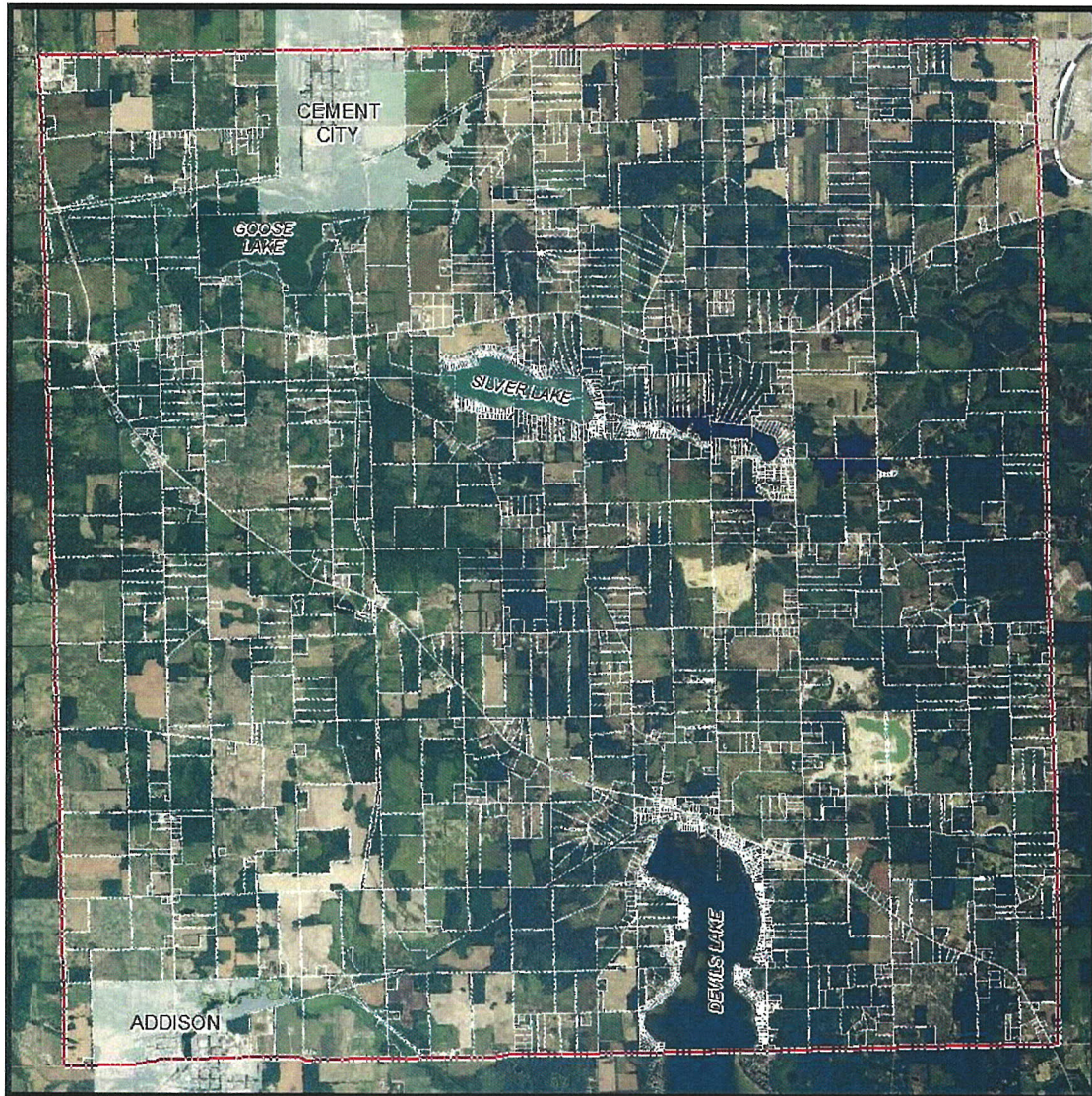


# Woodstock Township Master Plan



2019 Edition





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

\_\_\_\_\_  
Woodstock Township Planning Commission Chair



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

\_\_\_\_\_  
Woodstock Township Clerk





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## INTRODUCTION

### Why Plan?

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

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

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

### What is a Master Plan?

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

### Master Plan Principles

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

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

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

### **Future Land Use and Zoning**

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

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

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

### **Use of the Master Plan**

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



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

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

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

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

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

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

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

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

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

### **Keeping the Plan Current**

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

### **How Did the Plan Develop?**

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

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

### **Who Will Implement the Plan?**

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

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



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

## PHYSICAL SETTING

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

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

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

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

## **EXISTING LAND USE CHARACTERISTICS**

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

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

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

### **Residential Areas**

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

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

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

### **Commercial Areas**

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

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

### **Industrial Areas**

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

### **Agricultural Areas**

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

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



## SOCIO-ECONOMIC CHARACTERISTICS

### Population

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

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

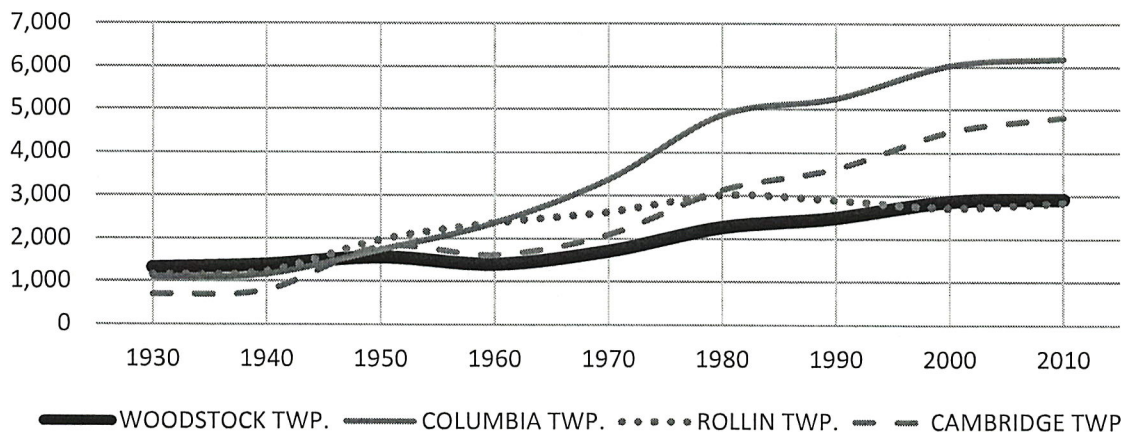
**1930-2010 AREA POPULATION GROWTH†**

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

SOURCE: U.S. CENSUS BUREAU

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

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



### Population Projections

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

### PROJECTED TOWNSHIP POPULATION GROWTH

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

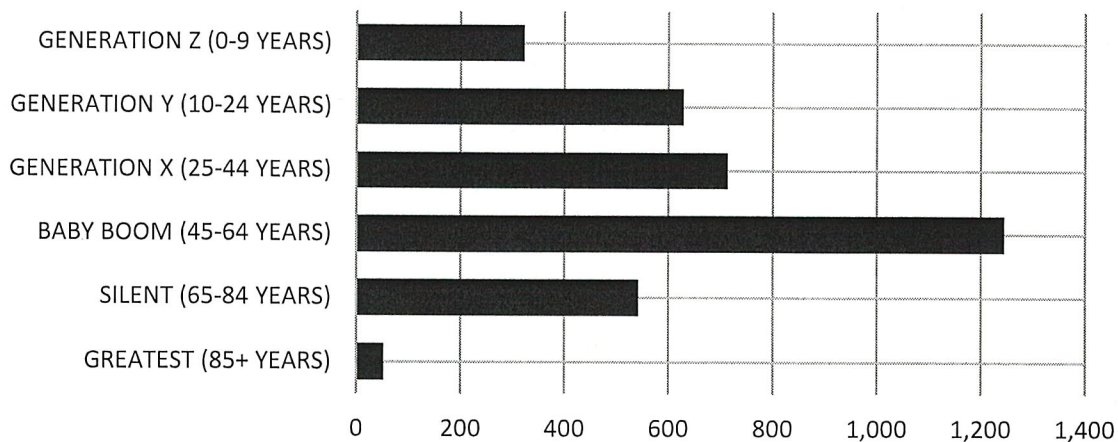
SOURCE: REGION 2 PLANNING COMMISSION

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

### Age Structure

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

#### GENERATIONS IN 2010



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

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

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

### 2000-2010 AGE STRUCTURE

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

SOURCE: 2010 U.S. CENSUS

### Educational Attainment

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

#### 2010 EDUCATIONAL ATTAINMENT

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

cupation.

