

TOWNSHIP OF SOMERSET COMPREHENSIVE COMMUNITY LAND USE PLAN

MASTER PLAN

The purpose of the Master Plan for the Township of Somerset is to set forth a policy guide respecting land usage within the Township of Somerset. The Master Plan may be amended or updated in the future. The Master Plan includes the Zoning Plan: the Master Plan is the basis for the Zoning Ordinance: the Master Plan is the foundation for related decision making by the Township of Somerset Board of Trustees and Planning Commission.

CONTENTS

PAGE NUMBER (pages 1 through 16)

<u>Introduction</u>	1
<u>Chapter One – A Brief History of the Establishment of Hillsdale County</u>	2
<u>The Erie Canal</u>	2
<u>The Great Sauk Trail</u>	2
<u>Historical Map</u>	2
<u>Township of Somerset</u>	3
<u>Somerset</u>	3
<u>Somerset Center</u>	3
<u>Jerome</u>	3
<u>Transportation</u>	3
<u>Water Bodies</u>	3
<u>Chapter Two – Regional Setting</u>	4
<u>Chapter Three - Population, Housing and Income statistics</u>	4-5
<u>Chapter Four – Community Facilities</u>	5-7
<u>Transportation</u>	5
<u>Road Classifications</u>	5
<u>State Trunk Line</u>	6
<u>County Primary</u>	6
<u>Local Roads</u>	6
<u>Road Areas of Concern</u>	6
<u>Educational Facilities</u>	6
<u>Health Care Facilities</u>	7
<u>Police, Fire and EMS Services</u>	7

<u>Chapter Five – Natural Features</u>	7-9
<u>Topography and Soils</u>	7
<u>Agricultural Areas</u>	7-8
<u>Air</u>	8
<u>Groundwater</u>	8
<u>Wetland Areas</u>	8
<u>Residential Lake Areas</u>	9
<u>Chapter Six – Land Use Concerns</u>	9-10
<u>Rural Environment</u>	9
<u>Township Rural Environment</u>	10
<u>Agriculture</u>	10
<u>Strip Development</u>	10
<u>Mixed Land Use</u>	10
<u>Chapter Seven – Master Plan’s Goals and Objectives and Implementation of Such for the Future</u>	11-16
Major land use concepts	11
<u>Goal #1 - Retain the Rural/Recreational Character of the Township of Somerset</u>	12
<u>Agricultural Land Use Objective</u> including supporting policies	12
<u>Residential Land Use Objective</u> including supporting policies	12
<u>Goal #2 - Facilitate Commercial and Industrial Land Use Compatible with Goal #1</u>	13-14
<u>Commercial Land Use Objective</u> including supporting policies	13
<u>Light Industrial Land Use Objective</u> including supporting policies	13-14
<u>Goal #3 - Facilitate Necessary Community Infra-structure Compatible with Goals #1 and #2</u>	14
<u>Community Land Use Objective</u>	14
<u>Implementation of Master Plan: Zoning Ordinance and Zoning Plan</u> (including the Zoning Plan)	14-16

CENSUS DATA

U.S. CENSUS DATA: COUNTY POPULATION DISTRIBUTION – REGION 2 AREA	A
U.S. CENSUS DATA: TOWNSHIP OF SOMERSET POPULATION CHANGE	A
AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATE – 2012-2016	A
U.S. CENSUS DATA: TOWNSHIP OF SOMERSET AGE CENSUS	B
AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATE PROJECTIONS – 2012-2016	B
POPULATION PROJECTIONS	C
U.S. CENSUS DATA - TOWNSHIP OF SOMERSET DECENNIAL POPULATION CHANGE 1950 – 2010	C
U.S. CENSUS DATA – TOWNSHIP OF SOMERSET HOUSING STOCK	C
U.S. CENSUS DATA – TOWNSHIP OF SOMERSET HOUSING UNITS	C
U.S. CENSUS DATA –TOWNSHIP OF SOMERSET SOURCE OF WATER	D
U.S. CENSUS DATA – TOWNSHIP OF SOMERSET WASTE DISPOSAL	D
U.S. CENSUS DATA – TOWNSHIP OF SOMERSET HOUSE HEATING FUEL (HF)	D
U.S. CENSUS DATA – TOWNSHIP OF SOMERSET EMPLOYMENT STATUS	D
U.S. CENSUS DATA – TOWNSHIP OF SOMERSET WORKER CLASS	E
U.S. CENSUS DATA – TOWNSHIP OF SOMERSET WORKER OCCUPATION	E
U.S. CENSUS DATA – TOWNSHIP OF SOMERSET WORKER INDUSTRY	F
U.S. CENSUS DATA – TOWNSHIP OF SOMERSET INCOME TYPE	G

MAP ATTACHMENTS TO MASTER PLAN

SOMERSET TOWNSHIP, HILLSDALE COUNTY, MICHIGAN BASE MAP
SOMERSET TOWNSHIP, HILLSDALE COUNTY, MICHIGAN CURRENT LAND USE MAP
HILLSDALE COUNTY MAP ‘ROAD MAP – TOWNSHIP OF SOMERSET, HILLSDALE COUNTY, MICHIGAN’
HILLSDALE COUNTY ROAD COMMISSION – ‘HILLSDALE COUNTY ROAD MAP’
SOMERSET TOWNSHIP, HILLSDALE COUNTY, MICHIGAN WATERSHEDS
SOMERSET TOWNSHIP, HILLSDALE COUNTY, MICHIGAN FUTURE LAND USE MAP

Introduction

The Township of Somerset (Township) intends to comply with laws and regulations. Within such context, the purpose of the Master Plan for the Township is to set forth a policy guide respecting land usage within the Township for at least the next ten to twenty years unless amended. This Master Plan serves as the basis for the Township Zoning Ordinance as well as the foundation of the decision making by the Township Planning Commission and Township Board of Trustees (Board). This Master Plan reflects the philosophy behind Township sustainability and growth. The key identifying feature of the Township is its rural environment as described below.

A. Referring to the Township as a rural environment is a governmental term which includes being a non-urban area, limited population, open land/space and distance from an urban area. A rural environment will include residential areas, businesses and manufacturing. Due to land availability, a rural environment will also include agriculture which depends upon open land/space. Whereas urban areas are further defined based upon complexity, density and intensity, a rural environment is defined by character of such and not population/density measurements. Open land/space is valued for natural processes and wildlife, agricultural and forest production, aesthetic beauty, active and passive recreation, and other benefits. Such lands include working and natural forests, rangelands and grasslands, farms, ranches, parks, stream and river corridors, and other natural lands within the rural environment. Open land/space may be protected or unprotected, public or private, and would include temporary or permanent open land/space within the rural environment such as acreage or parts thereof not actually being farmed or utilized for farming purposes.

B. Natural environment needs to be sustained in the road right-of-ways, open land/space including natural features, agricultural and outdoor recreational land, interior lakes and waterways including the water quality, limited commercial and industrial presence, and with the ability to observe the night skies, and appreciate a quiet environment.

C. Township seeks to assure responsible use of the natural environment; such as outdoor recreation including boating, swimming, fishing, walking, hunting, picnicking and seasonal sports. The Township seeks to assure responsible utilization of the agricultural and rural non-farm residential areas including multiple forms of agricultural practices, crops, animal and poultry, agro-tourism, ciders, wineries, local food stands, conservation planting, vegetative plantings for wildlife, re-forestation, wildlife preservation, wetland preservation, and scenic views.

The Township must be responsive to residential development but also preserve the rural environment, particularly in the agricultural areas. The Township recognizes any pre-zoning or unsuited zoning development surrounding the interior lakes as well as smaller land divisions in agricultural areas (at one time one to five acres). However, a continuation of these practices will rapidly deplete the ability of the Township to sustain or enhance its rural environment. In addition, the Township lacks the infrastructure or the tax base to adequately service certain development, particularly in the agricultural areas. It is best that the agricultural tax base, which has minimal demand and yet helps sustain the overall tax base, be kept at a proportion sufficient to allow the resources to meet the Township's needs. The Township believes there is currently adequate available housing and sufficient platted buildable properties within the Township to respond to anticipated residential demand for the foreseeable future.

Chapter One – A Brief History of the Establishment of Hillsdale County

The Territory of Michigan was organized in an act passed by the United States Congress on January 11, 1805, and the legislative power of the Territory was vested in a Governor and Judges. Although the Territory was surrendered to the British on August 17, 1812, it was reclaimed by the United States on September 29, 1813. Colonel Lewis Cass was appointed Governor. On August 29, 1821, Governor Cass and Congressman Solomon Sibley of Detroit met in Chicago with the Ottawa, Chippewa and Pottawattamie Native American Indians and negotiated the 1821 Treaty of Chicago. This Treaty ceded to the United States the lands in the Michigan Territory south of the Grand River, which included future Hillsdale County areas. Hillsdale County was originally organized as Vance Township of Lenawee County and according to the 1830 census, had a population of 75. On October 29, 1829, Vance Township was separated from Lenawee County and organized as Hillsdale County.

The Erie Canal

Michigan was difficult to access: the Great Black Swamp, which was a large marshy wetland covering much of northwestern Ohio in the vicinity of the southwestern shore of Lake Erie effectively impeded travel from the eastern United States. Even though one could access Michigan through the Great Lakes, there was no natural water access to the Great Lakes from eastern New England.

In 1825 the newly constructed three hundred sixty mile Erie Canal from Albany to Buffalo gave ready access to New Yorkers to travel by boat via the Hudson River and Lake Erie. By some accounts the opening of the Erie Canal was the single greatest factor contributing to the settlement of Michigan. However, this did not assist the development of southern Michigan which required passable roads.

The Great Sauk Trail

In 1824 the United States General Survey Act authorized the President to have surveys made of routes for roads and canals of national importance, in a commercial or military point of view, or necessary for the transportation of public mail. Although most of the southern portion of the lower peninsula of Michigan had already been surveyed by 1825, the General Survey Act enabled the specific survey and construction of a road across southern Michigan. The route selected for the new road was from the prior Native American Indian trail in use since 1687, known as the Great Sauk Trail.

The Great Sauk Trail extended westward from the Detroit River through the southern tier of counties in Michigan, traversed through the present Township and then continued through Northern Illinois to the Mississippi River. The road was completed in 1835 but still difficult to travel upon due to the mud. Nevertheless, the new road opened up the way to the west from Detroit to Chicago and became known as the Chicago Road, the Chicago Pike, Michigan Avenue and United States Highway 12 (US-12).

Historical Map

An old survey map, suggested to have been developed around 1830, indicated the entire area of what is now known as the Township of Somerset to be 'Vacant State Swamp Land' which is indicative of the low water table throughout the Township as well as its environmental sensitivity. There have been references to Somerset Village, Somerset Center and Jerome but specifically Somerset and Jerome are not officially villages and Somerset Center is not distinguished from the Township of Somerset. In updating the Master Plan in 2019 such references were removed.

Township of Somerset

The Township was established along US-12 as a stagecoach stop. Sometime after 1831, James D. Van Hoevenburgh from New York established a tavern and a log home for travelers. Other settlers purchased from the US government land in the vicinity and by 1861, the Township had 22,474 assessed acres. In the mid-1900s two man-made lakes, Lake Somerset and Lake LeAnn were developed which significantly added to the Township's population. The Township refers to Somerset Center or Jerome in the context of post offices. Reference to Somerset Center, Somerset Village, and Jerome (Village) is based on the below-noted history used as location referrals within the Township but do not have any separate zones or governing units.

Somerset

By an act of the State of Michigan, the Township was separated from Wheatland Township and the new post office became known as Gambleville (the successor to the tavern established by Thomas Gamble who also became the first postmaster). In 1840 the post office was relocated to Somerset Center and its name changed to Somerset. Even though the post office was later relocated back to Gambleville, the name remained as Somerset.

Somerset Center

In 1833 Elias Alley, a shoemaker, and Elias Branch, a tavern and stage coach businessman, settled in what is now Somerset Center. On February 17, 1872, Somerset Center was platted. The area of Somerset Center offered a plentiful supply of water, fertile land and game-filled forests. By 1838 the Township had two sawmills and a population of 441. Herman Pratt was elected the first supervisor and John McKnight became the first clerk of the Township. By 1879 there were a variety of commercial establishments. Newton C. Wolcott began the manufacture of rakes in the Township and for a time was the leading producer of this product in Michigan.

Jerome

Jerome was platted in 1871, intended as a railroad stop but was never a self-governing entity/village.

Transportation

Until about 1865 many products from farms in this area were hauled by wagons or, in the winter, by bobsleds to Adrian or Jackson, the nearest market locations. In the late 1800s commerce was significantly impacted by railroads, including the New York Central and the Hudson River Railroad. Two trains a day served the farmers' needs and provided convenient passenger transportation. Eventually, the railroads were abandoned and in 1967 the railroad bed and depot site of the New York Central railroad in the Township became part of the lake bed of Lake Somerset.

Water Bodies

Besides the man-made lakes, Lake LeAnn and Lake Somerset, there are also natural lakes, including Goose Lake, Crystal Lake, Perch Lake, Lombard Lake and Mercer Lake. As described in the attached map 'Somerset Township, Hillsdale County, Michigan Watersheds', headwaters of Lake Erie and Lake Michigan include areas within the Township. The attractiveness of the water bodies enticed both temporary and permanent residents. Although the lake areas were platted, the Township was not a zoned community during the time of significant growth around the lakes.

