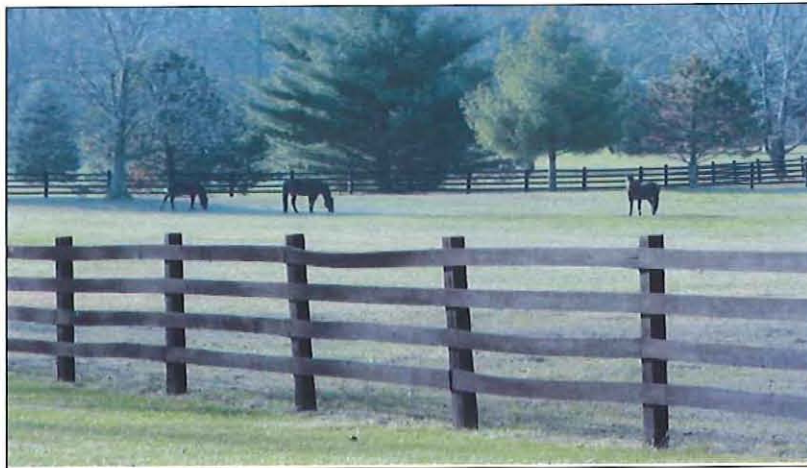


# **ADRIAN CHARTER TOWNSHIP**



## **LAND USE PLAN**

**November, 2007**

Created by the  
ADRIAN CHARTER TOWNSHIP PLANNING COMMISSION

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## Introduction

This document updates the land use policies plan adopted by the Adrian Township Planning Commission in 1998. This Land Use Plan is different from the previous policy plan in that it contains a land use plan map. The map is based on the land use characteristics of the township and on the goals for land use contained within this document.

The township has experienced significant residential development. Land previously used for farming has been divided into smaller parcels, leaving those areas unsuitable for agriculture. The Planning Commission noted this trend, reviewed the assumptions made for the 1998 plan and agreed that it was time to reconsider and rewrite the plan. The result is the Adrian Charter Township Land Use Plan.

The purpose of the Land Use Plan is to provide goals and policies for the future development. Planning has several advantages including the following:

- Availability of public infrastructure can be taken into account during the development of land use policies and the land use plan map.
- A plan provides a basis for zoning decisions.
- A land use plan directs future growth toward areas of the township more capable of handling the specific nature and intensity of land uses.
- Planning and zoning help to identify and conserve the best agricultural land and areas of significant natural features.
- Planning is a continuous process that allows the adjustment of goals and objectives according to changing growth and demographic patterns.
- Adherence to the land use plan reduces random development patterns which can waste land and create conflicting land uses.

In the State of Michigan, enabling authority for township planning is provided by the Township Planning Act of 1959. Further, the Michigan Zoning Enabling Act of 2006 requires zoning to be based on a plan that promotes the health, safety and general welfare of the community.

## Land Use Characteristics

Land use characteristics can be divided into two categories: *capability* and *suitability*. Capability refers to the natural ability of the land to be used. It includes factors such as soils, flood plains, topography and natural features. Suitability refers to the man-made situations that make a parcel suitable for a use. It is indicated by transportation access, sewer service areas, parcel size and proximity to the city of Adrian. A description of each factor is presented below.

### Capability

Soils- The capability of the soil to handle septic tank absorption fields is an important characteristic to consider in development. Soils identified as *hydric* are not good for septic fields. They are defined by the Soil Conservation Service as somewhat poorly drained with a frequently occurring water table less than 0.5 feet from the surface. As can be seen on Map 2, hydric soils are found in every section of the township.

To be eligible for installation of a septic system, the Lenawee County Health Department requires that, in areas where the soil does not meet the percolation tests (e.g. hydric soils), 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. 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.

Floodplains- In 1990, Adrian Township agreed to participate in the National Flood Insurance Program. The program requires the township to comply with all regulatory requirements for the purpose of significantly reducing hazards to persons and property and to make flood insurance and federal loans available to township residents.

Map 4 shows the area identified by the Federal Emergency Management Agency as flood hazard areas. Generally, flood hazard areas run east and west along Wolf Creek. Anyone seeking a more specific uses of the floodplain data should refer to the official Flood Hazard Boundary Map in the township office.

Topography- The topography is generally level to gently rolling, with elevation of 900 feet above sea level in the northwest to approximately 800 feet in the southeast. These are not generally considered to be limitations for development.

