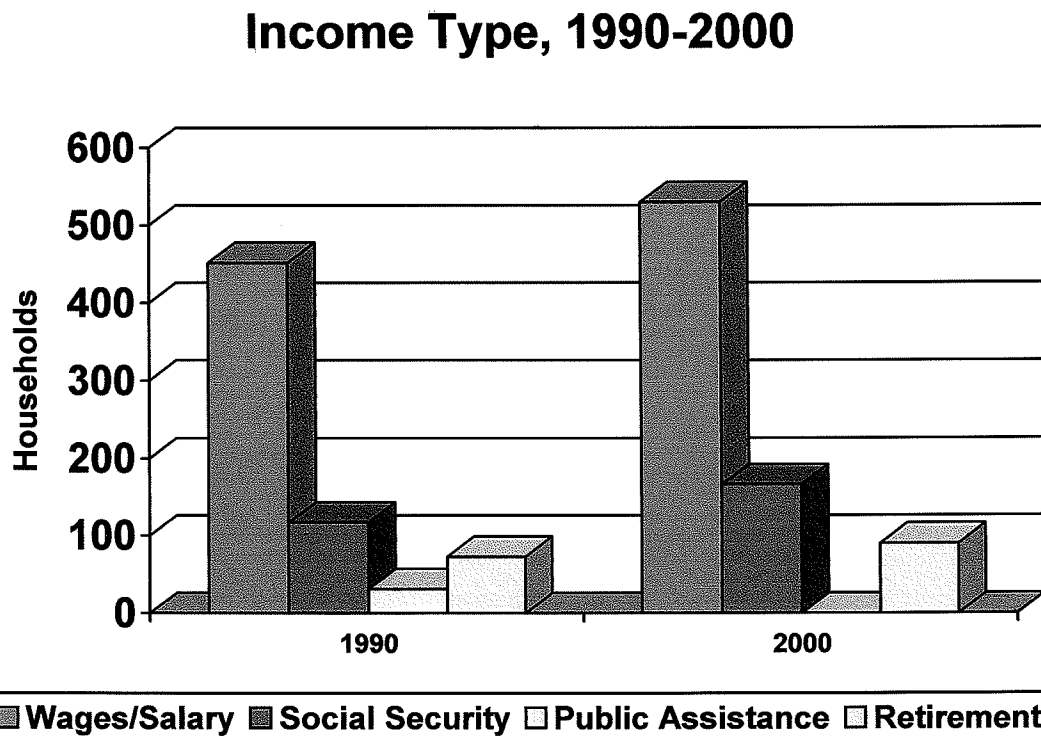
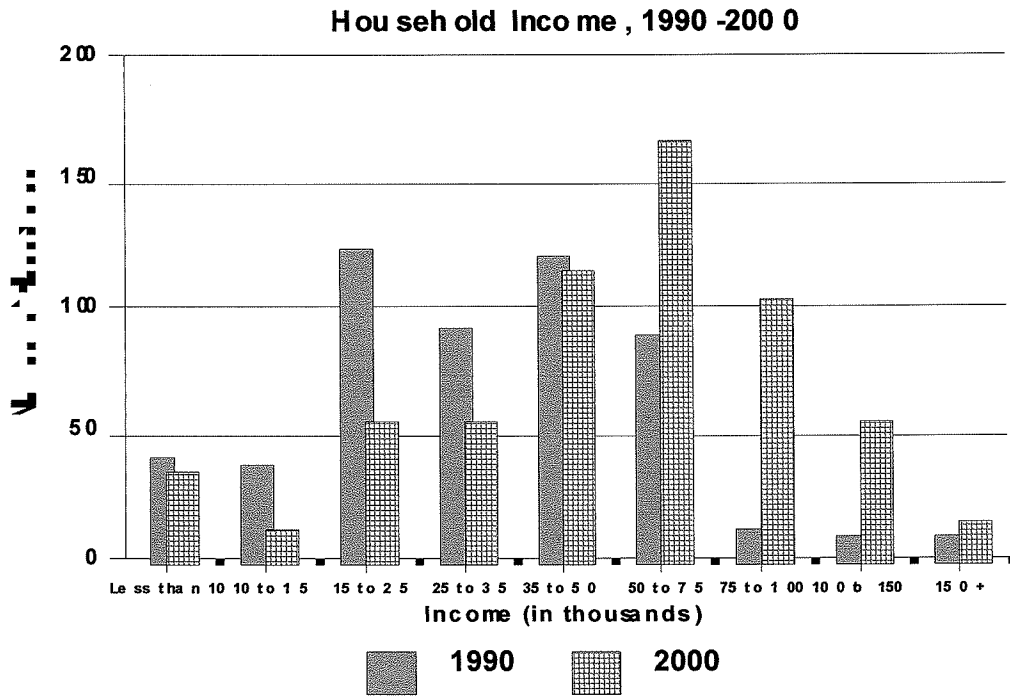
The 2000 Census showed that there were 503 residents age 3 and above who were enrolled in school. Of these, 431 were enrolled in elementary or high school, and 72 were enrolled in college.