Chapter Two – Regional Setting

The Township is in the northeastern corner of Hillsdale County. To the south is the Hillsdale County Township of Wheatland and to the west is the Hillsdale County Township of Moscow. To the north is the Jackson County Township of Liberty and to the east is the Lenawee County Township of Woodstock. The attached 'Hillsdale County Road Map' prepared by the Hillsdale County Road Commission shows the location of the Township within the framework of Hillsdale County, surrounding counties and neighboring states.

Hillsdale County along with Lenawee and Jackson Counties are within the southcentral portion of the Lower Peninsula. Hillsdale and Lenawee Counties are particularly close to the adjacent States of Ohio and Indiana which are utilized for medical services as well as employment and shopping. The Michigan Region 2 Planning Commission (Region 2) serves these three counties by providing a variety of professional planning services including transportation, economic development and planning assistance. Jackson County is considered the heart of Region 2 industrial and commercial activities.

Within the Township, there are very limited employment opportunities, recreational or educational infrastructure. Residents commute to outlying areas within the three counties and beyond for employment, schooling, medical care and shopping. The chief feature of the Township is its rural environment as described in the Introduction.

Chapter Three - Population, Housing and Income Statistics

Population developments in a local area have important implications for current and future land uses. The attached Census Data, based on 2010 U.S. Census Data and estimated numbers by American Community Survey (ACS), include 'County Population Distribution – Region 2 Area'; 'Township of Somerset Population Change'; American Community Survey 5-year Estimate -2012-2016'; 'Township of Somerset Age Census'; 'Population Projections' and 'Township of Somerset Decennial Population Changes 1950-2010'.

An area's population size and age distribution can be of major influence on its labor supply; affecting an area's need for housing, education, other vital services. Between years 2000 and 2010, the Township experienced population growth of 346 persons or 8.1%. The attached Census Data 'Township of Somerset Age Census' illustrates general aging of the population and proportional growth in older group population. Township growth is linked to several factors including location, rural environment, lake subdivisions, outdoor recreation areas and an attractive retirement area.

The attached Census Data, 'Township of Somerset Housing Stock' notes the Township is composed almost entirely of single family detached units. The attached Census Data, 'Township of Somerset Housing Units' reflects between years 2000 and 2010 an over 20% growth in Township housing. In this ten year period 441 new residential units were built. Improvements are being made to existing housing in the area. The lake environment encourages permanent, seasonal/recreational and rental housing.

As reflected in the attached Census Data, 'Township of Somerset Source of Water', 'Township of Somerset Waste Disposal' and 'Township of Somerset House Heating Fuel (HF)' Township residents still rely heavily on drilled wells, septic systems and heating systems other than natural gas. Currently within the Township there may be private water systems or sanitary systems but there is no municipal water system or sanitary sewer system.

In the last decade, there has been an increased use of multiple heating sources (attached Census Data, 'Township of Somerset House Heating Fuel (HF)'). The largest increase occurred in utility gas with additional increases of LP gas and solar energy.

The Township has an established base of residential housing. Future housing would be within encouragement as to well-planned and innovative design techniques which would include consideration of natural features. Maintenance of existing housing is just as important to maintain real estate values for both current and future residents.

The size of civilian labor force and its component parts of employment and unemployment follow population and economic development trends. Township labor force information (attached Census Data, 'Township of Somerset Employment Status' and 'Township of Somerset Worker Class') helps gauge the number of individuals experiencing unemployment problems. Market area employment trends (attached Census Data 'Township of Somerset Worker Occupation' and 'Township of Somerset Worker Industry') are a leading indicator of the Township's future economic development outlook. As detailed in attached Census Data 'Township of Somerset Income Type', the 2010 data reflected income increases.

Chapter Four – Community Facilities

Transportation

The settlement pattern in Michigan's early history is a clear indicator of the role transportation plays in land development. The locations of ports, rail lines, and roads have influenced development throughout the state. Since federal highway construction first began, Michigan has experienced rapid changes in its transportation system and land development patterns. Among the key trends influencing transportation are increasing miles of road, changing commuting patterns, rising vehicle miles, more single drivers and fewer car pools, declining road conditions, increasing cost of fuel, rapidly rising maintenance and construction costs, and limited road maintenance funds.

The thoroughfare system serving the Township is important to the Township's development. By having direct access to such major primary roads as US -12 and US-127, the Township has enabled connections with urban areas to increase for its residents the potential for retail trade and employment activities.

Road Classifications

Roadways can be classified in a hierarchy according to their predominant type of function. Functional classification is based on the road system's two-fold purpose: first, to move traffic from one location to another; and second, to provide access to property which adjoins the road. Most roads serve both of these purposes with one or the other the dominant function. Functional classification categorizes roads according to which of these two purposes is dominant for a given road.

The Hillsdale County Road Commission classifies roads within the county as either primary or local roads. This classification is used uniformly by all counties in the state, consistent with requirements of the Michigan Department of Transportation (MDOT). Hillsdale County Road Commission receives a higher level of state funding per mile for primary roads than for local roads (attached Hillsdale County Map 'Road Map – Township of Somerset, Hillsdale County, Michigan'). Primary roads are roads which are of greatest importance to traffic circulation in the county; to effectively serve major traffic origins and destination.

State Trunk Line

The primary role of a State Trunk Line is movement of traffic through the Township. Providing access to adjoining property is of minor importance. Allowable traffic speeds in this classification are 45+ mph. Additional characteristics include high traffic volumes, multi-lane cross-sections, no on-road parking and limited use of traffic control devices, or preference in signalization of major thoroughfare traffic movement. Proper management of the number, location and design of access driveways along any major State Trunk Line is important to maintain the safety, efficiency and capacity of these major roads. US-12 is the only State Trunk Line in the Township.

County Primary

Movement of traffic within the Township remains the more important of the two functions for this category of roadway. However, access to adjoining property is of higher importance than in the case of a major State Trunk Line. The Township only has five primary roads which are financed in total by Hillsdale County Road Commission which is dependent upon available state assistance. The Township has fewer primary roads than most other areas within Hillsdale County. The primary roads are; Jerome Road, Round Lake Road, Sterling Road, Waldron Road (south of US-12), and South Jackson Road.

Local Roads

Certain local roads serve the dual function of mobility and access. They collect traffic from a network of local roads and link the local road network to roads of higher classification while also providing access to adjoining properties. The more familiar dual function local roads in the Township are; Addison, Baker, Calhoun, Chandler, Lane, Mercer, Sandhill, Somerset and Vicary.

The major function of local roads is providing access to adjoining property. Therefore, route continuity and limiting access are of negligible importance. Local roads which are not dual functioned carry little or no through-traffic, and their design should not encourage through-traffic. In the Township, most roads in platted subdivisions and the gravel roads are within this category.

Road Areas of Concern

All roads in the Township are dependent upon maintenance, repair and reconstruction either by the state, Hillsdale County Road Commission or the Township. As indicated, there is minimal financial assistance by the state or Hillsdale County Road Commission for most of the Township's roads. Currently many Township roads require inspection and other than for US-12, are in need of heightened maintenance, significant repair, or reconstruction. This situation is expected to continue for the foreseeable future given the aged dirt/gravel mix of most of the roads in the southern portion of the Township as well as the financial needs and any multi-year economic downturn in the state. For the northern portion of the Township which has high density road use for certain lake areas, road improvement will likely require special assessments.

Educational Facilities

The educational needs of the Township are served by four school districts: Addison, North Adams-Jerome, Hanover-Horton and Columbia. Nearby colleges and universities include: Hillsdale College in City of Hillsdale; Jackson Community College, Baker College and Spring Arbor University in Jackson County; Adrian and Sienna Heights Colleges in City of Adrian; Eastern Michigan University in City of Ypsilanti; Michigan State University in City of East Lansing; and University of Michigan in Ann Arbor.

Health Care Facilities

Hospital facilities are located outside the Township: the closest being in City of Hillsdale (Hillsdale County) and City of Jackson (Jackson County). These hospitals can become connector hospitals to others which are located even further, such as in Adrian, Toledo or Ann Arbor. There are few local medical clinics and dental facilities within or near the Township.

Police, Fire and EMS Services

The Township has police officers with support by Hillsdale County Sheriff's Department and Michigan State Police. The Township does have its own ambulance capability to transport people to hospitals. Fire and EMS services for the Township are provided by a volunteer fire/EMS department with a limited full time staff. Other area fire/EMS departments lend assistance as needed.

Chapter Five – Natural Features

Natural resources such as land, water, air, wildlife and plants exist in complex interrelated systems. The interactions of these systems are affected by human alteration of the landscape. An awareness of the Township's natural resources gives the community a better understanding of the environmentally sensitive areas that should not be intruded upon and deserve protection. This would include the Township's recreational use of these natural resources and the types of agricultural implementation. Natural precipitation enters the ground and absorbed through vegetation and soil. If not entirely absorbed, the precipitation continues through the soil until it reaches the groundwater which eventually can reach other types of waterways such as rivers and lakes. Human land engagement (including buildings, parking lots and roads) results in impervious surfaces and direct water runoff. Urbanization decreases the wetland natural storage of storm water. Human life styles impact stormwater runoff entering waterways (including sediment, oils, toxic chemicals, fecal waste and road salt). The Township has a unique combination of multiple lake types and watersheds which outreach to surrounding communities. This re-enforces the value of the natural features for those within the Township and the need for its protection by the Township for the impact on surrounding communities. The maps attached as the 'Somerset Township, Hillsdale County, Michigan Base Map' and the 'Somerset Township, Hillsdale County, Michigan Watersheds' detail this understanding.

Topography and Soils

The topography of the Township is best classified as gently rolling, with elevations ranging from 1,012 feet to 1,300 feet above sea level. The primary soil types identified in the Township are Hillsdale Sandy Loam and Miami Loam and are generally well suited for agricultural use and production. The Township also has several extensive wetland and marshland areas consisting of organic soil types which are extremely limited in the type of development they can support. However, these areas may still retain value for agricultural, open land/space and recreational land use.

Agricultural Areas

Care should be taken to preserve agricultural areas from encroachment. Agriculture plays an important role throughout the state and is noted as such by the Michigan Right to Farm Act (PA 93 of 1981, MCL 286.471 et seq.). There are specific environmental positives and concerns associated with agricultural activities, and the state focuses on that through the 'generally accepted agricultural and management

practices' (GAAMPS). Agriculture has expanded in related activities such as agro-tourism and agro-business.

The agricultural areas combined with other open land/space such as the Somerset State Game Area, recreational land such as for hunting, and low density housing all support the Township's rural environment. Given the current sufficient residential property available for anticipated future growth, future residential development in agricultural areas should be balanced so as to retain the Township's rural environment and support variety of uses as noted within and associated with agricultural areas.

Air

Air is a natural resource that is both affected by human activities in Michigan and by activities in distant areas of the world. Many different land uses contribute pollutants to the air which can then have other environmental impacts including land and water.

Groundwater

Almost one-half of the state population and almost all of the Township population rely upon groundwater as the source of drinking water. The public needs to understand the nature and importance of groundwater. One widely held misconception is that groundwater flows in huge underground lakes and rivers. Another is that groundwater travels very rapidly or that its direction follows the earth's contours.

Of the common misconceptions, perhaps the most dangerous ones are that groundwater is adequately protected by the surface of the earth and that activities on the land surface have little impact on this resource. Groundwater quality can be easily affected by human activities on the surface. The quality and availability of water for human consumption and recreation are very much dependent on land use. Human activities can change the composition of surface runoff and groundwater, with the result that water is vulnerable to contamination at all points in the hydrologic cycle.

Groundwater is more vulnerable in some areas than others. This vulnerability is determined by three main factors: soil type, depth to the aquifer, and general aquifer condition/type. For example: Sandy soils offer considerably less protection from surface impacts than heavier clay soils: Confined aquifers are safer than unconfined aquifers.

Quality of water within the Township requires maintaining balance. For example: Animal waste needs appropriate balance between the use of such for its nutrient value as fertilizer for crop production and the proper application of such fertilization so the waste does not contaminate the ground or surface waters. Within the Township there are septic systems which need proper required updating; Septic systems in general need timely maintenance based on size and use.

Wetland Areas

The term wetland includes marshes, swamps, bogs and similar areas that are often found between open water and uplands. No edge is more important than that between land and water. Some of the most productive ecosystems on earth are found there. Among these ecosystems are wetlands which occupy the shallow-water environments. Much of environmental planning has to do with transition landscapes; the lines and edges where one environment gives way to another.

Residential Lake Areas

Water features in the Township provide both unique natural and recreational opportunities. Careful preservation and development of lake areas and wetlands can provide the Township with valuable recreation and open land/space benefits. Within the Township there exist several larger lakes and a chain of smaller lakes which are connected by streams and creeks creating an interrelated ecological system serving as a natural habitat and providing recreational uses for the area. The larger of the lakes are Lake LeAnn and Lake Somerset which serve as residential recreation. Lombard Lake is protected through the Somerset State Game Area. Other lakes include Crystal, Perch, Braxee, Butler, Ames, Goose, Mercer, Powers, Bruno, Blood and Moon.