Natural Features - The River Raisin crosses through the southeastern corner of the township near Lake Adrian. There are also several creeks and some wetlands throughout the township. A significant portion of the township is still forested with scattered woodlot patches.



## Suitability

Parcel Size - In a 1983 report by the U.S. Soil Conservation Service, much of the township was identified in as *prime farmland*. Prime farmland is defined as land that has the best combination of the physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is available for these uses.

However, over the last twenty years, there has been a significant increase in the number of parcels recorded by the Lenawee County Register of Deeds. The increase in the number of lots results in a decrease in the size of lots, and smaller lots are less valuable for agriculture.

Map 5 reflects agricultural productivity in Adrian 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.

Proximity to the City of Adrian - Adrian Township shares its southern boundary with the city of Adrian, the largest city in Lenawee County. From Adrian Township, there is easy access to Bixby Hospital, Adrian and Siena Heights colleges, Lenawee County Vo-Tech center and to the commercial areas of the city.

This proximity offers township residents the amenities of city life and makes it less necessary for the township to designate areas for commercial, institutional and service development.

Transportation Access - The Lenawee County Road Commission identifies township roads on Map 6 and as follows:

State Routes	U.S.223, M-52
County Primary Roads	Country Club, Hunt, Shepherd, Wolf Creek, Pentecost, Tipton, Bent Oak (part of), Howell, W. Valley Road, Parr Highway, Burton Road, and Oakwood
Local Blacktop	(Part of) Forrister, Speilman, Rome, Brazee, (part of) Bent Oak, (part of), Carson Hwy., Lenawee Hills, Phister, Forrister, Wisner (part of), and Moore

The rest of the township's roads are local gravel roads.

Map 6 also provides information on existing and planned Class A All-Season truck routes. Such roads are capable handling heavy truck traffic associated with industrial uses and gravel hauling. A possible future automobile by-pass connecting M-52 to US-223 is also suggested as a long-term goal.

Sewer and Water Service Areas - The township provides sewer service to the areas depicted on Map 7. Water service is available only to Richlyn Manor west of Tipton Highway. Richlyn Manor has its own water system.

## Population Characteristics

### *Population*

The previous land use plan projected a decline in township population between 1980 and 1990. The 1990 census confirmed this projection with a population of 4,336, a 6% loss from 1980 (Table 1).

However, since 1990, Adrian Township's population has increased. Census figures from 2000 show that the population of the township increased to 5,749 and 2004 estimates indicate that the population continued to increase to 6,595. Additionally, projections made for every community in Lenawee County show increases in population through 2020 (Table 2). The projections are based on a four-year trend of new housing construction and on previous trends in occupancy and persons per dwelling unit. The projections for Adrian Township show that if these recent trends continue, the township's population could reach 10,517 by 2020, an increase of 88% from 2000. The same projection method yields a 35% increase for Lenawee County and a 16% increase for the city of Adrian.

### *Age*

The township's population continues to age. The percentage of residents over 65 increased from 10% in 1990 to 13% in 2000. This, along with a decrease in the percentage of the population under 18, combine to increase the township's median age to 40.3 (Table 3). Compared to the rest of the county, the median age of township residents is higher (Table 4).

### *Income*

Between 1990-2000, the Township's median family income increased 51%, while the county's increased 48%. In fact, the increase in median family income was greater for Adrian Township than for any adjacent community. It follows then, that the township's per capita income would also be greater than any adjacent community. Table 5 shows that it is also greater than the state's per capita income

### *Housing Units*

Between 1990 and 2000, the total number of housing units in the township increased by 48% while the number of households increased by 47% (Table 6). The persons per household followed the national trend of smaller households, and decreased from 2.95 in 1990 to 2.67 in 2000. This explains how a community can have an increase in housing units and a decrease in population.