Income

Income levels are rising in Rome Township. This is common in rural areas of Lenawee County as levels of education rise resulting in higher salaries. It is likely that many of the new Rome Township residents have relatively high incomes.

Income is often measured in terms of household income. In the Household Income graph the trend in household income in Rome Township from 1990 to 2000 is shown. It can be observed that income has risen substantially as the largest income groups were in the ranges from 15 to 34 thousand dollars while the largest groups in 2000 were from 35 to 74 thousand dollars. Rome Township's median household income was \$54,145 in 2000. This compares to \$59,450 in Cambridge Township, \$45,329 in Dover Township, \$39,638 in Rollin Township, \$56,629 in Franklin Township, and \$42,882 in Woodstock Township.

Rome Township



Rome Township

The income source graph shows the sources of household income for the residents of Rome Township from 1990 to 2000. There was a slight increase in 2000 due to a larger number of households. The other income sources changed little during the period with the exception of a significant decline in public assistance. If the current trends continue, it is likely that the number of people with farm income will decline. It often happens that a farmer's children choose not to remain on the farm and move away from home. Without a future generation to cultivate the land, the farmer reaches retirement age without having had the opportunity to save for his retirement and has little choice but to sell his land to support his retirement. The farmland is then developed for residential use.

As the baby boom generation moves toward retirement, the number of residents with social security income is likely to increase as a percentage of the total population.

Employment

Employment by occupation graph and employment of industry graph show a 1990 to 2000 comparison of employment by industry. Occupation describes the worker's job while industry describes the type of company that employs the worker. The largest numbers of workers in Rome Township are employed in production and manufacturing followed by sales/office, management/professional and construction. Between 1990 and 2000, the management/professional, production, and sales positions increased in number while construction/maintenance and farming decreased in number. The largest occupational changes were the increases in management and professional occupations; the largest decreases were in the construction/maintenance and farming sectors. Increases in profession and executive occupations reflect higher levels of education attainment.



The employment by industry graph shows that manufacturing and service sectors employ most of the workers in Rome Township. Between 1990 and 2000, the services, manufacturing, construction, and public administration areas increased while agriculture,

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real estate, and transportation/utilities sectors decreased. The largest changes were the increases in the services and construction sectors. The largest decrease was in the retail trade and agriculture areas.

Most of Rome Township's workers are employed in Lenawee County. However the average time spent commuting is on the increase. While most of the Township's workers commute from 15 to 45 minutes to work, the number who commutes at least 45 minutes is increasing.



2020 Population Forecast

Predicting the future population of a community can be difficult. This is made more difficult for a small community because the smaller the population, the less likely a projection is to be accurate. But a growing community should attempt to estimate how much growth it will see, and plan for residential expansion. Most methods for population projection make use of current trends and assume they will continue in the future.

Using three different methods, the population of Rome Township was projected to the future year 2020. The methods used are known as constant-share, arithmetic, and linear progression. The projection methods are described as follows:

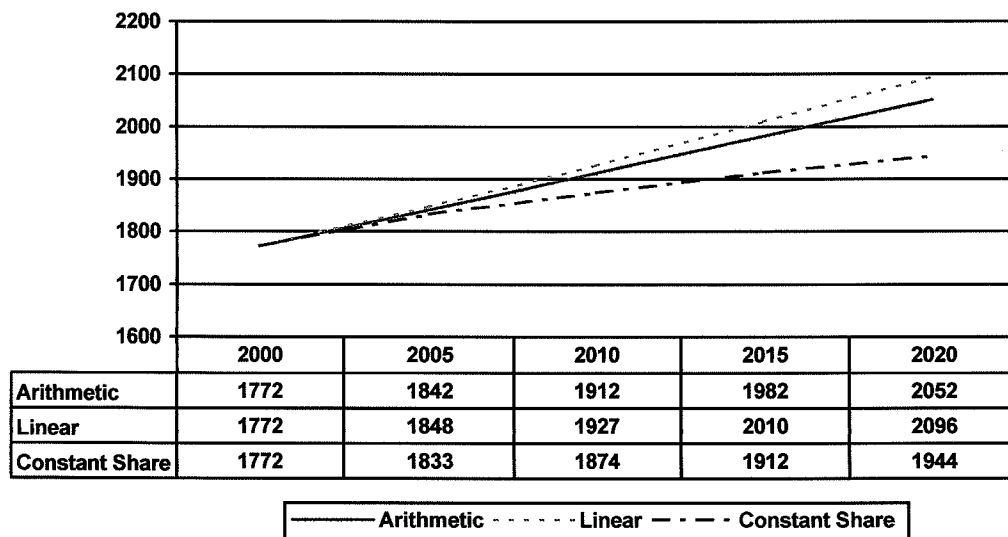
- The constant-share method assumes that the Township will maintain a consistent percentage of Lenawee County's population. It gains accuracy from the fact that population projections are more accurate when larger populations are used. However, the constant-share method is generally

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inaccurate on the low side for Rome Township because it has been growing at a faster rate than the county overall.