Planning for residential and related land uses near water requires a balance between (a) the attraction to build close to the water and (b) the closer to the water where residents reside in homes the greater the negative impacts are apt to take place. For example, water pollution causes decline in the water environment. Land development can accelerate the discharge of nutrients and sediments to a lake through runoff and possible sanitary seepage. The processes of nutrient loading accelerate biological activity. A buildup of organic deposits (eutrophication) is related to the aging of a water body.

The Township needs to use methods to plan and maintain water quality, including preventive and corrective procedures. Corrective action is simply an after-the-fact attempt to minimize water quality abuse. Preventive action is the preferred method to preserve water quality. This approach includes maintaining wetland, floodplains and natural stream channels along with balancing land development with rural environmental preservation. North of US-12 future growth is to be accommodated in a manner protective of the lakes. From a Township perspective, as noted above, this includes the Zoning Plan and Zoning Ordinance as to land development and maintaining wetland, floodplains and natural stream channels. The lake districts are responsible for preserving the water quality – any Township engagement with the actual lake water would be through special assessments within such areas if approved by lake land owners. South of US-12 future growth is to be accommodated in a manner which does not destroy the value and use of agricultural land, the recreational use, such as for hunting, and the conservation and preservation of natural habitat within agricultural areas.

Chapter Six – Land Use Concerns

Along with the Township's potential opportunities, the Master Plan must analyze existing and anticipated concerns. If concerns are not recognized and corrected, they may in the future impose a greater impact to the Township.

Rural Environment

People who move to rural landscapes such as found in the Township do so because they value the recreational options, water, open land/space, rural vistas and non-urban lifestyles. In contrast to their original intentions, increased residential population growth can lead to adverse environmental impact and impingement to residents' original intentions.

That said the same land use pattern which caused concerns in urban areas can also cause concerns in nature, particularly in loss of biological diversity, the variety and richness of living organisms and the ecologically intricate system in which they live. Bio-diversity losses are attributable to large-scale clearing and burning of land, over-harvesting of timber, indiscriminate use of pesticides, draining and filling of wetlands, and various forms of pollution (air, noise, light, water).

Township Rural Environment

The Township is somewhat unique even within Hillsdale County. The Township lacks amenities including infra-structure, educational and medical facilities, concentrated employment opportunities, full range of utilities and services. Its agricultural areas are not entirely associated with traditional concepts of farming: for example, there are properties used in conservation and recreational activities. Realistically, any increase in the tax base such as through home values or even special assessments will not provide necessary funding to immediately expand amenities noted above. For example, concentrated employment opportunities can take years and would depend upon multiple factors such as availability of employees. The provisioning of amenities would not necessarily support the rural environment. For example, development of gated communities within an urban type life style framework would create incompatibility with cherishing a rural environment.

Agriculture

Although agriculture is one of the highest economic growth sectors in Michigan, urban sprawl facilitated by failures in land use plans and their implementation in agricultural communities have resulted in significant decreases in unrestricted land mass for productive agricultural enterprises. There are a number of trends in agriculture which can be impacted by land use planning:

A. Areas such as Hillsdale County have experienced an incursion of large confined animal and poultry feeding operations (such facilities could encompass thousands of animals or poultry in one confined area with surrounding acreage utilized for waste spreading, including the use of heavy equipment for such large scale operations). There has been resistance to this type of endeavor and concerns for the impacts on road and drain maintenance, and environmental, health and safety issues. At this point it is unknown whether the incursion of such large operations and leasing of land in outlying areas for waste dispersal will increase, stabilize or diminish.

B. Although small family farms are expected to continue to decline, there are other trends at diversification such as agro-tourism and organic/ethnic food specialization, farm-to-fork food distribution programs, preservation efforts, and the state effort to preserve agriculture's viability. These trends would involve Township responsibility to enhance these developments through continuing efforts to sustain the Township's rural environment.

Again any conversion of agricultural areas may adversely impact the Township's protection of the rural environment. Conversion of agricultural areas is and will continue to be of concerned focus by the Township within the framework of rural environment protection.

Strip Development

Strip development presently exists in several areas of the Township. There is no foreseeable reason for granting further strip development.

Mixed Land Use

Mixed land uses generally involve an incompatible mixture of residential, commercial and industrial land uses. Mixed land uses can have a negative impact on property values and hinder land use policies. There is no foreseeable reason for granting further mixed land use unless shown there would be minimal negative impact (for example, living accommodation at the upper floor of a commercial building).

Chapter Seven – Master Plan's Goals and Objectives and Implementation of Such for the Future

The Master Plan expresses the Township's objectives with respect to future physical growth and development (attached maps 'Somerset Township, Hillsdale County, Michigan Current Land Use Map' and 'Somerset Township, Hillsdale County, Michigan Future Land Use Map'). The Master Plan is intended to (a) guide local government policies and decisions as well as private sector decisions regarding land use and development, (b) state the specific purposes which the Township seeks to achieve in its future development and growth as well as what it seeks to retain, and (c) confirm policy directions, including ordinances, which will be pursued to help attain the stated goals.

The Master Plan is a policy guide for future growth and development within the Township as envisioned by the Township Planning Commission with approval by the Board of Trustees. Such Master Plan sets forth guidelines for future development in an attempt to minimize land use problems, capitalize on opportunities and potential, and encourage continued land use in a way which promotes health, safety and welfare of Township residents. Based on analysis of current population, economic data, land use characteristics and socio-economic trends, the Master Plan is designed to enable the Township to anticipate various forms of development and the locations necessary within conformance of a pleasant, viable community. The 'Somerset Township, Hillsdale County, Michigan Future Land Use Map' illustrates concepts and objectives which are intended to guide the Township's growth.

The Master Plan defines the areas into which future expansion of various types of land uses are anticipated to occur. These areas have been carefully defined and located to represent a conceptual basis for land development. This growth would be within the framework of ordinances which would - (a) Protect and preserve the natural and rural environment, (b) Protect and preserve the areas dedicated to agriculture, and (c) Maintain desirability of the residential, commercial and industrial districts. The following is a detailed discussion of each land use category in the Master Plan and its suggested location.

Major land use concepts:

- A. The Township's continuation as a rural-recreational community with a rural environment, including compatibility with agriculture and single-family housing as predominant land use.
- B. Commercial land use encouraged in existing commercial areas and key locations along the US-12 corridor. These commercial areas include: * Somerset Center * intersection of Somerset Road and US-12 * intersection of Waldron Road and US-12 * intersection of Mosherville Road and US-12 * intersection of Walworth Road and Jerome Road in Jerome * US-12 approximately 1 mile East of South Jackson Road.
- C. Light industrial land use supported only in designated areas of the Township. Lack of public facilities and infrastructure will make industrial land use expansion difficult. The Township will encourage improvement of existing industrial development through use of reasonable measures and requirements for incremental improvements.
- D. Recognition and protection of the Township's environmentally sensitive areas

Goal #1 - Retain the Rural/Recreational Character of the Township of Somerset

Agricultural Land Use Objective The preservation of the rural environment which includes open land/space, natural features, prime farm land and agricultural land is the first major goal of the Master Plan. Most of the southern two-thirds (2/3) of the Township is agricultural area. Not all of the agricultural area is utilized for traditional farming and there is minimal prime agricultural land. The agricultural area is important in retaining the rural environment, and the Township will work with property owners to retain such. Commercial, industrial and traditional subdivision platting should be discouraged in those agricultural areas. Open land/space indicated by the 'Somerset Township, Hillsdale County, Michigan Future Land Use Map' particularly specifies government owned property within agricultural area. In some cases, open land/space areas contain poor soils for development, wetlands or creek shoreline and therefore should be preserved in their natural state. Preserving these natural areas can provide the Township with benefits such as improved wildlife habitats, storm water retention basins that aid surface drainage, and valuable scenic opportunities.

Supporting policies (recognized in Zoning Plan and Zoning Ordinance):

- A. Encourage rural residents to retain land for agriculture and activities associated with the rural environment. Agricultural activities are encouraged to be consistent with Township's capabilities to service, maintain and preserve the rural environment compatible with good environmental stewardship.
- B. Maintain low development densities in areas south of US-12 which include agricultural and rural residential. This policy is consistent with lack of services, road conditions and topography of this area.

Residential Land Use Objective If new residential development can be supported within the context of this Master Plan, the Township will direct such development to areas which are compatible with established land use patterns and with environmental and service capability that can support development. Such area development possibilities are noted in the attached 'Somerset Township, Hillsdale County, Michigan Future Land Use Map'.

Preservation of recreational land use associated with residential development adjacent to the Township's waterways is the Master Plan's second major goal. The Township is determined to retain the quality of these waterways sufficient for such recreational usage and maintenance of home values.

Supporting policies (recognized in Zoning Plan and Zoning Ordinance):

- A. Density guidelines, as implemented through the Zoning Ordinance and depicted on zoning maps, will be based on environmental constraints, land use compatibility, availability of public facilities and services, character of surrounding area, and more specific policies adopted for specific areas in this Master Plan.
- B. Design of new development should place a high priority on preserving the Township's rural environment and environmental goals.
- C. The Township will be cognizant that the tax base balances service demand as found in agricultural areas with the increased service demand as found in residential areas.
- D. The Township will be cognizant that preservation of the rural environment within residential zoned land includes scenic views, natural road right-of-ways, minimization of annoyances from light and noise associated with residential development.

Goal #2 - Facilitate Commercial and Industrial Land Use Compatible with Goal #1

Commercial Land Use Objective The largest areas of commercial land use are generally along the US-12 corridor. South of US -12 near the intersection of South Jackson Road includes the Somerset Center area which serves the Township's governmental entities (offices, Fire/EMS station, Post Office), commercial establishments and parks.

Current commercial areas also include * intersection of Somerset Road and US-12 (extends beyond the Township to US -127) *intersection of Waldron Road and US-12 *intersection of Mosherville Road and US-12 *intersection of Walworth Road and Jerome Road in Jerome *US-12 approximately 1 mile East of South Jackson Road.

Additional commercial areas are located along primary and local roads within the Township and generally follow existing patterns of land use. Commercial development in these areas should be encouraged to cluster and thereby reduce traffic congestion and limit undesirable strip development. Of particular note are the additional commercial areas developed at intersection of Waldron Road and US-12 and intersection of Mosherville Road and US-12. These commercial areas located at entrance of Lake LeAnn provide convenient services to that area.

The Township will direct new commercial uses to areas which are compatible with established land use patterns that can be supported by available public facilities and have environmental features that can handle specific commercial uses. The Township will support existing commercial development in revitalization efforts that would strengthen the Township's economic viability. The Township supports the importance of commercial uses by maintaining a balanced mix of land uses and sustaining its commercial centers.

Supporting policies (recognized in Zoning Plan and Zoning Ordinance):

A. The Township will encourage commercial development that utilizes appropriate uses within commercial zoned land along the US-12 corridor. This area serves as a commercial area not only for Township residents, but also consumers passing through or visiting the Township. These regional commercial uses generally serve retail and service needs for the Township and adjacent area.

B. The Township will encourage working with property owners and developers in design phases of the development with the goal of retaining the Township's rural and recreational/residential character.

Light Industrial Land Use Objective As noted in the 'Somerset Township, Hillsdale County, Michigan Future Land Use Map', the Township has designated three industrial areas. These sites contain facilities that in the past or currently support industrial activity. The largest is located north of US-12 east of Jerome Road. Currently, some of this area is utilized for a commercial off-road vehicle park. The smaller sites designated as industrial areas are *inside the eastern Township limits on the south side of US-12 and *the south side of US-12 just east of Somerset Center.

The Township will maintain current light industrial land use base. Such land use will maintain high standards of aesthetic appearance and minimization of adverse impact. New industrial development will be directed to the north-west portion of the Township compatible with established land use patterns and environmental factors suitable for light industrial use.

Supporting policies (recognized in Zoning Plan and Zoning Ordinance):

- A. Existing and planned industrial areas of the Township should be protected from encroachment by non-industrial uses which are likely to conflict with and be adversely affected by industrial uses.
- B. Through use of reasonable measures and requirements for incremental improvement, seek to upgrade the aesthetic appearance and any adverse environmental impact of existing industrial areas.
- C. Adequate systems should be in place to handle sanitary and waste disposal; water use; storm water retention and direction. Due to lack of public facilities within the Township, these criteria need special attention for any scale of industrial development.
- D. The establishment of a Research Park can be considered which is located in areas with visible access or directly adjacent to US-12 or primary roads.
- E. Any land provision for heavy industrial use in the Township is discouraged because of environmental issues such as water preservation, and lack of additional land, roads and services in the Township suitable for such use. New light industrial development should be limited to locations where such use will not result in negative environmental or social impact to surrounding areas.

Goal #3 - Facilitate Necessary Community Infra-structure Compatible with Goals #1 and #2

Community Land Use Objective The Township recognizes the importance for community use land owned by the Township and other entities. Community land use includes Township Offices, Jerome Community Building, McCourtie Park and other parks, Somerset State Game Area, and cemeteries.

Implementation of Master Plan: Zoning Ordinance and Zoning Plan

The Township Zoning Ordinance is the primary instrument which the Township would use to implement its Master Plan. Properly applied, the Zoning Ordinance accepts the realities of existing land uses and patterns and generally, as new development occurs, it directs growth accordingly with the Master Plan. Therefore, it is the Master Plan which is the guide to be used in determinations of zoning policies. Understandably, the Master Plan cannot anticipate all potential future problems or conditions which may arise in the Township nor can the Master Plan predict the exact location of future land uses. In practicalities it may be necessary at times to amend the Master Plan. However, the Township's Master Plan provides the actual statements of policy and should be followed closely. The Township Planning Commission is responsible for initiating the continuous updating of the Master Plan and the Zoning Ordinance along with the methodologies necessary to achieve the listed goals.