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

#### Labor Force Status

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

#### 2010 EMPLOYMENT BY OCCUPATION

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

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



## GENERAL HOUSING CHARACTERISTICS

### Household Size

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

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

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

**1970-2010 AREA PERSONS PER HOUSEHOLD**

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

SOURCE: U.S. CENSUS BUREAU

### Occupancy and Tenure

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

**2010 TENURE AND VACANCY STATUS**

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

SOURCE: U.S. CENSUS BUREAU

### Housing Costs and Affordability

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

**2010 SELECTED MONTHLY COSTS**

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

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



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

## **TOWNSHIP RESOURCES**

### **Transportation**

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

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

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

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

### **Sewer and Water Facilities**

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

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

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

### **Schools**

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

### **Health Care Facilities**

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

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

## **Police and Fire Services**

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

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

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

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

## **LAND USE PROBLEMS AND POTENTIALS**

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

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

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

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

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

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

## **LAND USE GOALS AND OBJECTIVES**

### **Recreation and Open Space Areas**

#### **Goal:**

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

#### **Objectives:**

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

## **Agricultural Land Uses**

### **Goal:**

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

### **Objectives:**

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

## **Residential Land Uses**

### **Goal 1:**

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

### **Objectives:**

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



## **Goal 2:**

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

### **Objectives:**

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

## **Commercial Land Uses**

### **Goal:**

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

### **Objectives:**

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

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

## **Industrial Land Uses**

### **Goal:**

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

### **Objectives:**

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



## **Transportation**

### **Goal:**

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

### **Objectives:**

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

## **FUTURE LAND USE PLAN**

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

## **Open Areas**

### **Recreation and Open Space Areas**

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

#### **Targeted areas:**

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

### **Agricultural Areas**

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

#### **Targeted areas:**

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

## **Residential Areas**

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

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

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

### **Commercial Areas**

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

#### **Targeted areas:**

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

### **Industrial Areas**

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

#### **Targeted areas:**

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

## **PLAN IMPLEMENTATION**

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

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

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

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

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

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

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

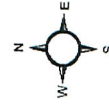
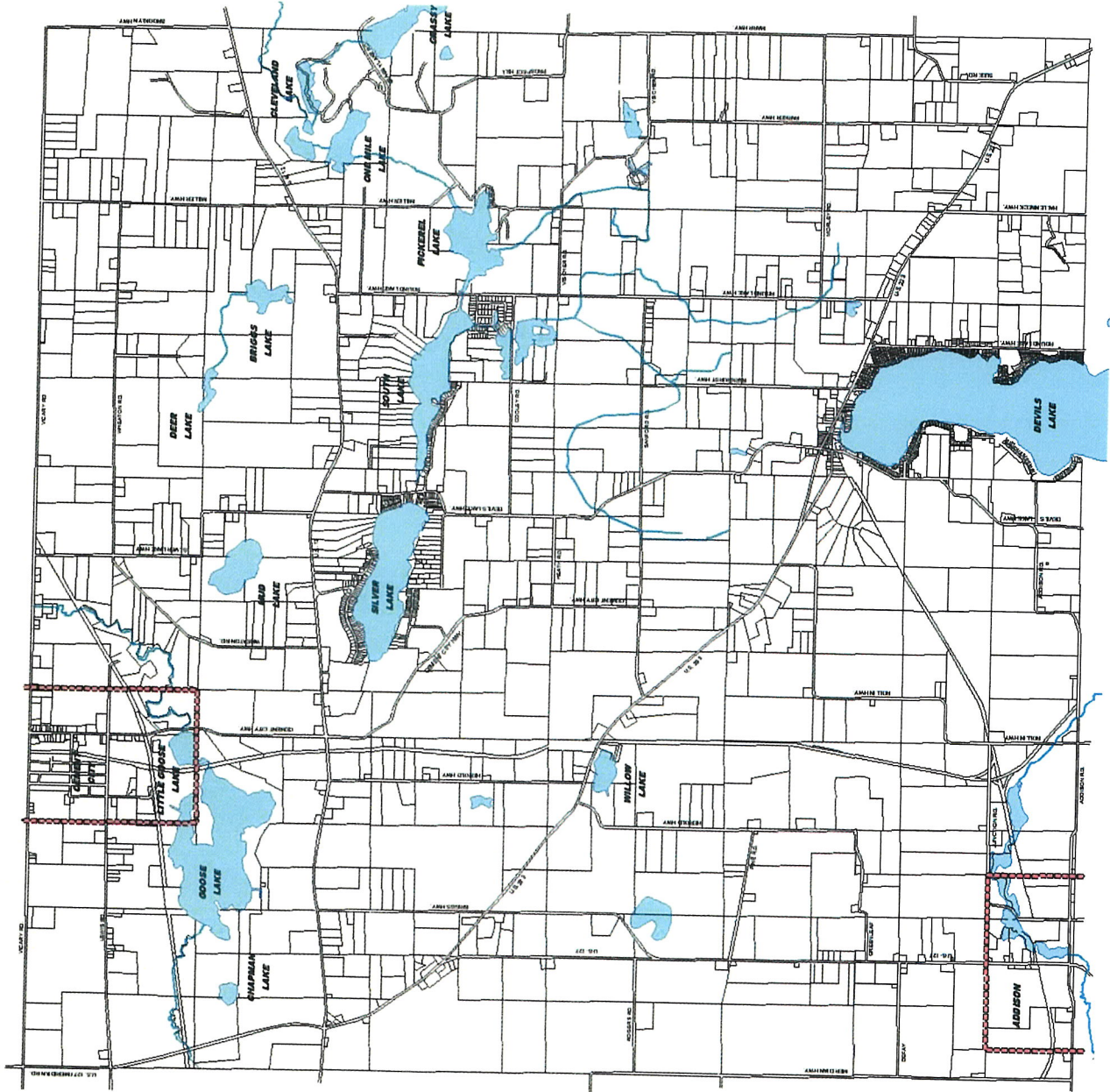
**APPENDIX A**  
**MAPS**