- The arithmetic method assumes that the Township will continue to grow by the same number of people as it averaged from 1990 to 2000. This method can yield fairly accurate results but it fails to take into account the exponential growth that can occur with an increased population.
- Linear regression assumes that the Township will continue to grow at the same rate as it did between 1990 and 2000. This is generally more accurate than the arithmetic method because the Township grows more rapidly in number with an increasing population.

Population Projections, 2000-2020



CHAPTER 3 HOUSING

The purpose of this Chapter is to determine housing trends and needs in Rome Township. Age of housing, stock, occupancy and tenure, general household characteristics, and housing costs are examined in detail.

OCCUPANCY AND TENURE

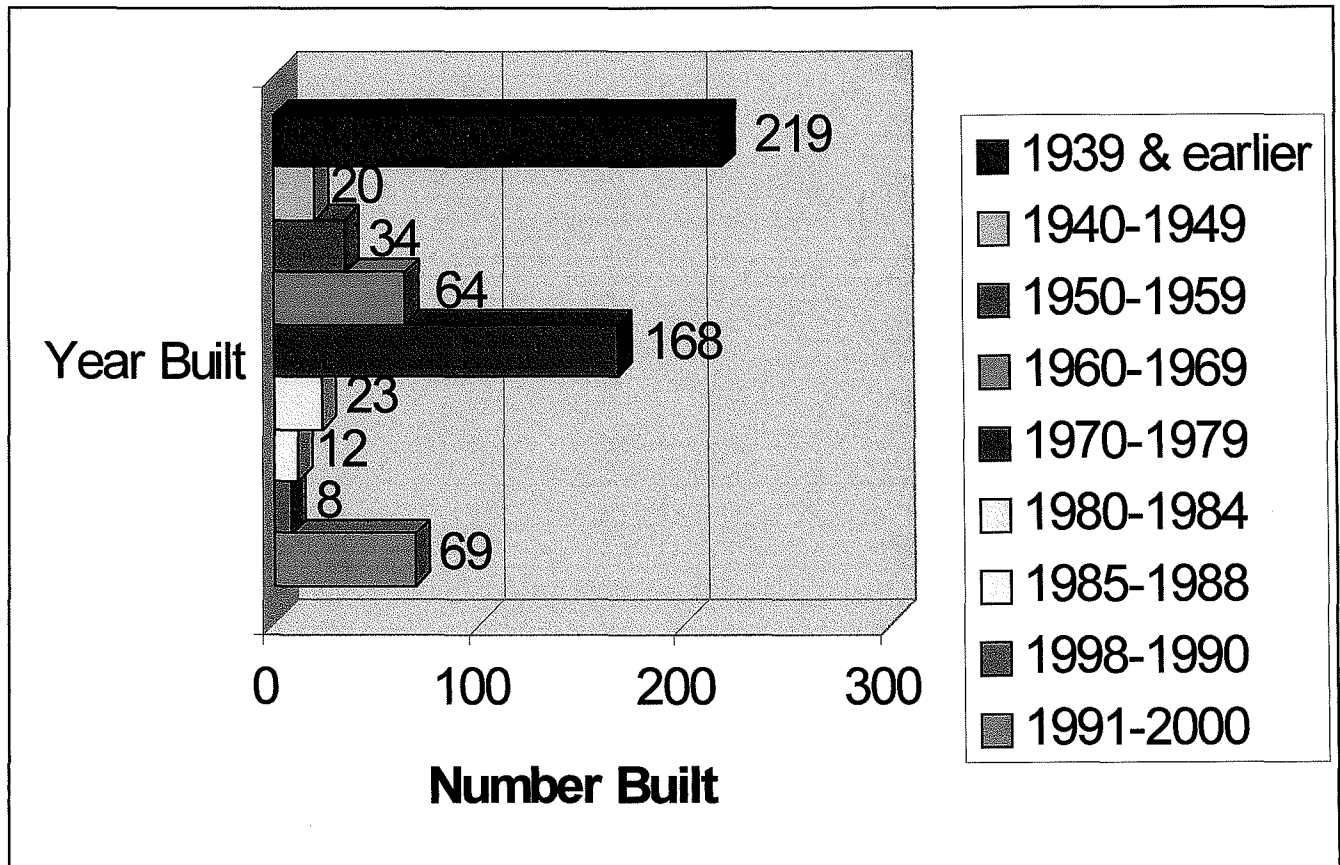
In 2000, there were (643) housing units in Rome Township of which (617) were occupied and (26) were vacant. Of the (617) occupied units (567) were owner-occupied and (50) were renter occupied. Of the (26) vacant units (1) was rented, (7) were for sale. There were (3) for seasonal, recreational, or occasional use. The chart below provides a comparison for Rome Township from 1990-2000.