TABLE 1

TOTAL POPULATION  
ADRIAN TOWNSHIP, ADJACENT COMMUNITIES, CITY OF ADRIAN  
AND LENAWEE COUNTY  
1980 - 2004

Units of Government	1980	1990	# Change 80-90	% Change 80-90	2000	# Change 90-00	% Change 90-00	2004*	# Change 00-04	% Change 00-04
Adrian Twp.	4,522	4,336	-186	-4.1	5,749	1,413	32.6	6,595	846	14.7
Madison Twp.	5,035	5,351	316	6.2	8,200	2,849	53.2	7,871	-329	-4.0
Raisin Twp.	5,499	5,648	149	2.7	6,507	859	15.2	7,057	550	8.5
City of Adrian	21,276	22,097	821	3.9	21,574	-523	-2.4	21,977	403	1.9
Lenawee Co.	89,948	91,476	1,528	1.7	98,890	7,414	8.1	101,758	2,868	2.0

Source: U.S. Census

\* Estimate from Michigan Department of Management and Budget

**TABLE 2**  
**POPULATION TREND PROJECTIONS, 2000-2020**

	2000	2005	2010	2015	2020
<i>Adrian Township</i>	5,749	6,941	8,133	9,325	10,517
<i>Madison Township</i>	8,200	9,096	9,993	10,889	11,786
<i>Raisin Township</i>	6,507	7,332	8,157	8,982	9,807
<i>City of Adrian</i>	21,574	21,791	22,008	22,225	22,441
<i>Lenawee County</i>	98,890	112,600	119,455	126,311	133,166

Source: Region 2 Planning Commission

**TABLE 3**  
**ADRIAN TOWNSHIP**  
**AGE CHARACTERISTICS**  
**1980 - 2000**

<b>Year</b>	<b>% Below Age 18</b>	<b>% Age 65 and Over</b>	<b>Median Age</b>
<b>1980</b>	33.5	7.0	29.9
<b>1990</b>	28.9	10.3	35.5
<b>2000</b>	24.9	12.8	40.3

Source: U.S. Census

TABLE 4

COMPARISON

ADRIAN TOWNSHIP AND OTHER AREA POPULATION CHARACTERISTICS

1990/2000

Community	Population		% Below Age 18		% Age 65 and Over		Median Age		Persons/ Household		Median Family Income		% Population below Poverty Level	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Adrian Twp.	4,336	5,749	28.9	24.9	10.3	12.8	35.5	40.3	2.95	2.67	42,883	64,653	6.9	3.2
Madison Twp.	5,351	8,200	25.8	20.3	10.4	10.2	32.7	36.2	2.88	2.70	36,165	52,642	4.2	2.1
Raisin Twp.	5,648	6,507	31.2	28.7	6.8	8.5	31.9	36.3	3.08	2.85	40,781	59,977	6.5	2.9
City of Adrian	22,097	21,574	27.0	25.3	14.7	14.8	29.9	31.6	2.61	2.45	28,992	42,243	20.7	13.8
Lenawee Co.	91,476	98,890	28.2	25.9	12.1	12.7	32.6	36.4	2.77	2.61	35,210	53,661	10.4	6.7

Source: 1990 and 2000 U.S. Census

TABLE 5  
PER CAPITA INCOME, 2000

COMMUNITY	2000
<i>Adrian Township</i>	24,881
<i>State of Michigan</i>	22,168
<i>Lenawee County</i>	20,186
<i>City of Adrian</i>	16,528
<i>Madison Township</i>	17,749
<i>Raisin Township</i>	21,703

Source: U.S. Census

TABLE 6  
HOUSEHOLD CHARACTERISTICS  
ADRIAN TOWNSHIP  
1980 - 2000

	1980	1990	2000
<i>Total Housing Units</i>	1,480	1,505	2,224
<i>Number of Households</i>	1,435	1,465	2,147
<i>Persons per Household</i>	3.11	2.95	2.67

Source: U.S. Census

TABLE 7

**RESIDENTIAL CONSTRUCTION BUILDING PERMITS ISSUED  
ADRIAN TOWNSHIP  
2000-2004**

	<i>Dwelling Units</i>			
<i>Year</i>	<i>SF</i>	<i>2F</i>	<i>3+</i>	<i>Total</i>
2000	93	--	--	93
2001	97	--	--	97
2002	102	--	--	102
2003	110	--	--	110
2004	116	--	--	116
<i>TOTAL</i>	518	0	0	518

Source: U.S. Census Bureau estimates



TABLE 8

COMPARISON  
ADRIAN TOWNSHIP AND OTHER COUNTY URBAN AREAS  
HOUSING CHARACTERISTICS  
1990 - 2000

Community	Number of Households		Percent Owner Occupied		Percent Renter Occupied		Median Monthly Mortgage		Median Rent		Percent Year Structure Built	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1980-1989	1990-2000
Adrian Twp.	1,465	2,147	88.5	89.1	11.5	10.9	708	998	433	632	8.2	32.5
Madison Twp.	1,624	2,191	86.8	88.0	13.2	12.0	580	844	420	631	4.5	27.0
Raisin Twp.	1,834	2,265	90.8	94.3	9.2	5.7	673	950	421	669	9.8	22.8
City of Adrian	7,479	7,908	58.2	56.4	41.8	43.6	544	800	374	504	5.7	11.7
Lenawee Co.	31,635	35,930	75.9	78.2	24.1	21.8	595	905	382	517	7.2	17.4