# MAP 1

## WOODSTOCK TOWNSHIP

### BASE MAP



**Region 2**  
Planning Commission  
Serving Haddon, Jackson and Tipton Counties





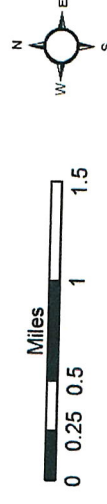
## MAP 2

# WOODSTOCK TOWNSHIP MOST PRODUCTIVE SOILS FOR AGRICULTURE

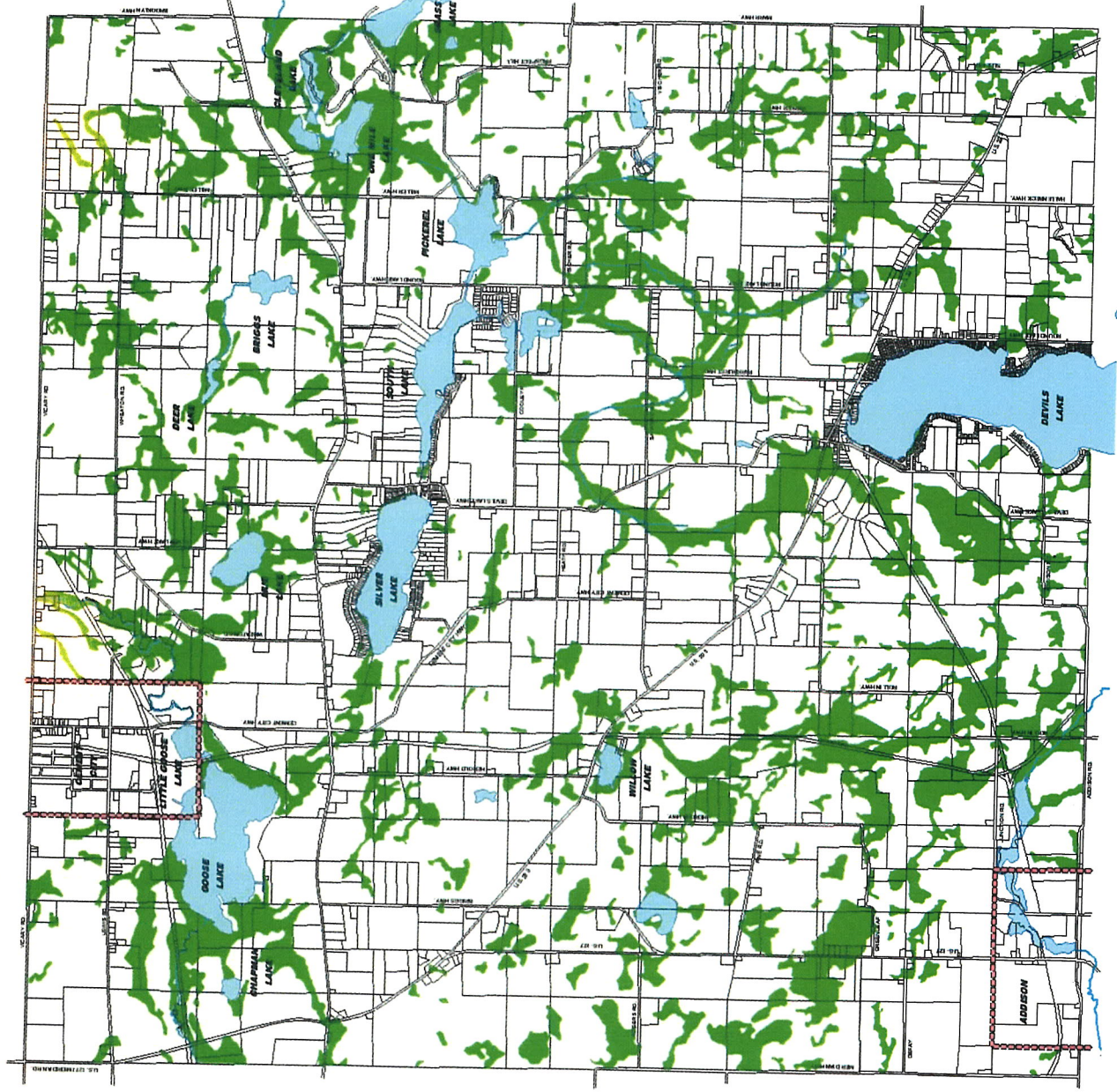
## LEGEND

 Productive Agricultural Soils

Source: Lenawee County Soil Survey



**Region 2**  
Planning Commission  
Serving Michigan, Jackson and Lenawee Counties







# Lenawee County G.I.S

301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR PHONE (517)264-4522  
 ADRIAN, MI. 49221 FAX (517)264-4529