OCCUPANCY STATUS	1990	Percent	2000	Percent
Total housing units	548	100.0	643	100.0
Occupied units	530	96.7	617	96.
Vacant units	18	3.3	26	4.0
TENURE STATUS				
Vacant housing units	18	100.0	26	100.0
For sale Only	2	11.1	7	26.9
For rent	1	5.6	1	3.8
Rented or Sold (not occupied)	10	55.6	3	11.1
Seasonal, recreational, or occasional use	0	0.0	3	11.5
Other vacant	5	27.8	12	46.2

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AGE OF HOUSING STOCK

There are (219) houses built from 1939 and earlier. Between 1970 and 1979 there were a significant number of homes built, (168). The next largest growth was between 1991 and 2000, (69). The chart below shows the growth rate for Rome Township.



GENERAL HOUSEHOLD CHARACTERISTICS

In 1990 there were (489) one-unit detached dwellings in Rome Township. This made up 90% of the building units. There were only (2) one-unit attached dwellings and (9) two to four building units. There were (48) mobile homes, trailers, or other dwelling units.

In 2000, there were (548) one-unit detached dwellings. This was an increase of (114) units. There was an increase of (1) one-unit attached dwellings. The two to four dwellings stayed the same. There was a decrease of (2) in mobile homes, trailers, or other dwellings.

In 1990, the principal method of sewage disposal in Rome Township was by septic and tile drain field. At this time there are only (2) units with public sewer. There were (8) with other means of sewer disposal.

In 1990, there were (508) individual drilled wells. There were (3) units with public water systems or private company source of water. There were (37) individual dug wells.

The chart below shows the sources of home heating fuel for Rome Township for 2000.

SOURCES OF HOME HEATING FUEL FOR 2000

Fuel Oil, Kerosene, etc.	110
Bottle, tank or LP Gas	225
Utility Gas	245
Wood	30
Electricity	4
Coal or Coke	2
Other Fuel	-
No Fuel Used	2
Solar Energy	0

HOUSING COST

In 1980 the median cost of a home in Rome Township was \$35,300. In the 2000 census, the median cost was \$96,900. The breakdown is listed in the graph below.

Value

Less than \$50,000	38
\$50,000 to \$99,999	111
\$100,000 to \$149,999	93
\$150,000 to \$199,999	23
\$200,000 to \$299,999	11
\$300,000 to \$499,000	0
\$500,000 to \$999,999	0

The median monthly rent for 1980 was \$304. In 2000 it increased to \$495. This was a total increase of \$191 in 20 years.

Housing affordability is often measured in terms of housing cost as a percentage of income. Some housing agencies believe that housing is not affordable if occupants are spending more than 30% of their income in housing costs. The median income for Rome Township in 2000 was \$54,145. The average income for households with children was \$58,558.

In 1989 (142) owners spent less than 20% on household cost. There were (35) owners spending 20% - 29% on household income. There were (16) owners spending 25% - 29% of their household income. There were (22) spending 35% or more on their household income.

Chapter 4 Land Use

Rome Township has only two areas where there is a concentration of residential use. One is located on the southeastern boundary along U.S. 223, and the other is in the unincorporated village of Rome Center.

The predominated concentration of commercial land use is located along U.S. 223.

Rome Township supports little industrial use, other than several small gravel and sandpits, which total 8 acres, as well as a newly added 10-acre area for a trucking operation.

In 1978 and 1998, land use surveys were performed in Rome Township. In 1998 1948.92 acres were open and 26.7 acres were outdoor recreation. There were 11.7 acres for cemeteries and water. There is a total of 22,336.82 acres in Rome Township. The chart below shows some of the land use in acres.