Source: 1990 and 2000 U.S. Census

## Conclusion

The characteristics of Adrian Township have created a township land use pattern that is depicted on Map 10. Most of the township's commercial uses are established along U.S. 223 and M-52. Residential uses are scattered throughout the township, but are concentrated in the southern and eastern portions. The predominant land use remains agriculture.

In contrast to Map 10, Maps 8 and 9 show the development pattern of the Township in 1978 and 1998. Over this period, the most significant land use change has been the development of low-density large-lot residential uses. As Map 11 shows, much of the development has followed Township sewer lines.

Because of the demand for new housing in the township, the Adrian Charter Township Planning Commission has adopted a mission statement and a set of goals and policies for agricultural, residential, commercial and industrial development. Infrastructure and growth policies are also provided to identify proposed future areas for central sewer and water expansion.

## Mission Statement

*The purpose of this land use plan is to guide township growth while maintaining an equitable balance between urban and rural interests.*

The township will continue to evolve into a residential bedroom community with a distinctive rural character. However, it is the intention of the Planning Commission that this transition will not be detrimental to current township residents. Consequently, the Planning Commission has adopted the following set of policies for agricultural, residential, commercial and industrial land uses that will be used to encourage the location of development where it can result in a pleasant, efficient and healthy future for everyone.

## Agricultural Policies

The predominant township land use is agricultural with gently rolling terrain, fertile soils with favorable growing conditions and good transportation access.

Much of the township has been identified by the U.S. Soil Conservation Service as prime farmland.

### Goal

*Encourage preservation of existing farmland and open space.*

### Policies

*Encourage the preservation of the township's agricultural base, its open space, and natural resources by encouraging growth in and around existing higher density residential and commercial areas.*

## Residential Development Policies

The township offers a variety of housing styles. Large and small homes, retirement centers, condominiums, mobile homes and apartments, can all be found within the township.

One reason why the township attracts this variety of housing is its rural character. However, this character could be threatened without some policies for development.

### Goal

*Provide a variety of housing opportunities while maintaining the quality of life and the quality of the environment*

### Policies

*Protect all existing districts and zones areas from encroachment by incompatible land uses.*

*Permit future residential uses in areas with adequate infrastructure.*

*Permit residential development that uses land efficiently and that is compatible with the rural character of the township.*

## Commercial Development Policies

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

### Goal

*Allow the development of commercial uses at locations that will not conflict with the quality of the local environment.*

### Policies

*Permit retail and office uses along highways and primary roads, and in areas with existing commercial uses, in a controlled manner.*

*Encourage the use of good design principles in the appearance of commercial uses.*

*Use landscaping and buffering along roadway frontage.*

*Promote commercial growth along state highways where public sewer and water exist or can be potentially expected to be available in the future.*



## Industrial Development Policies

Industrial development is not characteristic of the township. There are no heavy industrial uses in the township. The natural features of the township, the limited sewer service area, and the lack of a water system, make the township less attractive for industrial uses.

However, there is still a need to allow some uses classified as industrial that provide a service for residents. These industrial land uses should relate to the overall character of the township. Therefore, as a rural township, only light industrial uses shall be encouraged.

### Goal

*Provide limited areas for industrial uses to support other township land uses.*

### Policies

*Permit industrial uses where appropriate.*

*Light industrial uses should be encouraged to locate in those areas having or expected to have infrastructure facilities and services.*

*Industrial development should be encouraged to locate in areas where light industrial activities will not result in incompatibilities with adjacent land uses.*

*Promote industrial development where sewer and water potential exists.*

## Infrastructure and Growth Policies

### Goal

*In accordance with the Land Use Plan, expansion of sewer and water infrastructure shall be directed toward residential, commercial, industrial, and mixed use areas of the township as needed.*

### Policies

*Use public sewer and water facility extensions to advance the goals of the land use plan.*

*Explore alternative methods to finance extension of sewer and water lines. When possible, extensions of sewer and water systems should be constructed with developer financing or through user fees, not through ad valorem taxes.*

*Extension of the Adrian Charter Township sewer and water system shall be permitted only if such extension will not unduly burden or severely affect the financial and functional integrity of the Township, which shall be solely determined by the Adrian Charter Township Board.*

*All drainage systems shall be designed to meet, at a minimum, the standards of the Lenawee County Drain Commissioner.*

## Land Use Plan Map

The Land Use Plan reflects the vision of the Planning Commission toward future land use of the township. At the same time, the plan does not suggest that the township will develop to the precise limits identified on the land use plan map. Rather, the plan is intended to guide the community through its daily decision making process so that development will be consistent with the goals of the plan.