## MAP 3

### WOODSTOCK TOWNSHIP SOIL SUITABILITY FOR SEPTIC SYSTEMS

#### Legend

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

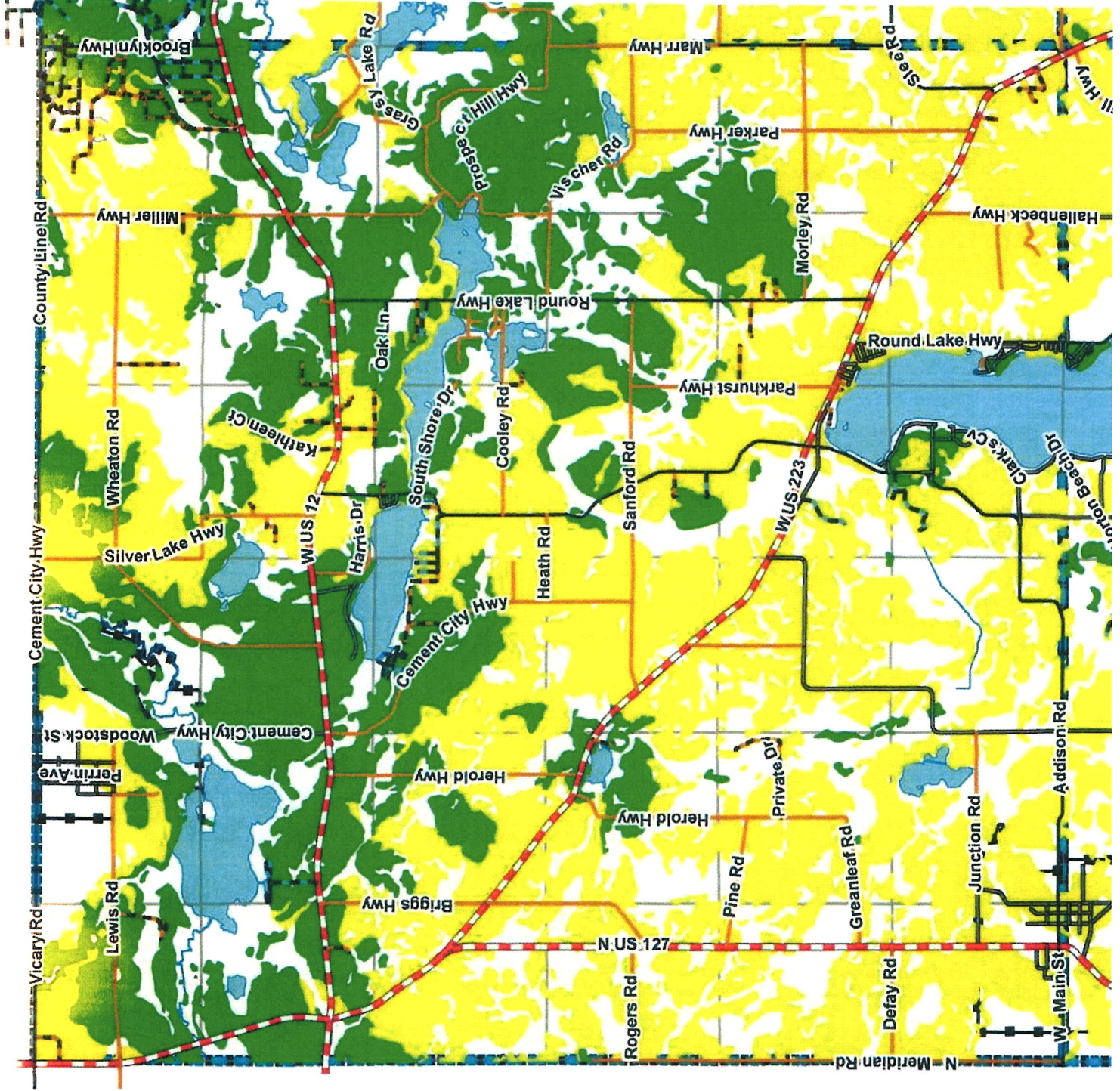
Miles  
 0 0.5 1

Source: Lenawee County Soil Survey/LCHD

Map Created: June 2019

N

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