Land Acreage Use	1978	1998	Difference (acres)
Agriculture	17,977.41	16,359.80	(1617)
Residential	254.16	1,472.07	1217.91
Commercial	10.96	19.59	8.63
Industrial	11.35	15.16	3.81

Like many Townships in the county, Rome Township has continued to experience much growth over the last 27 years since the last master plan update. Much of this growth has been in the single-family residential use. Though the loss of agricultural land has been a primary influence to the overall change in the land usage in the past 27 years, the Township is still agriculturally based. There have been some increased efforts to preserve agricultural land through the Farmland and Open Space Preservation Act and an overall increased enrollment in the Conservation Reserve Program (CRP) and the Conservation Reserve Enhanced Program (CREP). Less growth and even some loss has occurred in other areas including commercial and industrial categories.

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Residential Land Use

Residential land use includes farmsteads, single-family, multiple-family and mobile homes. The amount of land utilized for residential purposes has increased from 254 acres in 1978 to 955 acres in 1998. Much of this growth has occurred in single-family residential development.

In the area of the Township where land for development has been unable to perk, the Lenawee Health Departments' standards have limited splitting of the land to 10 acres. Due to pressures for farmland preservation, the Lenawee County Health Department has now allowed this classification of land to be developed under new guidelines that will allow a single-family residence to be built on approximately 2.5 acres.

Much of the development over the last 27 years has been in the less developed areas than in 1974. Rome Center itself has not grown overall in size or housing starts. The new residential development has been throughout the primary and secondary roads in the Township. Currently, according to the Lenawee County Equalization Board, 655 residential properties are listed on the tax rolls for 1999 and 643 in the 2000 Census.

Multi-family residences are very few and are scattered throughout the Township. There are currently no subdivisions or the mobile home parks in the Township. There are also many mobile homes scattered throughout the Township.

Commercial Land Use

Commercial land usage continues to be concentrated in the Rome Center area. The actual amount of commercial land has increased from 11 acres in 1978 to 20 acres in 1998. The actual number of commercial properties on the tax roll as reported by the Lenawee County Equalization Board is 18.

Industrial Land Use

Industrial land growth has not substantially changed in the past 27 years. In 1978 the amount of land used for industrial purposes was 11 acres. This has increase to 12 acres in 2002. There has been a recent 10-acre addition to the industrial roll for a trucking operation. Actually according to the Lenawee Equalization Board list, one property is industrial.

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Agricultural Land Use

Agricultural, water, forest and vacant land take up most of Rome Township. A total of 16,360 acres are in this category of land use according to statistics in 1998. This is a loss of 1,617 acres since 1978. Much of this loss has been in the conversion from agricultural to residential. Rome Township like many Townships in Lenawee County has lost agricultural land. It ranks 10th out of 22 other Townships in Lenawee County in amount lost. The Lenawee County Equalization Board list 293 parcels on the tax rolls.

Conservation Reserve Program

The Conservation Reserve Program is a Federal program that allows landowners to enroll environmentally sensitive acreage in a 10-15 year program. Landowners will be compensated by the Federal Government to leave their acreage fallow and even encouraged to plant material (grasses, trees, and shrubs) according to an approved plan. Currently, 29,675 acres countywide are enrolled in the program at varying stages of completion of their contracts. Rome Township has 5401 acres enrolled and according to the Farm Services Agency, this has been an increase in the past 2 years.

Recreational Land Use

There are no areas of either public or private recreational uses in the Township

Public/Semi-Public Land Use

The Rome Township Hall, located in Rome Center, is the primary public land in the Township. An additional 5-acre site for future growth of the Township facilities is located on Rome Road and Gilbert Road just East of Rome Center. There are also 5 cemeteries located in Rome Township.

Utilities

The amount of land classified for utilities is limited to 3 communication towers.

PA 116 and PA 242 Farmland and Open Space Preservation Act

Farmland and Open Space Preservation Acts have tried to limit this trend. PA 116 is one of the 1st attempts to encourage landowners to avoid development pressures by tax incentives. As of 2002 there has been a total of 6,200 acres enrolled in PA 116

PA262 or Agricultural Preservation Fund also attempts to limit development of prime agricultural land and is new as of 2000. It attempts to limit development of agricultural land by allowing the landowner to have the State of Michigan to Purchase Development Rights (PDR) to preserving farmland. To date this program is very limited with 14,000 acres enrolled statewide. Only a few farms have been enrolled in Lenawee County and amount to 174 acres. Rome Township has 0 acres in PDR enrolled to date.

Chapter 5

Public Services

The purpose of this chapter is to present information on public services provided by various government agencies to the residents of Rome Township. Information is presented on fire, ambulance, police, schools, sewer, and transportation services

Fire

Fire department services are contracted with Cambridge Township. The Fire Department is located on Main Street in Onsted.

Ambulance

Ambulance services are contracted with the Fire Department. Patients are treated while they are transported to Lenawee Health Alliances Bixby or Tecumseh sites. Life Flight is available through Promedica or University of Michigan.

Police

Police services are covered by the Michigan State Police Department and Lenawee County Sheriffs Department.