Pursuant to the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3801 et seq.), this Master Plan provides the Township's Zoning Plan within context of the rural environment:

- A. Zoning Districts include zoned agricultural within framework of open land/space, recreation, residence, accessory buildings and business supportive of agricultural activities being sustained.
- B. Zoning Districts include zoned residential within framework of lake area housing, multiple dwelling units, non-farm housing bordering zoned agricultural, other residential unit locations, open land/space, recreation, accessory buildings and business supportive of residential being sustained.

TOWNSHIP OF SOMERSET COMPREHENSIVE COMMUNITY LAND USE PLAN – MASTER PLAN

C. Zoning Districts include zoned light industrial and commercial within framework of business, residential availability within such business units and other activities supportive of light industrial and commercial being sustained.

Michigan Planning Enabling Act, Sec 33 (2) (d) requires the Township's Zoning Plan to include for the various zoning districts the relation to the 'Somerset Township, Hillsdale County, Michigan Future Land Use Map'; and controlling height, area, bulk, location and use of buildings and premises. The Michigan Zoning Enabling Act (PA 110 of 2006, MCL 125.3101 et seq.) also addresses the Planning Commission's responsibility to have a Zoning Plan (Section 305(a)). Given the multiple emphasis on environmental concerns including stormwater runoff, the Zoning Plan's zoning districts include building requirements which are to further environmental protection. The Chart reflects Section 4.5 of the Township's Zoning Ordinance. Terms utilized for certain of the residential zoning need reflection within a rural environment and given updating of the Master Plan, the Zoning Ordinance is to reflect the Master Plan.

<u>Lot Requirements</u>					<u>Min. Yard Requirements</u>			<u>Maximum Height Requirements</u>	
<u>Zoning District/Zoning: min. lot area/min. lot width/max. lot coverage</u>					<u>front</u>	<u>side</u>	<u>rear</u>	<u>principal (story)</u>	<u>accessory</u>
Agriculture	AG-1	1 acre	120'	30%	35'	10'/25'tot/35' (A)	20'	2 ½ or 35'	80'
Rural Non-Farm Residential RNF-1 similar to Agriculture other than accessory at 25'									
Lake Residential									
	RL-1	10,000 sq.'	80'	30%	35'	10'/25'tot/35' (A)	35'	2 ½ or 35'	25'
		15,000 sq.'	120'	30%	35'	10'/25'tot/35' (A)	35'	2 ½ or 35'	25'
		1 acre	120'	30%	35'	10'/25'tot/35' (A)	25' (B)	2 ½ or 35'	25'
'Suburban' Residential RS-1 similar to Lake Residential other than Lot Requirements minimum lot width of 100' rather than 80' and all three minimum rear yard requirements 20' rather than the RL-1 minimum rear yard requirements of 35', 35', 25'									
'Urban' Residential									
	RU-1	7,500 sq.'	60'	30%	25'	10'/25'tot	25'	2 ½ or 35'	25'
		1 acre	60'	30%	25'	10'/25'tot	25'	2 ½ or 35'	25'
Multi-family Residential									
	RM-1	5,000 sq.'	30'	50%	10' greater of 10% or 6'	10'		2 ½ or 35'	25'
		10,000 sq.'	80'	25%	25'	10'/25'tot/35' (A)	25'	2 ½ or 35'	25'
		½ acre and 15,000 sq.'	120'	25%	25'	10'/25'tot/35' (A)	25'	2 ½ or 35'	25'
Local Commercial	C-1	10,000 sq.'	75'	25%	35'	20'/35' (A)	35'	35'	
		15,000 sq.'	100'	25%	35'	20'/35' (A)	35'	35'	
General Commercial C-2 similar to Local Commercial other than both minimum rear yard requirements of 20' rather than 35'									
Highway Service Commercial C-3 similar to Local Commercial of 15,000 sq.' line other than minimum rear yard requirement of 20' rather than 35'									
Lt Industrial	L-1	20,000 sq.'	80'	50%	35'	20'/35' (A)	35'	35'	
A: 35' for corner lot, side yard requirement on street side of lot					B: abutting a water body				

The Zoning Ordinance must show consistency with the policies and uses in the Master Plan particularly for (1) a specifically zoned or to be rezoned area and (2) compatibility with other zoned or to be rezoned areas in the surrounding areas. The Zoning Ordinance must reflect realities of necessary public services, facilities, and rural/environmental impact. The Zoning Ordinance must reflect such consistency with the policies and uses in the Master Plan not only through the wording of such ordinances but also through maps and other exhibits which are part of the Zoning Ordinance. The 'Somerset Township, Hillsdale County, Michigan Future Land Use Map' reflects the described Zoning Districts noted above.

In particular, given the 'Rural Environment'; Somerset Township being part of Hillsdale County with whatever realities are in place particularly concerning roads; minimal commercial, industrial and supportive facilities such as education, medical and other entities; significant agricultural use of land and need for surrounding land to support such; initial pre-zoned installation of recreational lake properties which are still being utilized for such as well as permanent residential units: the Zoning Ordinance must reflect these realities in a manner which shows consistency with the Master Plan's policies and uses, financial and employment realities of the governing of the Township, and representation of the public.

In conformance with the required Zoning Plan this Master Plan inclusion of the Township's Zoning Plan and any reference to the current Zoning Ordinance, upon approval of the 2019 updating of the Master Plan, the Zoning Ordinance is to be updated within the context of this Master Plan including the Zoning Plan. Updating of the Zoning Ordinance may require amendment to the Master Plan/Zoning Plan.

CENSUS DATA

U.S. CENSUS DATA: COUNTY POPULATION DISTRIBUTION – REGION 2 AREA

<u>COUNTY</u>	<u>YEAR 2000</u>		<u>YEAR 2010</u>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
<u>HILLSDALE</u>	46,527	15.3%	46,688	15.2%
<u>JACKSON</u>	158,422	52.1%	160,248	52.2%
<u>LENAWEE</u>	98,890	32.6%	99,892	32.6%
<u>TOTAL</u>	303,839		306,828	

U.S. CENSUS DATA: TOWNSHIP OF SOMERSET POPULATION CHANGE

<u>YEAR 2000</u>	<u>YEAR 2010</u>	<u>PERCENT CHANGE</u>	<u>NUMBER CHANGE</u>
4,277	4,623	8.1%	346

AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATE – 2012-2016

YEAR 2016

4,579

U.S. CENSUS DATA: TOWNSHIP OF SOMERSET AGE CENSUS

<u>AGE</u>	<u>YEAR 2000</u>	<u>YEAR 2010</u>	<u>PERCENT CHANGE</u>	<u>NUMBER CHANGE</u>
<u>Under 5 yrs.</u>	216	250	15.7%	34
<u>5 to 9 yrs.</u>	248	208	-16.1%	-40
<u>10 to 14 yrs.</u>	347	277	-20.2%	-70
<u>15 to 19 yrs.</u>	262	268	2.3%	6
<u>20 to 24 yrs.</u>	154	182	18.2%	28
<u>25 to 34 yrs.</u>	463	466	0.06%	3
<u>35 to 44 yrs.</u>	657	511	-22.2%	-146
<u>45 to 54 yrs.</u>	746	786	5.4%	40
<u>55 to 59 yrs.</u>	304	400	31.6%	96
<u>60 to 64 yrs.</u>	244	405	66%	161
<u>65 to 74 yrs.</u>	409	554	35.5%	145
<u>75 to 84 yrs.</u>	179	238	33%	59
<u>85 yrs. & over</u>	48	78	62.5%	30
<u>MEDIAN AGE</u>	42.2	47.3	12.1%	5.1

AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATE PROJECTIONS – 2012-2016

<u>TOTAL HOUSEHOLDS</u>	<u>2016 HOUSEHOLDS WITH ONE OR MORE PEOPLE 65+</u>
2,078	688
<u>YEAR 2016 AVERAGE HOUSEHOLD SIZE</u>	<u>YEAR 2016 FAMILY HOUSEHOLDS</u>
2.20	1,411
<u>YEAR 2016 POPULATION IN HOUSEHOLDS</u>	<u>YEAR 2016 POPULATION ONE YEAR AND OVER</u>
4,579	4,550

POPULATION PROJECTIONS

	<u>YEAR 2000</u>	<u>YEAR 2010</u>	<u>YEAR 2015</u>	<u>YEAR 2020</u>
<u>HILLSDALE COUNTY</u>	46,527	46,688	46,786	46,849
<u>TOWNSHIP OF SOMERSET</u>	4,277	4,623	4,669	4,715

U.S. CENSUS DATA - TOWNSHIP OF SOMERSET DECENNIAL POPULATION CHANGE 1950 – 2010

<u>YEAR 1960</u>	<u>YEAR 1970</u>	<u>YEAR 1980</u>	<u>YEAR 1990</u>	<u>YEAR 2000</u>	<u>YEAR 2010</u>
15.6%	25.3%	66.5%	8.7%	25.2%	8.1%

U.S. CENSUS DATA – TOWNSHIP OF SOMERSET HOUSING STOCK

<u>HOUSING TYPE</u>	<u>YEAR 2000</u>	<u>YEAR 2010</u>	<u>PERCENT CHANGE</u>	<u>NUMBER CHANGE</u>
<u>ONE UNIT DETACHED</u>	2,161	2,602	20.4%	441
<u>ONE UNIT ATTACHED</u>		N/A		
<u>TWO TO FOUR UNITS</u>		6	-33.3%	-3
<u>FIVE TO NINE UNITS</u>		1		
<u>TEN OR MORE UNITS</u>		N/A		
<u>MOBILE HOME, TRAILER</u>		N/A		

U.S. CENSUS DATA – TOWNSHIP OF SOMERSET HOUSING UNITS

<u>HOUSING TYPE</u>	<u>YEAR 2000</u>	<u>YEAR 2010</u>	<u>PERCENT CHANGE</u>	<u>NUMBER CHANGE</u>
<u>TOTAL</u>	2,161	2,602	20.4%	441
<u>OWNER OCCUPIED</u>	1,578	1,735	9.9%	157
<u>RENTER OCCUPIED</u>	109	189	73.3%	80
<u>SEASONAL/RECREATION</u>	396	473	19.4%	77
<u>VACANT</u>	N/A	102		

U.S. CENSUS DATA – TOWNSHIP OF SOMERSET SOURCE OF WATER

<u>WATER SOURCE</u>	<u>YEAR 1990</u>	<u>YEAR 2010</u>	<u>PERCENT CHANGE</u>	<u>NUMBER CHANGE</u>
<u>PUBLIC OR PRIVATE</u>	43	48	11.6%	5
<u>DRILLED WELL</u>	1,573	2,450	55.7%	877
<u>DUG WELL</u>	77	210	133.7%	103

U.S. CENSUS DATA – TOWNSHIP OF SOMERSET WASTE DISPOSAL

<u>WASTE DISPOSAL</u>	<u>YEAR 1990</u>	<u>YEAR 2010</u>	<u>PERCENT CHANGE</u>	<u>NUMBER CHANGE</u>
<u>PUBLIC SEWER</u>	75	50	-33.3%	-25
<u>SEPTIC TANK OR CESSPOOL</u>	1,549	2,600	67.8%	1,051

U.S. CENSUS DATA – TOWNSHIP OF SOMERSET HOUSE HEATING FUEL (HF)

<u>HF OCCUPIED HOUSING</u>	<u>YEAR 1990</u>	<u>YEAR 2010</u>	<u>PERCENT CHANGE</u>	<u>NUMBER CHANGE</u>
<u>UTILITY GAS</u>	634	1,609	153.7%	975
<u>LP GAS FUEL OIL</u>	226	726	221.2%	500
<u>ELECTRICITY</u>	213	176	-17.3%	-37
<u>WOOD</u>	0	14	1,400%	14
<u>SOLAR</u>	6	16	166.6%	10

U.S. CENSUS DATA – TOWNSHIP OF SOMERSET EMPLOYMENT STATUSPOPULATION OF 16 YEARS+ IN YEAR 2010

<u>IN LABOR FORCE</u>	3,712
<u>CIVILIAN LABOR FORCE</u>	2,375
<u>EMPLOYED</u>	2,375
<u>UNEMPLOYED</u>	138
<u>ARMED FORCES</u>	0

U.S. CENSUS DATA – TOWNSHIP OF SOMERSET WORKER CLASS

	<u>POPULATION OF 16 YEARS+ IN YEAR 2010</u>
<u>PRIVATE WAGE AND SALARY WORKERS</u>	1,810
<u>GOVERNMENT WORKERS</u>	293
<u>SELF-EMPLOYED IN BUSINESS</u>	134
<u>TOTAL</u>	2,237