# MAP 4

## WOODSTOCK TOWNSHIP 1998 LAND COVER

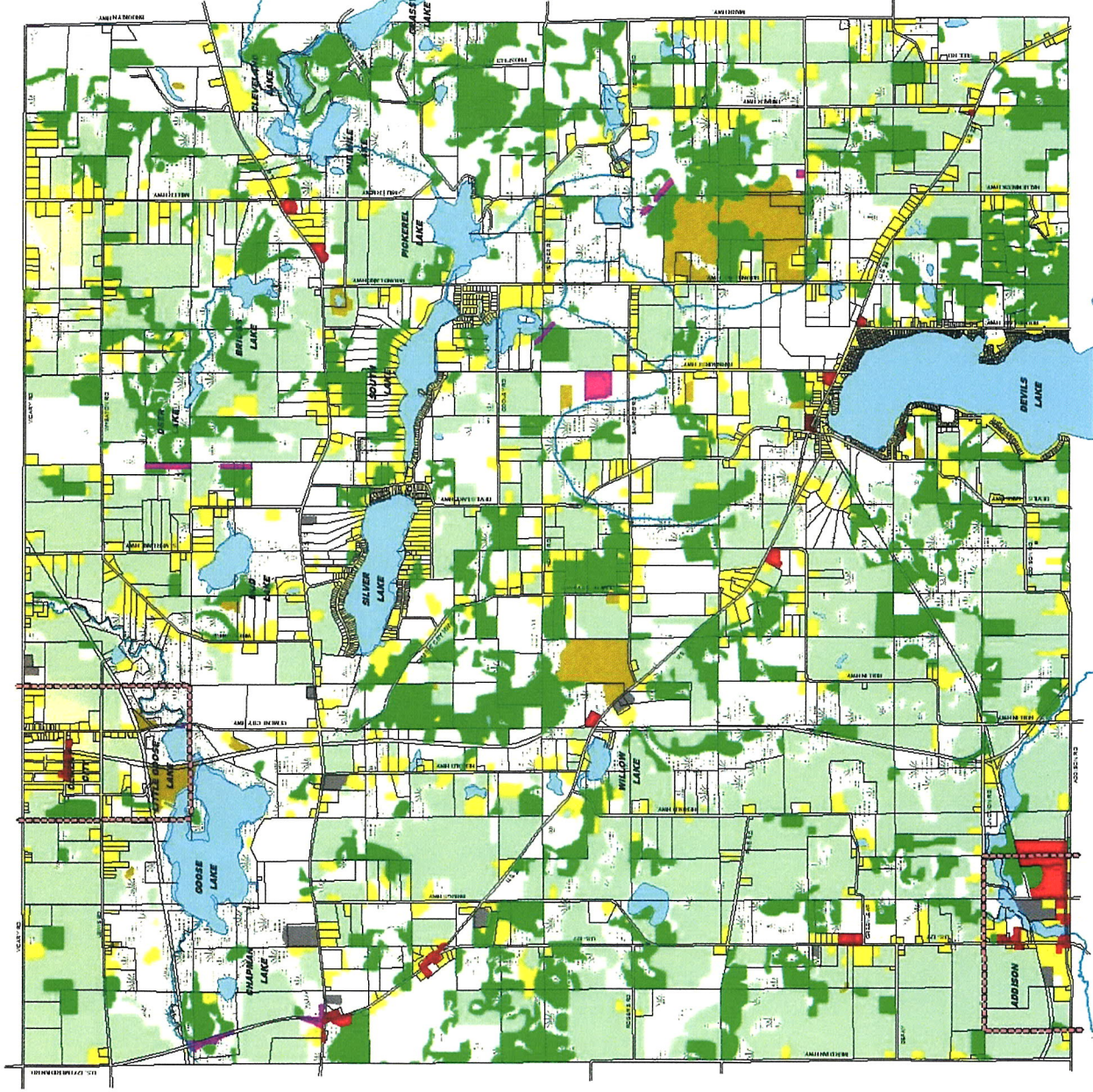
### LEGEND

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

Source: Lenawee County Comprehensive Land Use Plan



**Region 2**  
Planning Commission  
Serving Halesburg, Jackson and Lenawee Counties







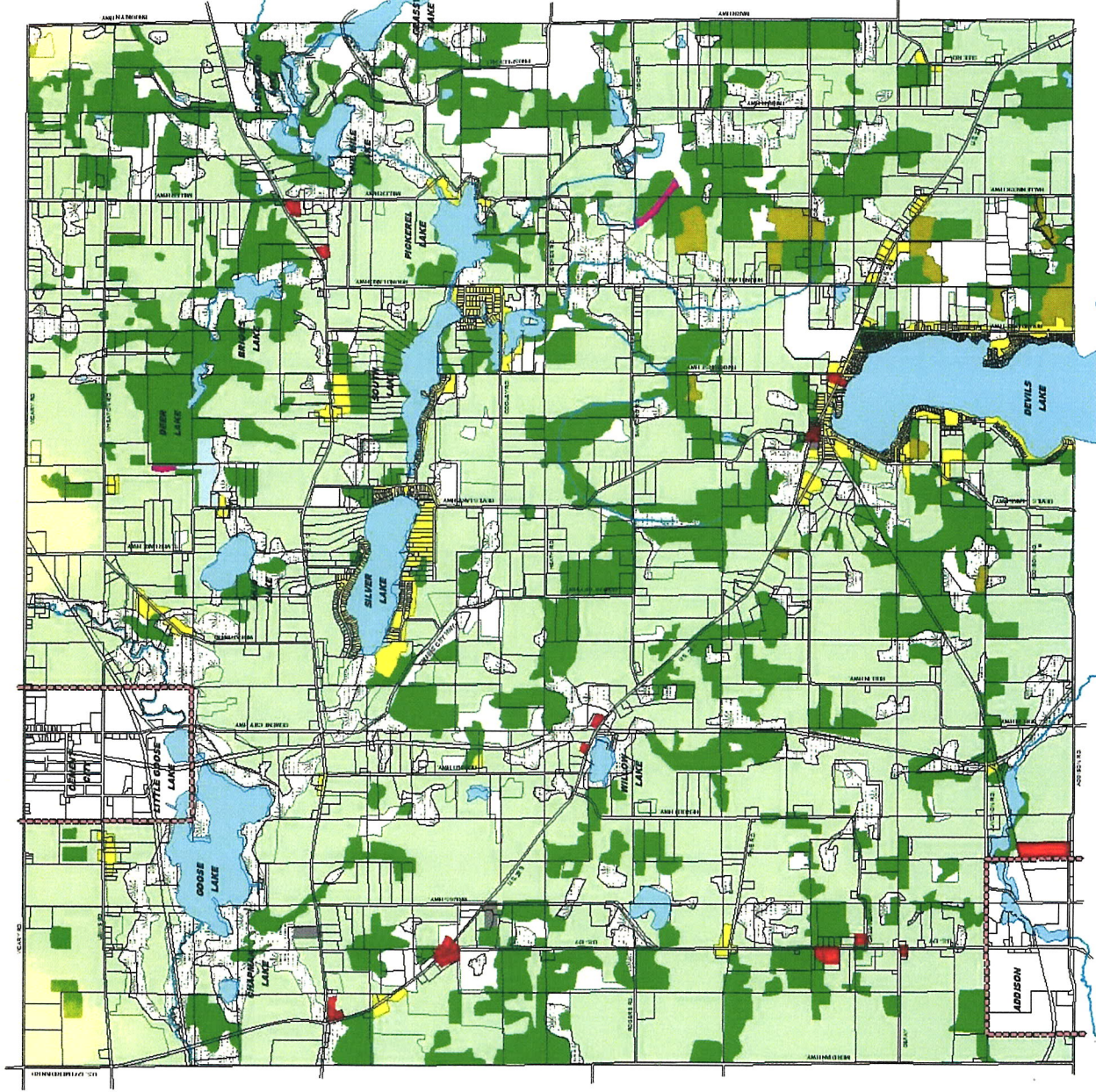
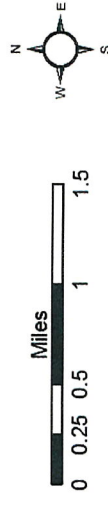
# MAP 5