The plan consists of policies that address future land use and development. The plan has no regulatory authority but relies instead on other tools for implementation, especially the zoning ordinance. The zoning ordinance carries out plan policies by regulating the type of uses that may be established in the various zoning districts, as well as the bulk and density of development.

Land use plans are not intended to be written in concrete and are flexible. The plan takes a long-range view but it should be reviewed on a periodic basis and updated as the community grows and changes. There may be times when it will be necessary to deviate from the plan as changing land use patterns alter the character of an area.

While the land use plan map is implemented by zoning, the zoning map does not directly reflect the land use plan - the change is more gradual. As the community grows and rezoning requests become necessary to accommodate development, the Planning Commission's decisions should either be generally consistent with the plan or the plan should be amended to reflect changing trends.

## Land Use Plan Map

The land use plan map (Map 13) is a visual representation of land use goals and policies. The land use categories included on the land use plan map are as follows:

- agricultural
- low-density residential
- high-density residential
- mobile-home residential
- commercial
- mixed use
- industrial
- public/quasi-public
- recreation
- floodplain

These categories are described in the following paragraphs.



## Agriculture

A majority of the Township has been designated agriculture on the land use plan map. The planned agriculture designations are found in the northern half and the western edge of the Township. These areas comprise about 22 square miles in area. A combination of several factors was used in selecting these areas for agricultural preservation. Among those factors were:

- large lots remote from large residential developments
- limited soils for septic tank absorption fields in some locations
- lack of central sewer and water facilities
- productive agricultural soils
- existing agricultural activities
- rural nature
- remote location from the City of Adrian
- P.A. 116 property enrollment

Residential uses (one dwelling unit per acre or less) are to be permitted in all areas designated for agriculture. Due to soil conditions and the desire to preserve agriculture and rural atmosphere, use of open space zoning, rural clustering and other means to preserve open space are encouraged. The principal zoning district that is currently available to implement the agricultural policies and land use plan map is R-A, Agriculture.

## Residential Land Use

In the population discussion, this plan projected that the population of Adrian Township would grow to approximately 10,500 people by 2020 - an increase of 4,800 above the 2000 population level. The additional population will have housing requirements that cannot be met by the existing supply. If the average household size remains unchanged at 2.7 persons per household, there will be a demand for approximately 1,800 new dwellings.

The land needed to construct the needed number of new dwellings is significant. The current average residential density of Adrian Township is approximately 1.5 dwellings per acre. If the Township continues to develop according to the present density, approximately 1.9 square miles (1,200 acres) will be needed to accommodate the projected housing demand. The current residential density includes dense developments around the City of Adrian and moderate-density developments elsewhere. These areas have been developed at higher densities than in the remainder of the Township. Much of the new development will likely occur at higher densities around the City and at a lower density in more rural parts of the Township.

The Land Use Plan map includes three residential categories intended to address unique types and densities of development. The categories are low-density residential, high-density residential, and mobile home residential.

#### Low-Density Residential

Much of the anticipated population growth is to occur in areas designated for low-density residential development. Low-density is defined as one to four dwelling units per acre. Much of the area within a 1-2 mile perimeter around the City of Adrian is so designated. The designation also extends to the western township boundary along Burton Road, and in two locations along Howell Highway. Some low-density residential development has already taken place within these areas, and central sewer facilities are either available, or are located nearby. The principal existing zoning district available to implement this plan designation is R, Residential. The R-1, Urban Residential zoning district could also be used in appropriate locations where central sewer is available, and surrounding land uses allow for slightly higher densities.