U.S. CENSUS DATA – TOWNSHIP OF SOMERSET WORKER OCCUPATION

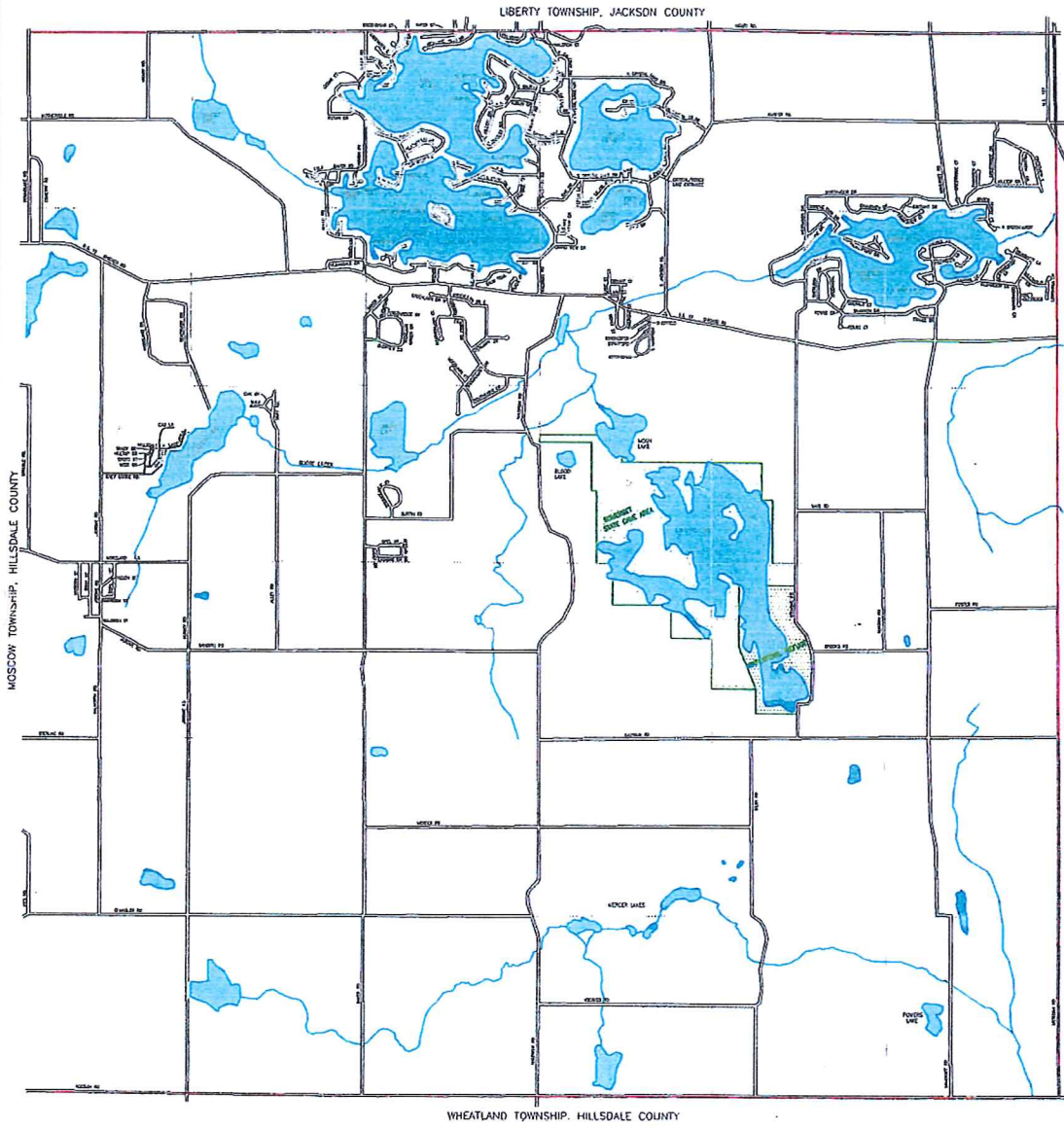
	<u>POPULATION OF 16+ YEARS IN YEAR 2010</u>
<u>MANAGEMENT, BUSINESS, SCIENCE, ARTS</u>	853
<u>SERVICE</u>	210
<u>SALES AND OFFICE</u>	544
<u>NATURAL RESOURCES, CONSTRUCTION, MAINTAINANCE</u>	369
<u>PRODUCTION, TRANSPORTATION, MATERIAL MOVING</u>	261
<u>TOTAL</u>	2,237

U.S. CENSUS DATA – TOWNSHIP OF SOMERSET WORKER INDUSTRY

	<u>POPULATION OF 16+ YEARS IN YEAR 2010</u>
<u>AGRICULTURE, FORESTRY, FISHING, HUNTING, MINING</u>	9
<u>CONSTRUCTION</u>	285
<u>MANUFACTURING</u>	445
<u>WHOLESALE TRADE</u>	37
<u>RETAIL TRADE</u>	226
<u>TRANSPORTATION, WAREHOUSING, UTILITIES</u>	88
<u>INFORMATION</u>	8
<u>FINANCE, INSURANCE, REAL ESTATE, RENTAL, LEASING</u>	94
<u>PROFESSIONAL, SCIENTIFIC, MANAGEMENT, ADMINISTRATIVE</u>	152
<u>EDUCATION, HEALTH CARE, SOCIAL ASSISTANCE</u>	563
<u>ARTS, RECREATION, ENTERTAINMENT, FOOD SERVICES</u>	146
<u>OTHER SERVICES OTHER THAN PUBLIC ADMINISTRATION</u>	104
<u>PUBLIC ADMINISTRATION</u>	80
<u>TOTAL</u>	2,237

U.S. CENSUS DATA – TOWNSHIP OF SOMERSET INCOME TYPE

	<u>DOLLARS</u>	<u>NUMBER</u>
<u>MEDIAN HOUSEHOLD INCOME - DOLLARS</u>	\$65,804	
<u>MID-WAY HOUSEHOLD INCOME - DOLLARS</u>	\$69,800	
<u>THOSE WITH EARNINGS</u>		1,440
<u>MID-WAY EARNINGS – DOLLARS</u>	\$64,790	
<u>WITH SOCIAL SECURITY</u>		605
<u>MID-WAY SOCIAL SECURITY INCOME – DOLLARS</u>	\$19,756	
<u>WITH RETIREMENT INCOME</u>		556
<u>MID-WAY RETIREMENT INCOME – DOLLARS</u>	\$23,017	
<u>WITH SUPPLEMENTAL SECURITY INCOME</u>		9
<u>MID-WAY SUPPLEMENTAL SECURITY INCOME – DOLLARS</u>	\$20,022	
<u>WITH CASH PUBLIC ASSISTANCE INCOME</u>		47
<u>MID-WAY CASH PUBLIC ASSISTANCE INCOME – DOLLARS</u>	\$1,079	
<u>WITH FOOD STAMPS/SNAP BENEFITS PAST 12 MONTHS</u>		71

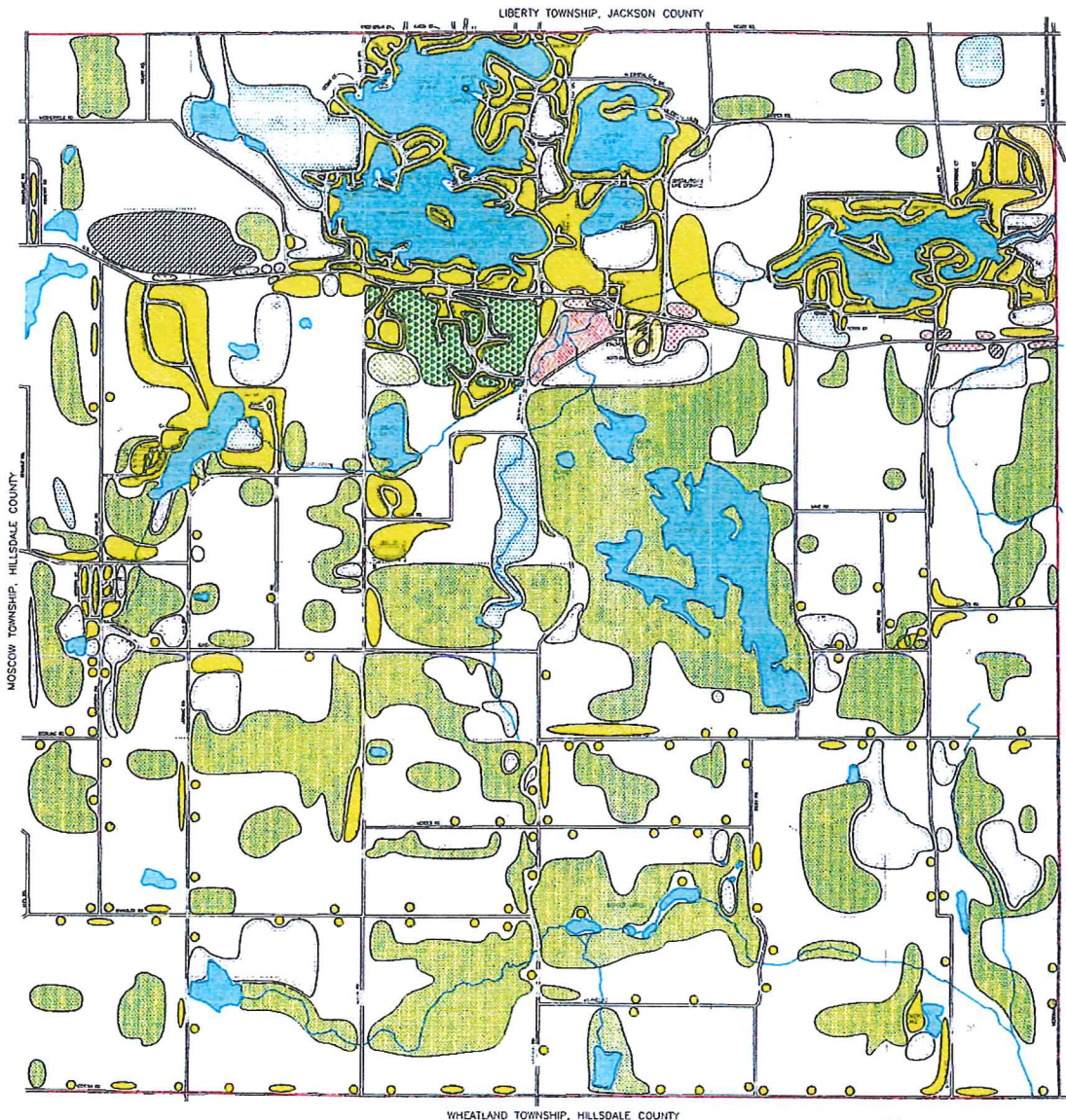


BASE MAP

SOMERSET TOWNSHIP HILLSDALE COUNTY, MICHIGAN

Planning Commission Reviewed January, 2019



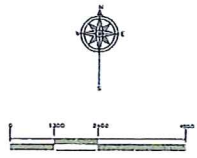


CURRENT LAND USE MAP
10/9/96

SOMERSET TOWNSHIP **HILLSDALE COUNTY, MICHIGAN**

Planning Commission Reviewed January, 2019

- AGRICULTURE
- WETLANDS
- WOODLAND
- RESIDENTIAL
- VACANT
- ORCHARD
- OPEN SPACE
- INDUSTRIAL
- COMMERCIAL
- CAMP
- GOLF COURSE
- MOBILE HOME PARK



* CURRENT LAND USE WAS DETERMINED USING HILLSDALE COUNTY RECORDS. THE BOUNDARIES ARE NOT EXACT, BUT ARE BASED UPON ITS EXISTING LAND USE PATTERNS FOR THE 1998 COMPREHENSIVE ZONING AND LAND USE PLAN.



RURAL HOUSE NUMBERING

NUMBERS AROUND COUNTY LINE INDICATE HOUSE NUMBERING SYSTEM.
HILLSDALE ROAD SOUTH OF BALL ROAD AND CONCORD ROAD FORM THE NORTH AND SOUTH BASE LINE.
TRAIGHT LINE ACROSS THE COUNTY, ON THE LINE HALLETT ROAD ON THE WEST AND BACON ROAD ON THE EAST FORMS THE EAST WEST BASE LINE.
NUMBERS START WITH 1000 AT THE BASE LINES AND RUN 1000 TO THE MILE. EVEN NUMBERS ARE ON THE NORTH AND WEST SIDE OF THE ROAD.

STATE HIGHWAYS
PAVED ROADS
GRAVEL ROADS
TOWNSHIP BOUNDARY
STATE ROUTE MARKERS
MAINT. BY BORDER CO.