## WOODSTOCK TOWNSHIP 1978 LAND COVER

### LEGEND

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

Source: Lenawee County Comprehensive Land Use Plan







# Lenawee County G.I.S

301 N. MAIN ST  
OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4522  
ADRIAN, MI. 49221 FAX: (517)264-4529

## MAP 6

### WOODSTOCK TOWNSHIP AGRICULTURAL LANDS

#### Legend

 Agricultural Lands

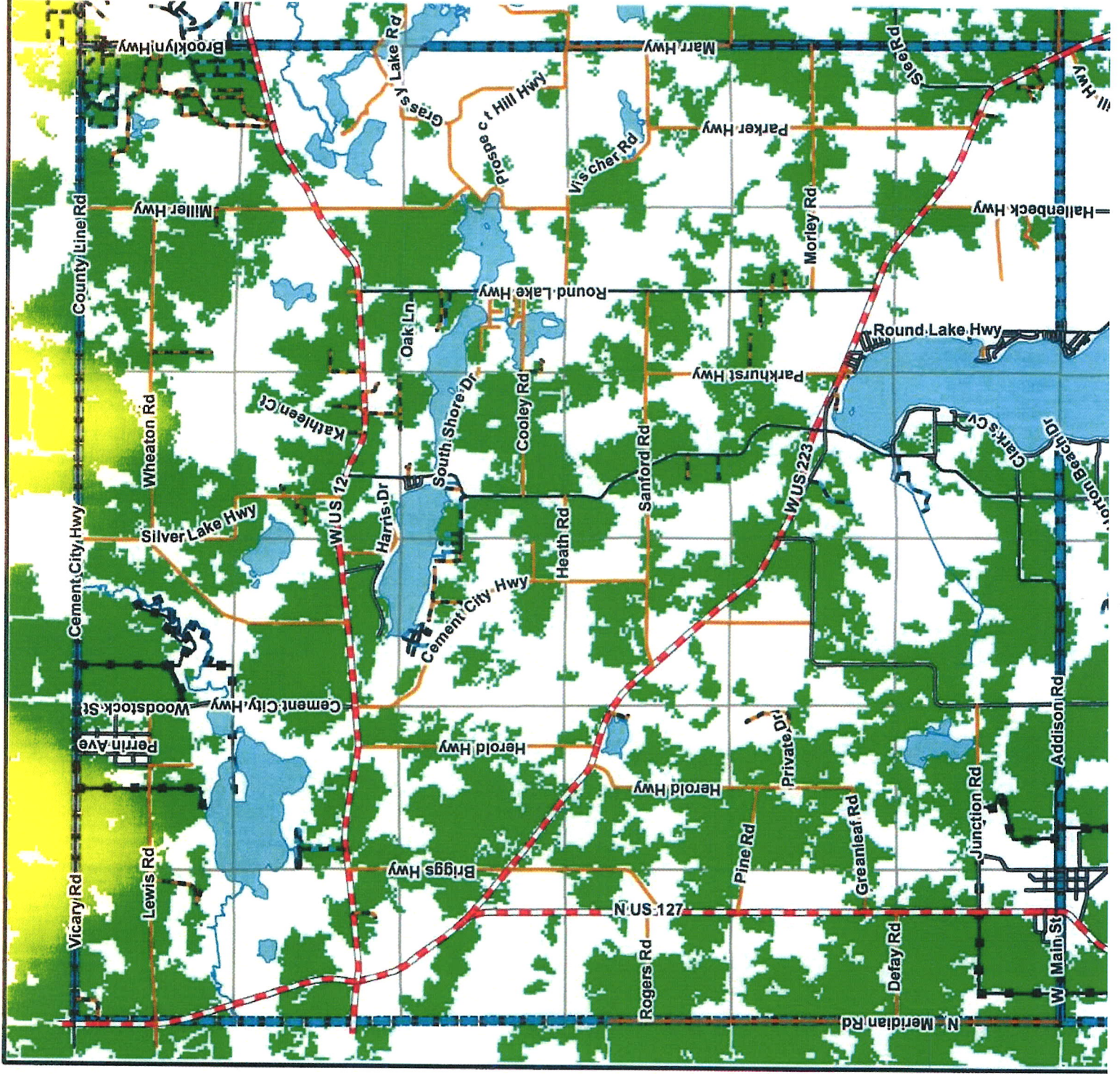
Miles  
0 0.5 1

Source: USGS Land Cover Dataset

Map Created: June 2019

N

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







## MAP 7

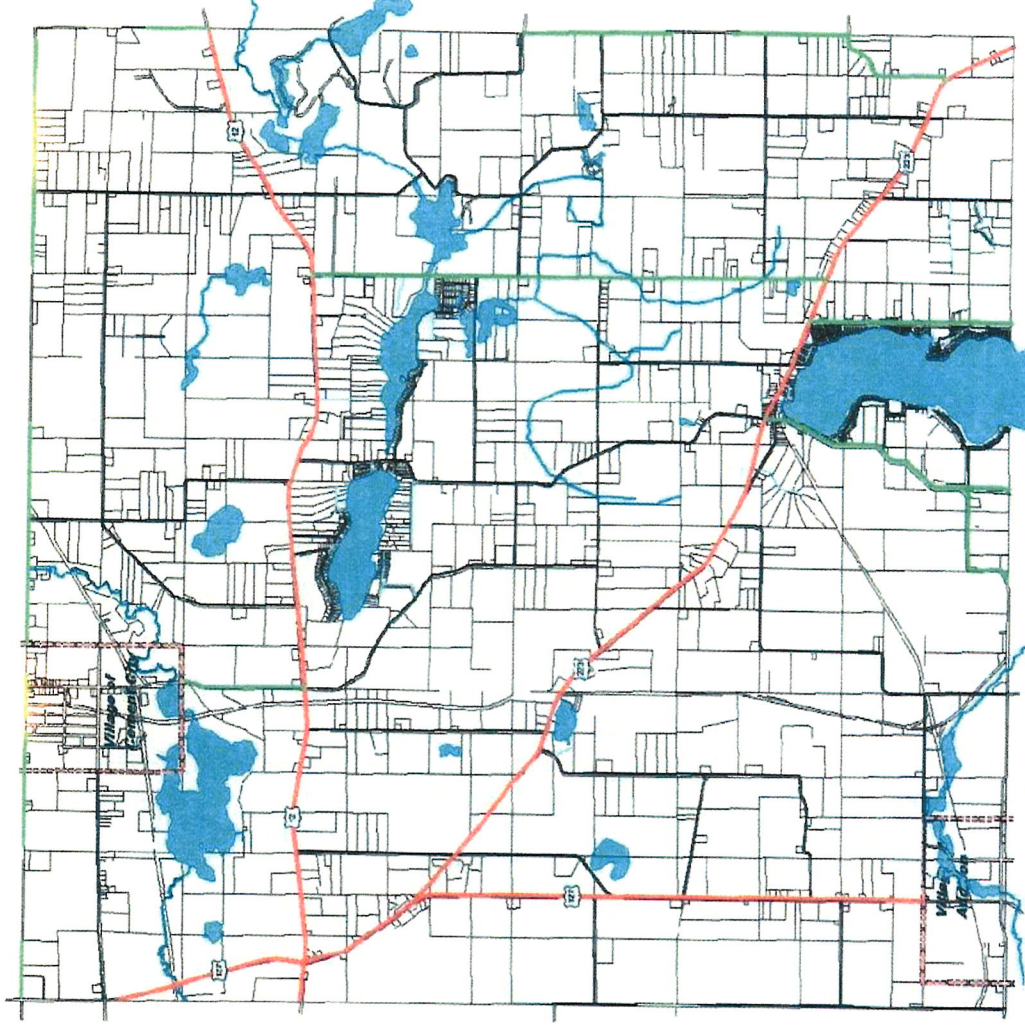
### WOODSTOCK TOWNSHIP

### TRANSPORTATION FUNCTIONAL CLASSIFICATION

#### LEGEND

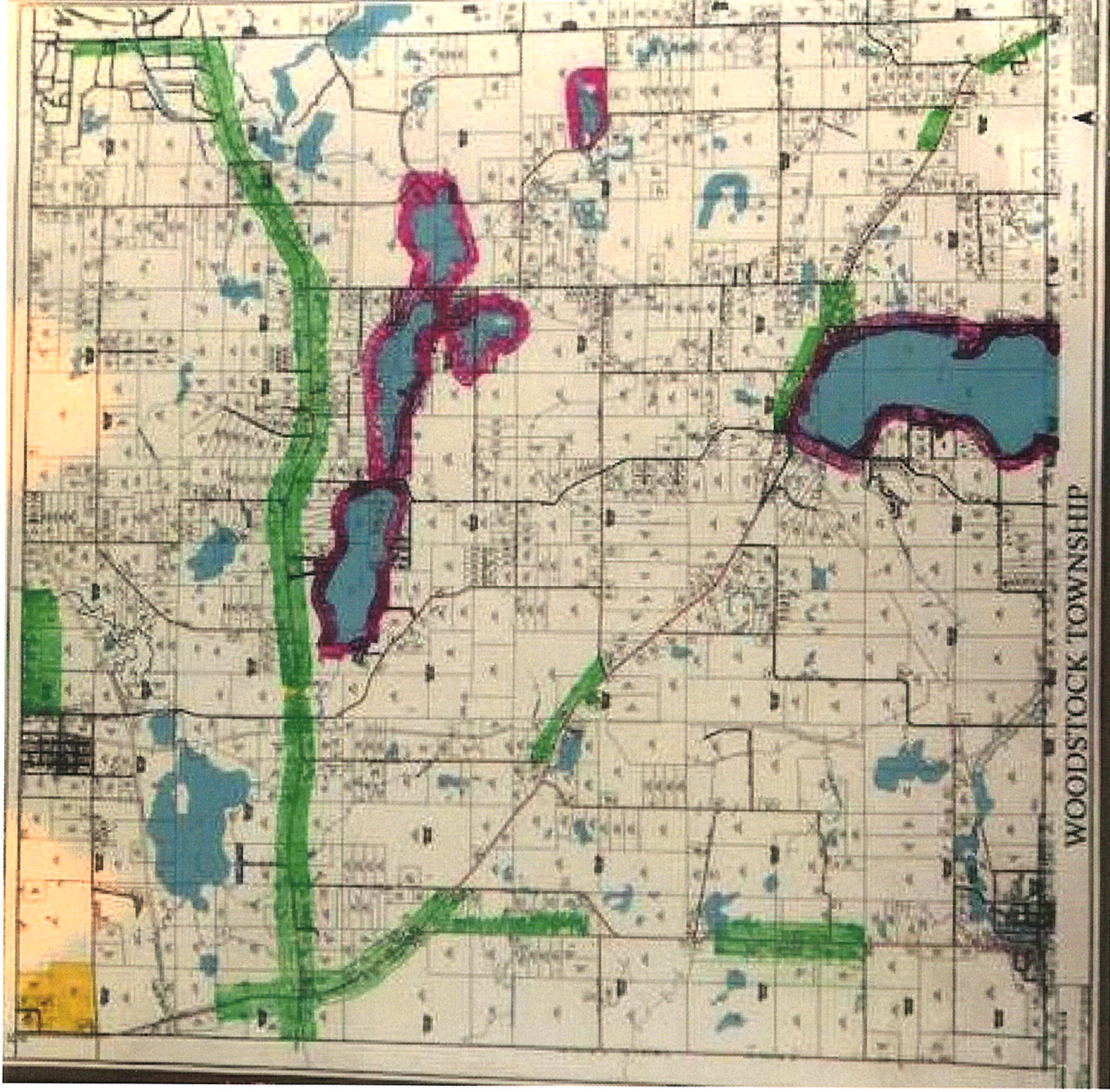
- Local Roads
- Collector Roads
- Arterial Roads