#### High-Density Residential

High-density residential developments are those with densities of four or more dwellings per acre. They are located where municipal services are present or could be extended. Although these are the only areas reserved for multiple-family development on the plan map, other residential uses such as single-family, or two-family developments may be compatible in these locations. However, if lower density developments occur, they should be adequately buffered from existing and future high-density developments. High-density areas accommodate existing developments and allow for future development in other suitable locations provided with central sewer and in proximity to the City of Adrian. The R-2, Multiple-Family zoning district is the primary zoning district that can be used to implement the high-density residential category.

#### Mobile Home Park

The mobile home park designation accommodates the existing manufactured housing community and allows for expansion of that facility. This designation is located on the south side of M-52 on the eastern edge of the Township. Permitted densities in mobile home parks are regulated by the Mobile Home Commission Act. The MH zoning district is the appropriate zoning district to implement the mobile home park plan designation.



## Commercial

The commercial designation accommodates existing commercial developments and provides for additional commercial expansion in appropriate areas. There are four commercially-designated areas including the south side of Wolf Creek Highway south of Hunt Road, the north side of Maumee Street east of US-223, the northwest corner of Hunt Road and Bent Oak Highway, and on the east side of Tipton Highway south of Emery Road. These areas contain existing commercial establishments. The C-P, Business Professional, and the C-R, Restricted Commercial zoning districts are intended to carry out the commercial policies and commercial land use plan designation.

## Mixed Use

Mixed use development includes a mixture of residential, office, and commercial land uses. This designation is primarily reserved for areas where sewer lines and State transportation corridors are present and/or where low impact office and commercial uses are compatible with existing residential uses. In some areas, the established land use pattern includes a mix of residential, office and commercial uses. The mixed use category does not include intensive uses such as industrial land uses, extractive operations, mobile home parks, and similar uses that may not be compatible with low-density residential uses or mixed-use developments.

Currently, the R (Residential), R-1 (Urban Residential), R-2 (Multiple-Family), C-R (Restricted Commercial, but not including agriculturally-related uses), C-P (Business Professional), and C-H (Highway Business) zoning districts are all appropriate to implement the mixed use policies. While these zoning districts can be used to implement the mixed use category in the short term, the plan recommends amendments to the zoning ordinance that will allow the flexibility needed to meet the intent of the mixed use designation. Alternatives should be considered to allow developers to be more creative and respond to any special physical characteristics of a given area. They also allow developers to respond to changing economic circumstances that may not be easy for the community to foresee or predict.

The plan map designates four areas for mixed use. These areas are located along the west side of M-52 from Curtis Road north to the Harkness Drain approximately ½ mile south of Shepherd Road; along the west side of Howell Highway south of M-52; along US-223 from the Adrian west city limit to Whig Highway; and a property currently containing a church on the south side of US-223 at the south Township line. These areas may be currently served by central sewer facilities, have direct and/or nearby access to major transportation routes, and/or are currently located in areas with a mix of commercial and residential uses.



## Industrial

The Plan provides one area for future industrial development. This area is on the east side of Howell Highway north of Oakwood Drive and south of M-52. This is a logical area for future light industrial development because it has access to central sewer, lies in proximity to a state route, and is not located in an area that will interfere with dense residential concentrations nor a rural area. The M, Industrial district is intended to implement industrial policies.

## Public/Quasi-Public

Public and quasi-public uses take in schools, cemeteries, municipal buildings, utilities and parks. There are several areas designated as such on the Land Use Plan map. These areas are encouraged to continue and are permitted in all appropriate zoning districts.

## Recreation

The recreation plan designation is intended to include existing park and recreation facilities. The four areas so designated on the map include three golf courses and county park land on the west side of Tipton Highway. Recreation facilities are encouraged to continue operations and are recognized in several appropriate zoning districts.

## Floodplain

The floodplain designation is created in recognition of the fact that the Township participates in the Federal Emergency Management Agency's flood insurance program. As shown on Map 4, the designated area runs along Wolf Creek. In general, land development in floodplains is to be avoided.