ROAD MAP HILLSDALE COUNTY MICHIGAN

In Case of EMERGENCY DIAL 911

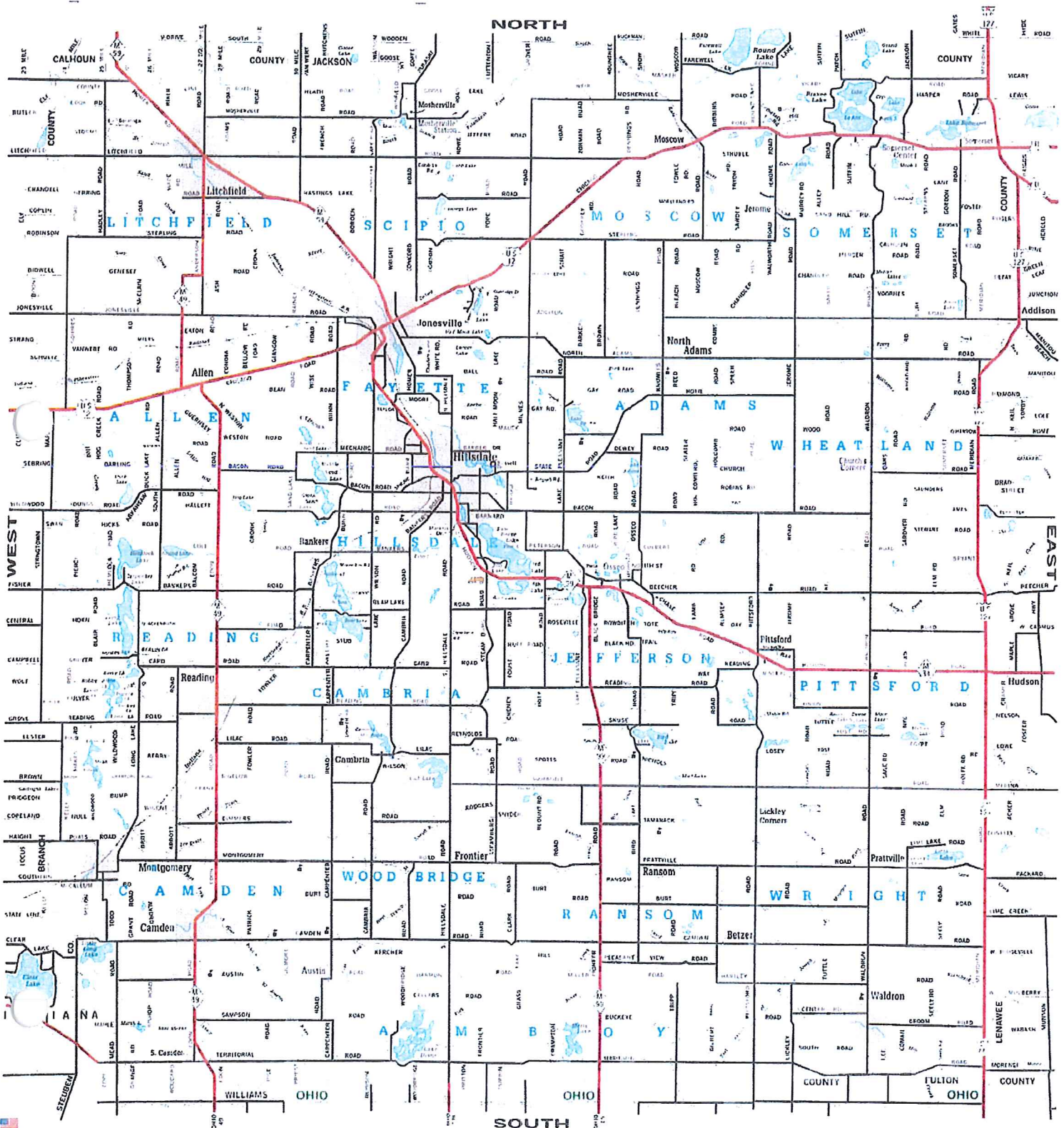
0 1 2 3 4 5
SCALE OF MILES

HILLSDALE COUNTY ROAD DIRECTORY

(E County Line 15000E; W County Line - 31000W; N County Line - 12000N; S County Line - miles from 15700 S to 15000 S)

COUNTY ROAD SYSTEM

THE HILLSDALE COUNTY ROAD COMMISSION MAINTAINS 1297 MILES OF ROAD.
93 MILES ARE STATE TRUNK LINE ROADS MAINTAINED UNDER CONTRACT WITH THE STATE HIGHWAY DEPARTMENT AND UNDER THEIR SUPERVISION.
370 MILES ARE MAINTAINED UNDER THE COUNTY PRIMARY SYSTEM.
833 MILES ARE MAINTAINED UNDER THE COUNTY LOCAL SYSTEM.
MILEAGES UNDER THESE SYSTEMS ARE CERTIFIED UNDER ACT 51 OF THE PUBLIC ACTS OF 1951.
FUNDS FOR MAINTENANCE OF ALL ROADS ON THE SYSTEM COME FROM THE MICHIGAN TRANSPORTATION FUND.



WATERSHEDS

GREAT LAKE BASINS

 RIVER RAISIN

TIFFIN RIVER

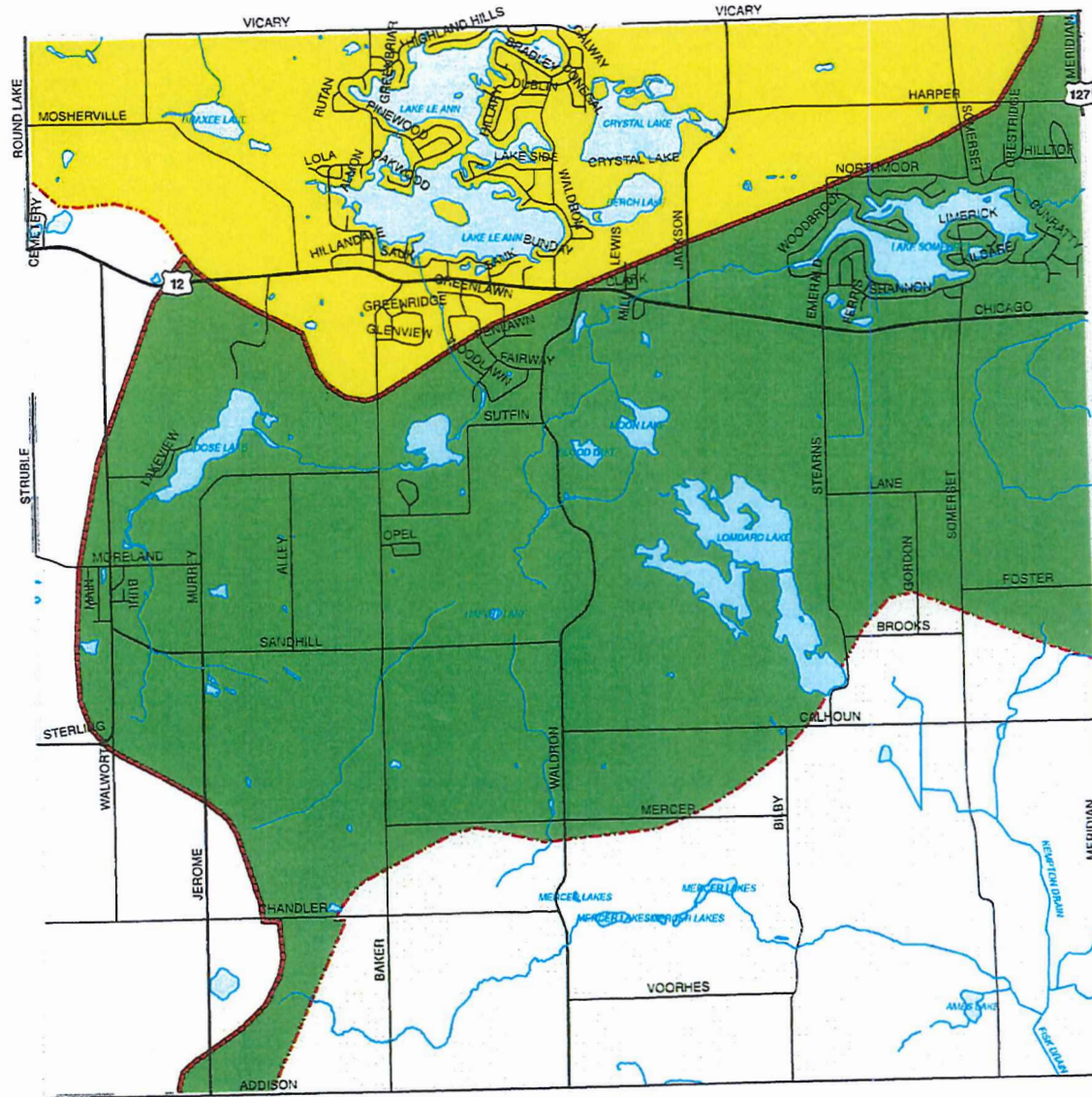
UPPER GRAND RIVER

 KALAMAZOO RIVER



Miles

A horizontal number line with tick marks at 0, 0.5, 1, and 2. A bracket is drawn above the line, starting at 0.5 and ending at 1.











REGION 2 PLANNING COMMISSION | JUNE 15, 2019

SOMERSET TOWNSHIP HILLSDALE COUNTY, MICHIGAN

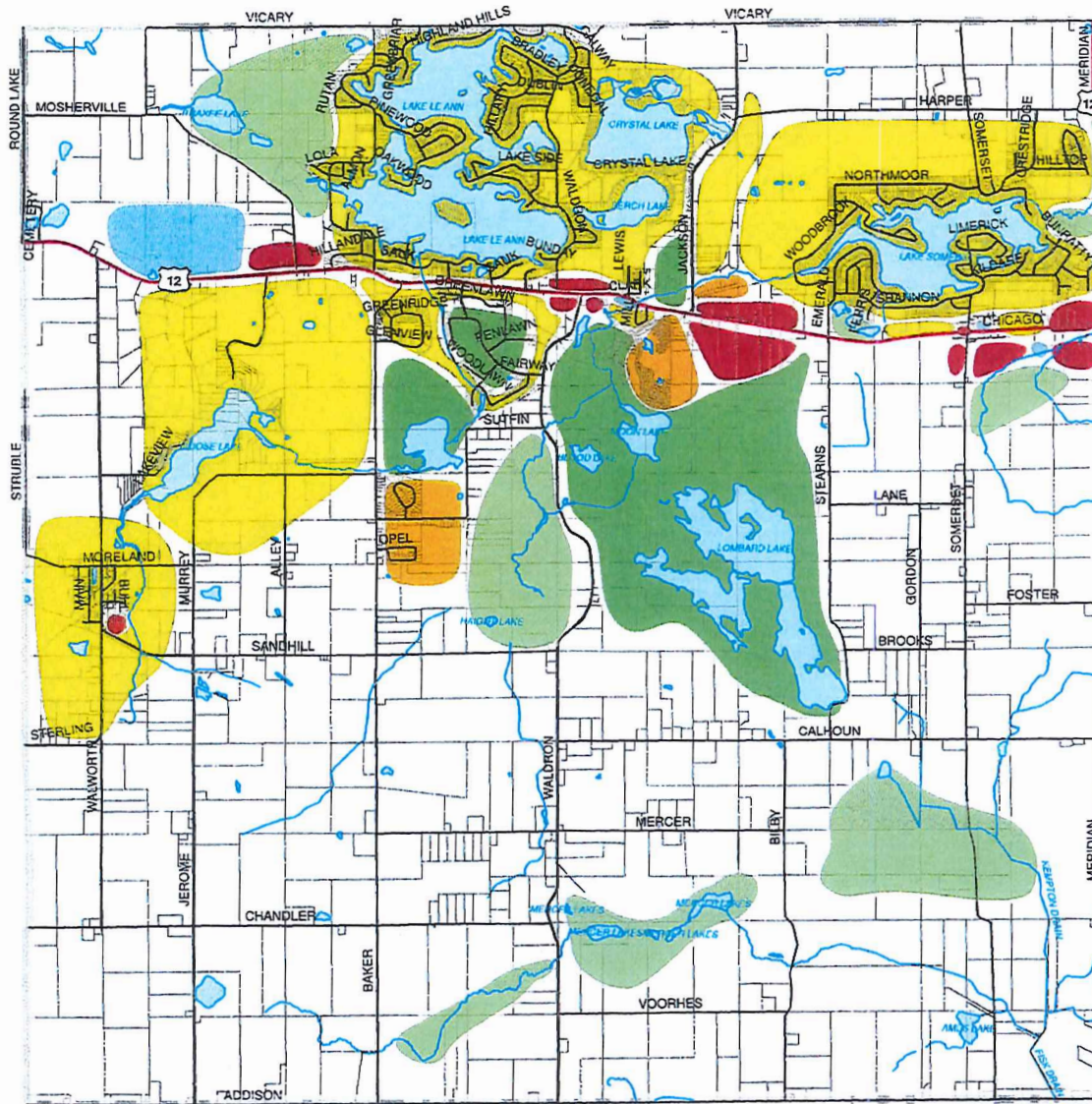
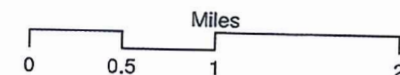
FUTURE LAND USE

LEGEND

	A	AGRICULTURAL
	LDR	LOW DENSITY RESIDENTIAL
	MDR	MEDIUM DENSITY RESIDENTIAL
	C	COMMERCIAL
	I	INDUSTRIAL
	OS	OPEN SPACE
	P	PUBLIC
	SL	STATE LAND FOR PUBLIC USE