Source: Lenawee County Comprehensive Land Use Plan









## MAP 8

# WOODSTOCK TOWNSHIP FUTURE LAND USE MAP

## LEGEND

**Green** = Commercial

**Pink** = Residential

**Yellow** = Industrial

**White** = Open

Map Created: Revised Dec 2019







# MAP 9

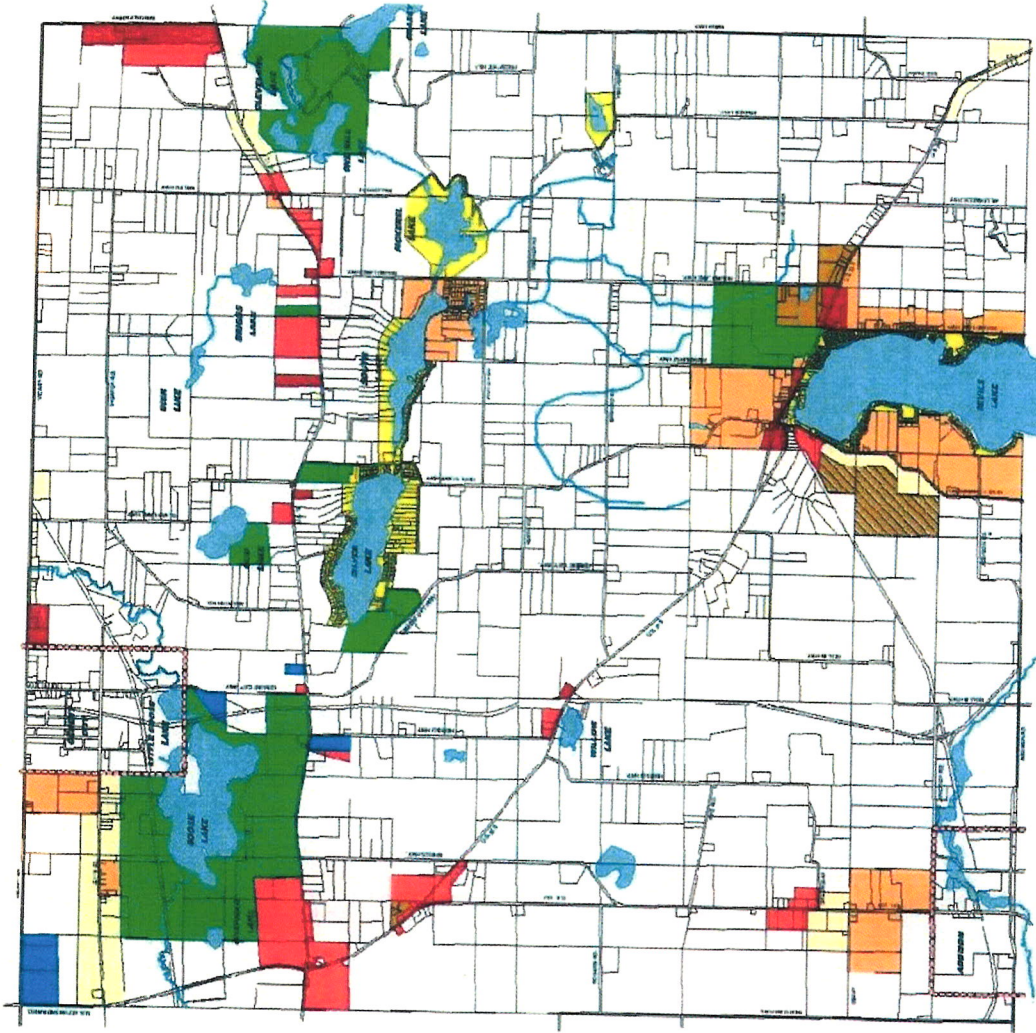
## WOODSTOCK TOWNSHIP

### ZONING

#### LEGEND

AG-1	Agricultural District
RO-1	Recreation Open Space District
RNF-1	Rural Non-Farm District
RL-1	Lake Residential District
RS-1	Suburban Residential District
RM-1	Multiple Family Residential District
MH-1	Mobile Home Residential District
C-1	Local Commercial District
C-2	General Commercial District
C-3	Highway Service Commercial District
I-1	General Industrial District

Revised To: 09/02  
Adopted: 05/74







## APPENDIX B ZONING PLAN

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

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

### Zoning Districts

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

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

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

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

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

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

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

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

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

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



## Dimensional Standards

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

### Area, Height, Bulk Requirements

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



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

<sup>†</sup> Corner Lot

<sup>‡</sup> Stand-alone accessory structures may be constructed provided that the lot meets the minimum lot area requirements for zoning district

\* Abutting a water body

## Rezoning Criteria

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

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

## Relationship to the Future Land Use Map

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

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

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

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

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

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

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

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

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

## **APPENDIX C**

### **CAPITAL IMPROVEMENTS PROGRAMMING**

#### **What is a Capital Improvements Program?**

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

#### **Why Prepare a Capital Improvements Program?**

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

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

#### **Developing a Capital Improvements Program**

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

#### **Establishing Objective Criteria**

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



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

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

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

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

### **Establishing a Process**

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

- Prepare an inventory of all capital facilities.

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

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

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

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