Schools

There are four schools districts in Rome Township. Though most children attend Onsted, there are children that attend Addison, Hudson, and Adrian.

Sewer

Currently there are no public sewers in Rome Township. The closest current sewer service is in the Southeast corner of the Township, along Burton Road east of Townline Highway.

Utilities

There currently are three towers located in Rome Township. One is on Springville Highway and two on Skinner Highway.

Rome Township

Transportation

Rome Township is easily accessible from all directions by way of several major state and county roads. The Lenawee County Road Commission classifies roads into five categories: trunk lines, primary black top, local black top, primary gravel and local gravel roads. In addition, the Road Commission applies weight limits and a Class A designation for truck routes. There are two trunk routes in Rome Township. US- 223 runs east and west through Rome Township. Onsted highway is a Class A road that runs north and South. Primary black top roads in Rome Township are Rome Road, Skinner Road, Springville Highway, Forrister Road, Onsted Highway, Gilbert Highway, and Stoddard Road. There is only one primary gravel road in Rome Township, which is Shepherd Road. Rome Township has 5 miles of local black top roads, which are Rome Road, Plank Road and Onsted Highway. There are many gravel roads that lead to higher-class roads.

Part II

GOALS, POLICIES AND OBJECTIVES

PART II

GOALS, POLICIES AND STRATEGIES

The Rome Township Land Use Plan and accompanying map are based upon the development of the goals listed below. The plan has been developed with an understanding that community resources should be used so as to create an environment that will promote the highest degree of health, safety, efficiency, and well-being of all segments of the community, and will increase opportunities for the people of Rome Township.

Mission Statement

Promote planned growth in Rome Township in order to maximize the efficiency of community resources and preserve agriculture and open space.

Community Identity Goal

Promote the concept of Rome Township as a place with individual identity while maintaining a rural character.

Economic Development Goal

Establish a sound economic base through a combination of agricultural, recreational, commercial and industrial establishments. Identify limited areas for industrial use adjacent to existing industrial uses.

LAND USE OBJECTIVES AND POLICIES

General and environmental Protection Policies

Land use goals, policies and strategies were created within the framework of the following general and environmental protection policies:

General Policies

In order to fulfill the purposes of this plan, future development will be encouraged to use the following guidelines:

- Use cluster residential provisions of the zoning ordinance to preserve open space, protect environmental features, and make more efficient use of infrastructure.
- Promote plans, which minimize the number of driveway and street access points along major roads.
- Encourage denser development when public utilities potentially become available.

Environmental Protection Policies

- Lands, which because of their physical and natural characteristics prohibit development, and have unique natural features, and are environmentally sensitive, should be preserved to provide recreation and open space for future generations and maintain a pleasant and uncongested environment.
- Preserve watershed areas, wetlands, and woodlands by discouraging building and development unless sufficient physical features are present to ensure that such building or development can't function without damage the environment.
- Encourage cluster residential development for residential subdivisions and condominium development to preserve open spaces and protect environmentally sensitive areas.
- Encourage developers to build around environmentally sensitive areas and not over them.
- Require site development to conform to the topography, instead of the topography conforming to the site plan.

Rome Township

- Educate the public about the values of wetlands and the need to obtain a permit prior to dredging or filling of wetlands.
- On the land use plan map, designate rural land which is not suitable for farming as suburban estate district or cluster residential development.

Land Use Goals, Policies and Strategies

The Planning commission set the following goals, policies and strategies for the specific land use categories of agriculture, residential, commercial, and industrial.

Agriculture

Goal: Promote the preservation of prime agricultural lands (as defined in the land use plan) in the Township.

Policy: Promote agricultural interests by encouraging residential development in rural areas away from land currently used for agriculture.

Strategies: Identify prime agricultural lands in the Township.

Identify areas of high quality for farming and designate these areas for agricultural use.

Continue to provide information on P.A. 116- the farmland and Open Space Preservation Act and the State of Michigan purchase of development rights program- to the agricultural community on request.

Consider large lot zoning, sliding scale zoning, purchase of development rights, transfer of development rights, and quarter-quarter zoning techniques to preserve farmland.

In prime agricultural areas, promote low population densities through less intensive zoning district regulations.

Permit uses that are agriculturally related will assist the community's goal to preserve farmland and open space because it allows farmers the option for a second income and thus permitting them to continue practicing farming in all economies.

Rome Township

Definitions:

Goal-A statement that describes, in general terms, a desired future condition.

Policy- a course of action to be followed to achieve the goals of the plan.

Strategy- The specific procedures to be implemented.

Residential

Goal: Expand residential areas to meet population increases, while conserving Rome township's rural character.

Policy: Encourage residential development, which will expand existing areas yet maintain the rural flavor of the neighborhoods.