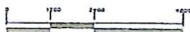
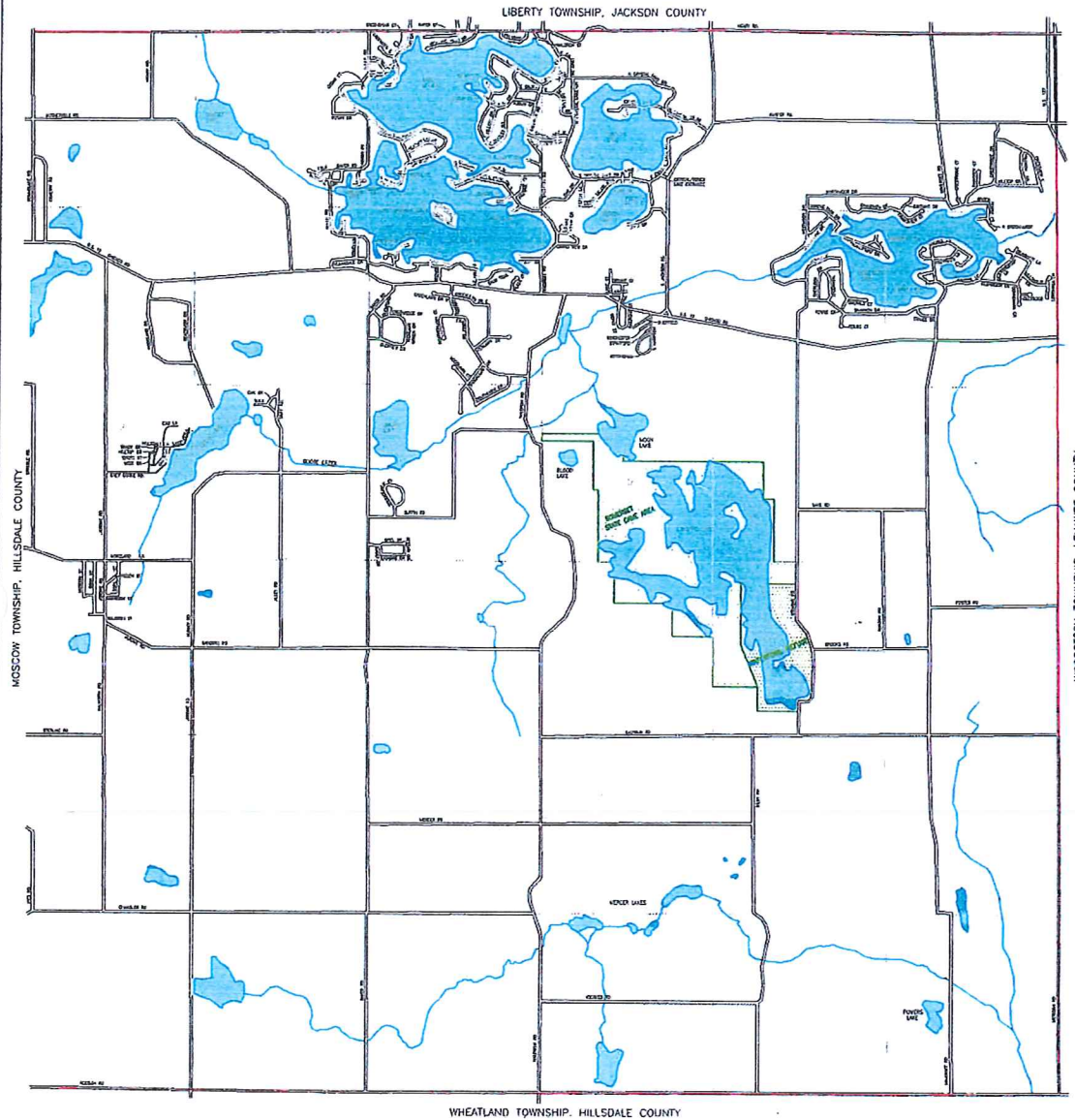


MARCH, 1997



REGION 2 PLANNING COMMISSION | JANUARY 28, 2015

Planning Commission Reviewed January, 2019

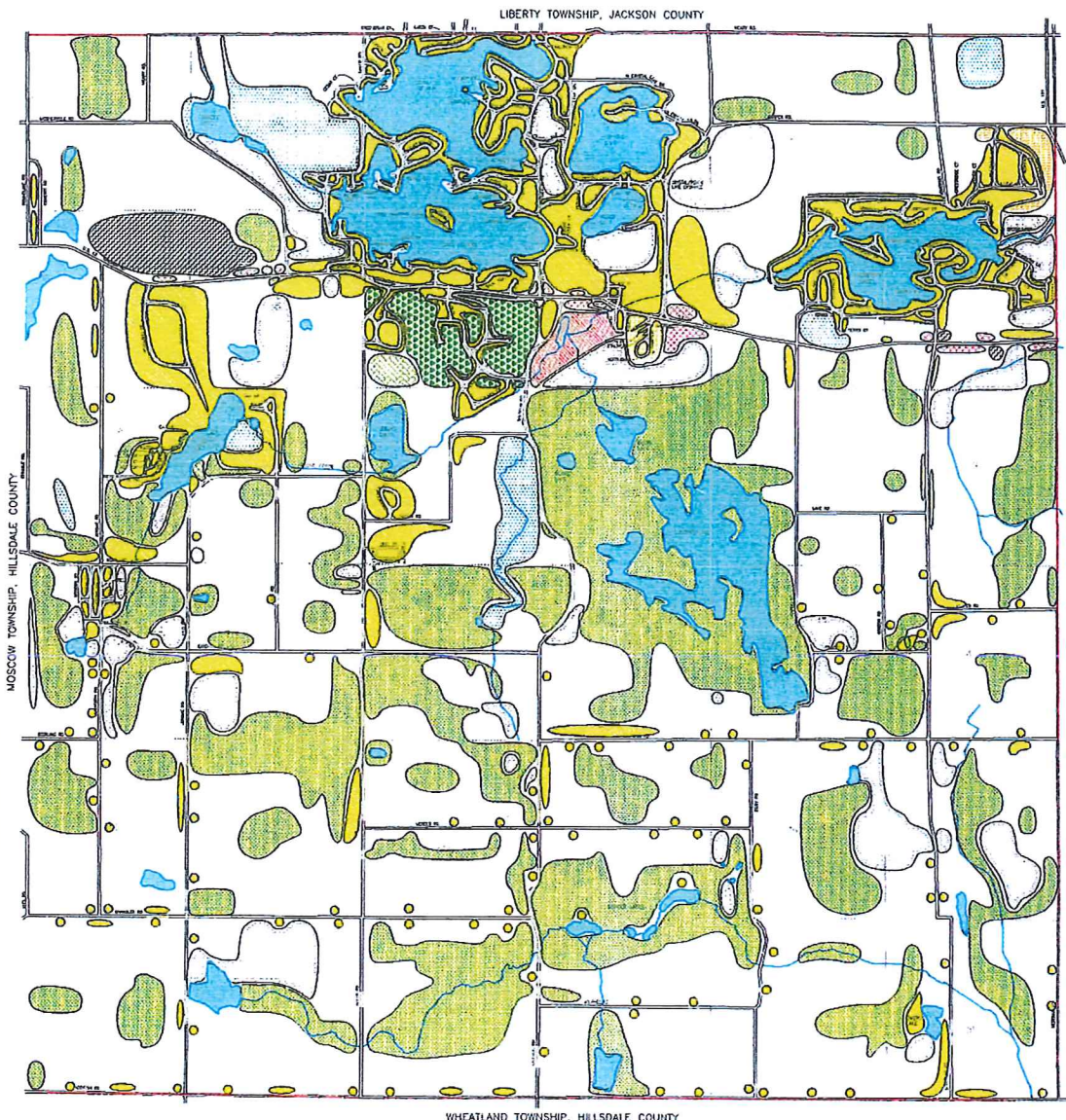


BASE MAP

SOMERSET TOWNSHIP HILLSDALE COUNTY, MICHIGAN

Planning Commission Reviewed January, 2019





CURRENT LAND USE MAP
10/9/96

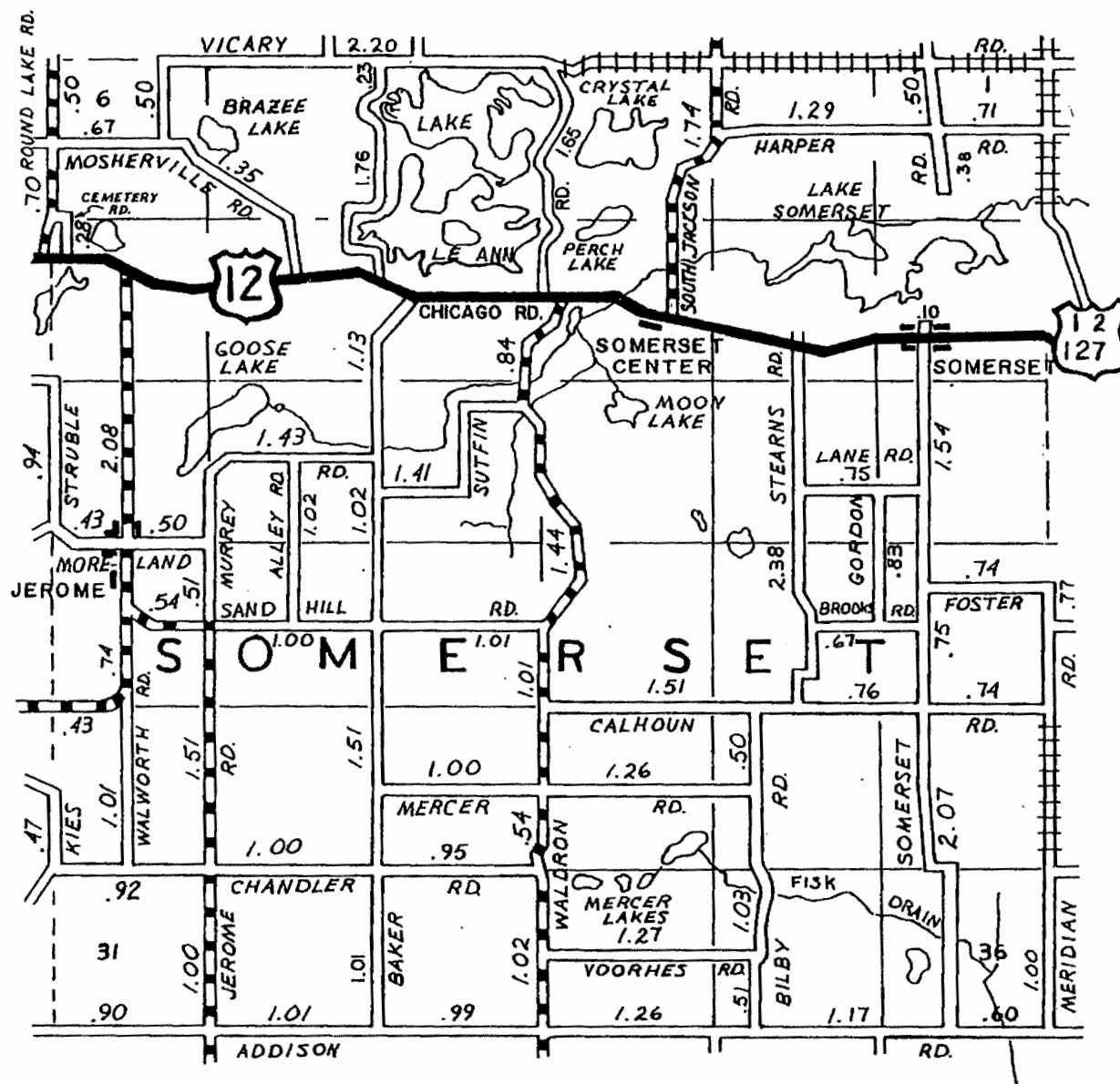
SOMERSET TOWNSHIP **HILLSDALE COUNTY, MICHIGAN**

Planning Commission Reviewed January, 2019

- AGRICULTURE
- WETLANDS
- WOODLAND
- RESIDENTIAL
- VACANT
- ORCHARD
- OPEN SPACE
- INDUSTRIAL
- COMMERCIAL
- CAMP
- GOLF COURSE
- MOBILE HOME PARK



* CURRENT LAND USE WAS DETERMINED USING HILLSDALE COUNTY RECORDS.
THE BOUNDARIES ARE NOT EXACT, BUT ARE BASED UPON THE LATEST LAND
USE PATTERNS FOR THE 1990 COMPREHENSIVE ZONING AND USE PLAN.



RURAL HOUSE NUMBERING

NUMBERS AROUND COUNTY LINE INDICATE HOUSE NUMBERING SYSTEM.
HILLSDALE ROAD SOUTH OF BALL ROAD AND CONCORD ROAD FORM THE NORTH AND SOUTH BASE LINE.
TRAIGHT LINE ACROSS THE COUNTY, ON THE LINE HALLETT ROAD ON THE WEST AND BACON ROAD ON THE EAST FORMS THE EAST WEST BASE LINE.
NUMBERS START WITH 1000 AT THE BASE LINES AND RUN 1000 TO THE MILE. EVEN NUMBERS ARE ON THE NORTH AND WEST SIDE OF THE ROAD.

STATE HIGHWAYS
PAVED ROADS
GRAVEL ROADS
TOWNSHIP BOUNDARY
STATE ROUTE MARKERS
MAINT. BY BORDER CO.

ROAD MAP HILLSDALE COUNTY MICHIGAN

In Case of EMERGENCY DIAL 911

0 1 2 3 4 5
SCALE OF MILES

HILLSDALE COUNTY ROAD DIRECTORY

(E County Line 15000; W County Line - 11000; N County Line - 12000; S County Line - miles from 15700 S to 15000 S)

COUNTY ROAD SYSTEM

THE HILLSDALE COUNTY ROAD COMMISSION MAINTAINS 1297 MILES OF ROAD.