Strategies: Promote housing in appropriate densities according to availability of infrastructure in order to maintain the rural character of the community.

Promote sufficient open space to serve each dwelling unit either through yard space or, preferably, through public open space areas.

Provide for alternatives such as cluster development, site condominiums, land divisions, or platted subdivisions in the proper locations.

Relate residential densities to the probability of future sewer and water services especially in residential areas abutting wetlands so to avoid seepage of sewage into the wetlands or ground water.

Goal: Promote the development of various housing types, which will be an efficient use Of space and preserve the integrity of Rome township's rural character.

Policy: Establish housing codes and maintain strict enforcement to prevent deterioration of the housing stock.

Strategies: Zone areas for multiple-family development in densely populated portions of the Township and on paved, major thoroughfares.

Planned unit developments (PUD's) will be considered for development if brought forward for consideration.

Designate specific areas of the Township for Manufactured home communities.

Rome Township

Encourage adequate landscaping to create an aesthetically pleasing atmosphere in all housing areas through the use of boulevards, trees and shrubs, and other means to preserve an open space and rural setting.

Commercial

Goal: Provide a variety of commercial uses to serve the needs of both the township and visitors.

Policy: Maintain and develop commercial uses located with easy access to residents.

Strategies: Encourage the reuse of abandoned commercial sites in order to take advantage of available infrastructure.

Use the land use plan to designate specific areas for future commercial use.

Consider making provisions in the zoning ordinance for seasonal commercial establishments as permitted uses after special approval.

Goal: Maintain scenic views along major highways and thoroughfares by regulating strip development.

Policy: Utilize the development plan to create specific commercial development areas which do not take away from the rural setting.

Policy: In areas where development will be allowed, use controls to limit the length of the commercial development.

Policy: Provide commercial environments that utilize a comprehensive site plan approval process with emphasis on aesthetic, as well as functional location standards.

Strategy: Provide zoning requirements that encourage commercial development, allowing for greater green open space, and landscaping, review parking requirements so that they are appropriate for the size of the development and land area To be utilized

Encourage diversification in the type of commercial and business establishments in order to meet a greater range of citizen needs. Promote development of commercial

Rome Township

establishments which will help retain local dollars rather than forcing expenditures in outside areas.

Control and limit advertising signs by the Township ordinance with a view toward control of billboards and the size and type of signs in all commercial districts.

Industrial

Goal: Recognize that denser industrial developments are not consistent with the rural character of the Township. Suitable locations for limited industrial development will be considered in order to increase the employment base of Rome Township.

Policy: Encourage new industrial development to locate in areas of existing industrial facilities.

Strategies: Locate new industrial uses on sites, which have access to US-223 and Onsted Highway. There are primary paved roads which provide access from Rome Township to other areas of the region and state.

Attempt to plan the location of industrial uses to assist in providing an employment base and tax base for the residents of the Township.

Encourage the redevelopment of existing industrial areas before creating new ones.

Goal: Reduce the possibility of land use conflicts between industrial and less intensive uses.

Policy: Ensure that the township has provided sufficient buffering provisions to protect residential uses.

Strategies: Ensure that the zoning ordinances contains proper landscaping provisions between industrial and other types of uses.

Minimize industrial truck traffic on non-arterial and low traffic volume roads.

Encourage light industrial usage in the industrial areas so as to be compatible with the resources of the land.

Encourage owner-managed or locally responsive industries, and require respect for the environment.

Concentrate industrial areas and buffer them from residential uses.

Encourage uses that do not pollute the air, soils, water, or are offensive to neighboring residents because of noise, site or odors.

Land Use Plan Map

The policies presented in the previous section are reflected in the Rome Township Land Use Plan Map. The Planning Commission designated several categories to indicate the preferred locations for the various types of land use. The categories are described in the following sections.

Low-Density Residential

Low-density residential areas are to be developed at densities ranging from 1-2 dwelling units per acre. Current low-density residential areas in the township include the unincorporated village of Rome Center and an area platted as Hazen's Park along the southeastern border of the township along U.S. 223. The areas where low-density residential development will be encouraged are in the northwestern/western sections of the township where the best soils for septic systems and a lack of prime agricultural soils exist.

High-Density Residential

High-density residential areas are to be developed at densities above 2 dwelling units per acre. The availability of central sewer facilities is a requirement for the high-density residential designation. Due to the impending possibility that the Adrian sewer system may be extended into the township, high-density designations for Rome Township are in the southeastern section of the township, along Burton Road and U.S. 223.

Mobile Home Residential

The mobile home residential designation allows the development of mobile home parks in appropriate locations in the Township. Permitted densities in mobile home parks are regulated by the Mobile Home Commission Act and the Lenawee County Health Department. The designation for mobile home residential is in the Southeastern corner of the township on Plank Road, just off U.S. 223.