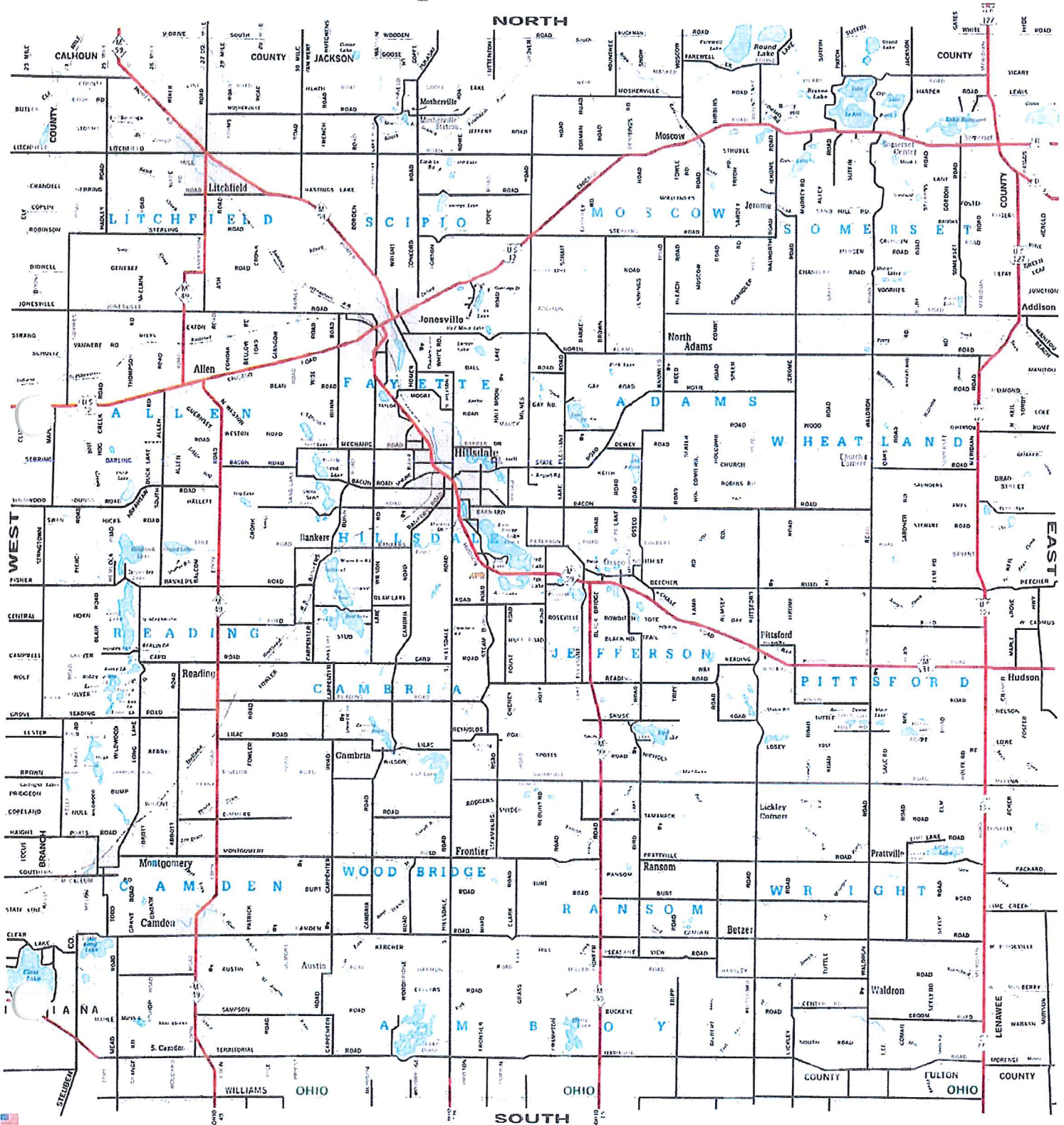
93 MILES ARE STATE TRUNK LINE ROADS MAINTAINED UNDER CONTRACT WITH THE STATE HIGHWAY DEPARTMENT AND UNDER THEIR SUPERVISION.

370 MILES ARE MAINTAINED UNDER THE COUNTY PRIMARY SYSTEM.

833 MILES ARE MAINTAINED UNDER THE COUNTY LOCAL SYSTEM.

MILEAGES UNDER THESE SYSTEMS ARE CERTIFIED UNDER ACT 51 OF THE PUBLIC ACTS OF 1951

FUNDS FOR MAINTENANCE OF ALL ROADS ON THE SYSTEM COME FROM THE MICHIGAN TRANSPORTATION FUND.



SOMERSET TOWNSHIP

HILLSDALE COUNTY, MICHIGAN

WATERSHEDS

LEGEND

 GREAT LAKE BASINS

LAKE ERIE BASIN

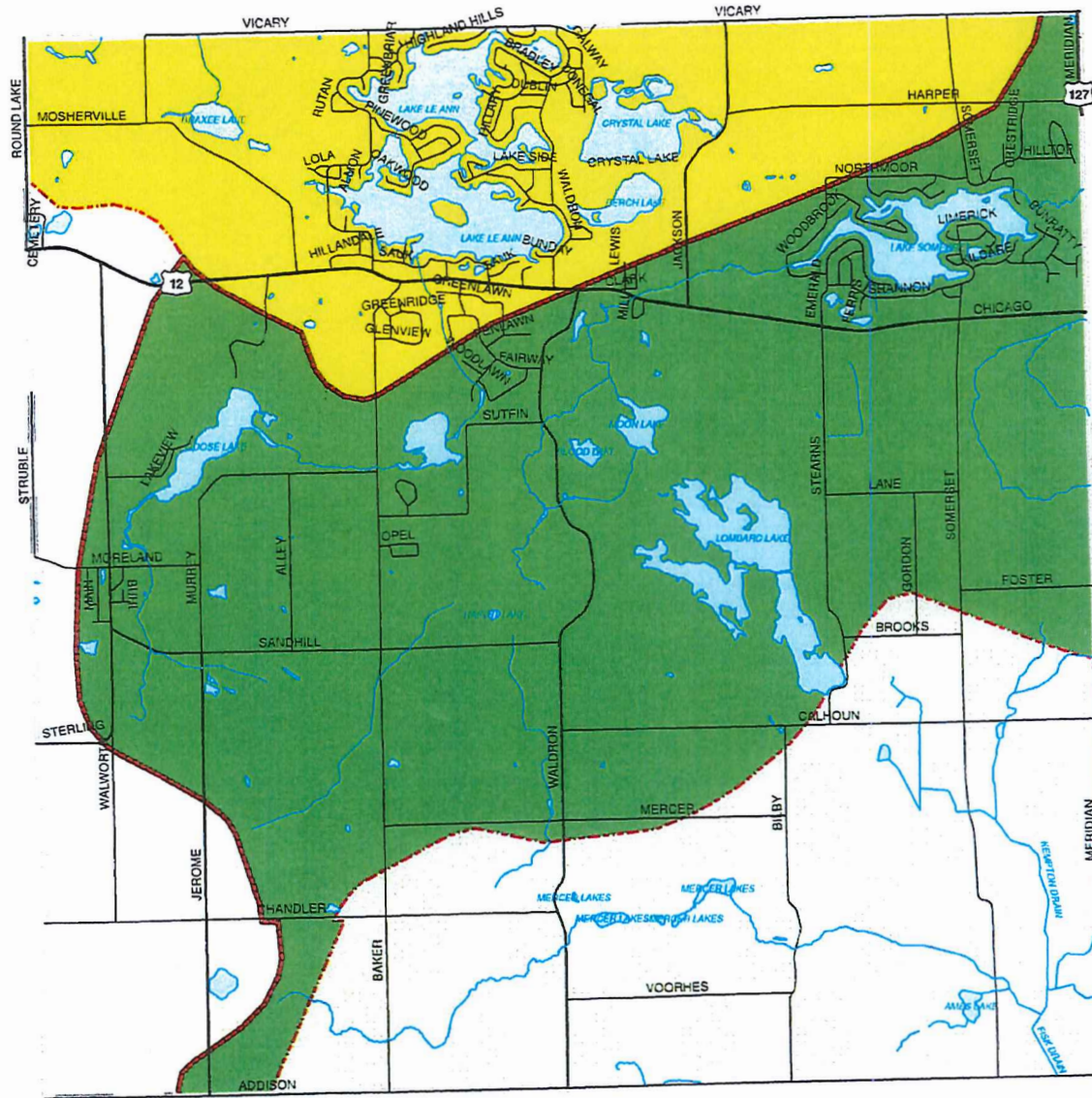
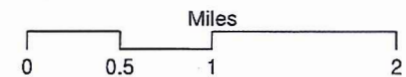
 RIVER RAISIN

 TIFFIN RIVER

LAKE MICHIGAN BASIN

 UPPER GRAND RIVER

 KALAMAZOO RIVER











REGION 2 PLANNING COMMISSION | JUNE 15, 2015

SOMERSET TOWNSHIP

HILLSDALE COUNTY, MICHIGAN

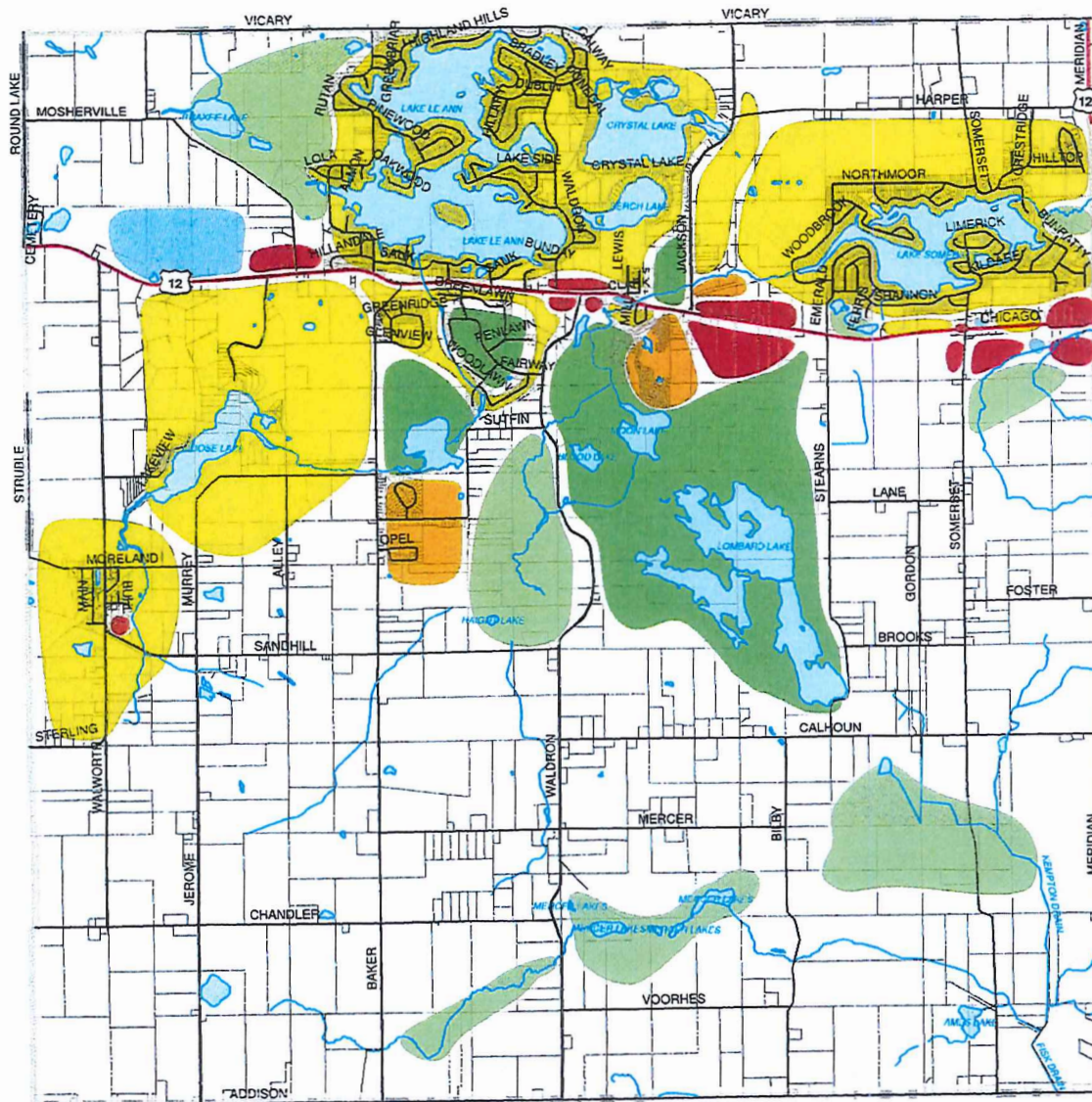
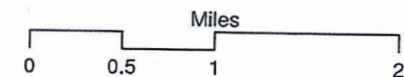
FUTURE LAND USE

LEGEND

	A	AGRICULTURAL
	LDR	LOW DENSITY RESIDENTIAL
	MDR	MEDIUM DENSITY RESIDENTIAL
	C	COMMERCIAL
	I	INDUSTRIAL
	OS	OPEN SPACE
	P	PUBLIC
	SL	STATE LAND FOR PUBLIC USE



MARCH, 1997



REGION 2 PLANNING COMMISSION | JANUARY 26, 2015

Planning Commission Reviewed January, 2019