Commercial

The Plan encourages commercial uses in limited areas along U.S. 223. These are highly visible areas located near intersections with major roads and or/or in proximity to population concentrations. The commercial designations are found on U.S. 223 between Woerner Road and Onsted Hwy.

Rome Township

Light Industrial

There are two areas designated for industrial use. These are on Class A roads. One area is North of US 223 on Onsted Hwy, and takes in existing industrial use and the second is an area is on the north side of U.S. 223 between Woerner Road and Onsted Hwy. in the middle of the proposed commercial area.

Public/Semi-Public

There are currently a few areas designated as parks/public land. They consist of the location of the current township hall at Stoddard Rd. and Onsted Hwy., in Rome Center, and of a parcel of land purchased by the township on the Southeast corner of Gilbert Hwy. and Rome Rd. Additionally, churches, public utilities, and cemeteries are also included in this designation.

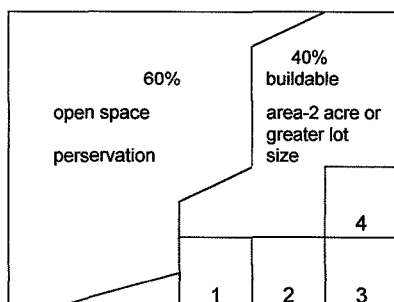
Agricultural-Residential Estates

Agricultural estates areas allow residential development in Agricultural Areas at a very low density (avg = 1 dwelling per 2.5 acres). These agricultural estates currently exist throughout the township due to the former "10-acre rule" imposed by the Lenawee County Health Department, and are now being encouraged to be developed into much smaller parcel sizes in the form of "cluster-zoning" in order to preserve farmland and open-space.

Agricultural- Farmsteads

Agricultural-Farmsteads generally include land that is being used as cropland. Agriculture should be the predominant use in these areas, however non-farm used may be considered acceptable if designed to conform to the rural atmosphere found in the surrounding area. Sliding scale (cluster) zoning is encouraged and allows the preservation of the value of some of the land but requires the continuation of farming on the remainder, preserving much of its productive capacity. Sliding scale establishes the number of non-agricultural building sites permitted based on the total size of the parent parcel and works best in areas with a wide range of parcel sizes, such as those in Rome Township. For example, a 20-acre parent parcel may permit two building sites; while a 350-acre parent parcel may permit seven building sites. If, in the future, the property owner decides to develop the remaining acreage, an established amount of open space must be included. See illustration below regarding a 60/40 Agreement (60% = open space reservation, 40% = build able area (2-acre or greater minimum lot size)).

40 Acre Parent Parcel



(4) two acre parcels

With the four 2 acre parcels already split from the property, 12.8 would remain available for development (assuming a 60/40 open space agreement). The actual development density, however, would reflect the entire 32 acres. For example, if we use a one unit per 2 acre density, the developer would be allowed to plan 16 units.

Although the predominant land use within this category should be agriculture, flexibility should be exercised to accommodate other uses if properly harmonized with the surrounding environment. Uses that may blend in with the countryside include a wide variety of value added industries and permitting such uses will assist the community's goal to preserve farmland and open space because it allows farmers the option for a second income and thus permitting them to continue practicing farming in all economies.

PART III

PLAN IMPLEMENTATION

PLAN IMPLEMENTATION

The document contained herein is the land use policy of Rome Township. The land use policies will serve as a guide to zoning decisions. The zoning ordinances are the means by which the land use policies found in this document are to be implemented.

The land use plan is, therefore, a tool to be used in zoning determinations. No land use plan can anticipate all potential problems or conditions that may arise, nor can it predict or prescribe exact locations of future land uses. The plan should be examined periodically in order to determine if changes are appropriate, and to adjust the plan accordingly. The plan should be examined at least once every two years, or at other appropriated intervals to keep abreast of changing conditions and trends.

The concepts and principals expressed within the land use plan are statements of township policy toward land use and as such are the underlying features to be followed in directing land use. While the land use map is flexible and may be changed, the application of the policies inherent within assure a pleasant, efficient, and healthy future for land use with Rome Township.

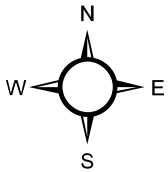
ROME TOWNSHIP

Lenawee County

LAND USE PLAN

Legend

- Agriculture
- Agricultural Estates, AE
- Low-Density Residential, LDR
- Manufactured Homes, MH
- Multiple-Family Residential, RM-1
- High-Density Residential
- Commercial 1, C-1
- Commercial 2, C-2
- Industrial, I
- Public



0 0.5 1 Miles