## *Plan Implementation*

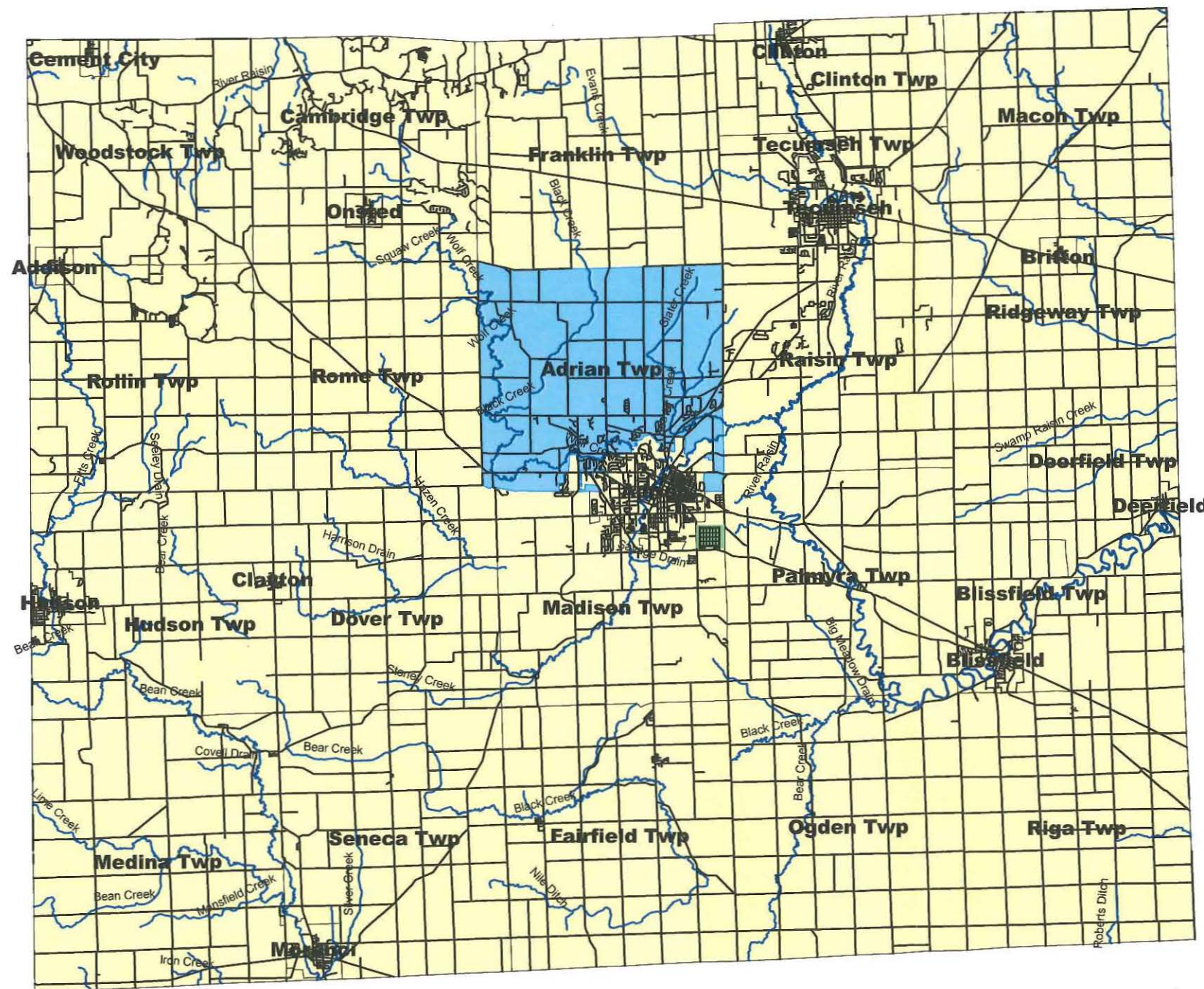
The Adrian Charter Township Land Use Plan is a document that represents the future development policies of the community. The Plan itself is not a legally binding or enforceable document. The Plan is also not capable of bringing about change without other tools that are designed and authorized by statute 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 carry out the community plan. Adrian Township has an adopted zoning ordinance and an accompanying zoning map. The zoning map subdivides the community into zoning districts. Each zoning district has its own specific regulations. 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 come to resemble the Land Use Plan map more than it did when the Plan was adopted. The ultimate goal of the Land Use Plan is to serve as a vision of what the community should 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 Adrian Township Land Use 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. 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.

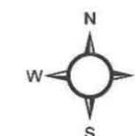
It has been several years since the township adopted its current Zoning Ordinance. Since that time a number of events may have caused parts of the Ordinance to become outdated. Amendments may be necessary to keep up with a changing community and also to comply with new or amended state and federal laws that may have rendered portions of the ordinance obsolete. Upon completion of this plan, it is the intent of the Planning Commission to bring the Zoning Ordinance up-to-date in accordance with this plan and the Michigan Zoning Enabling Act.



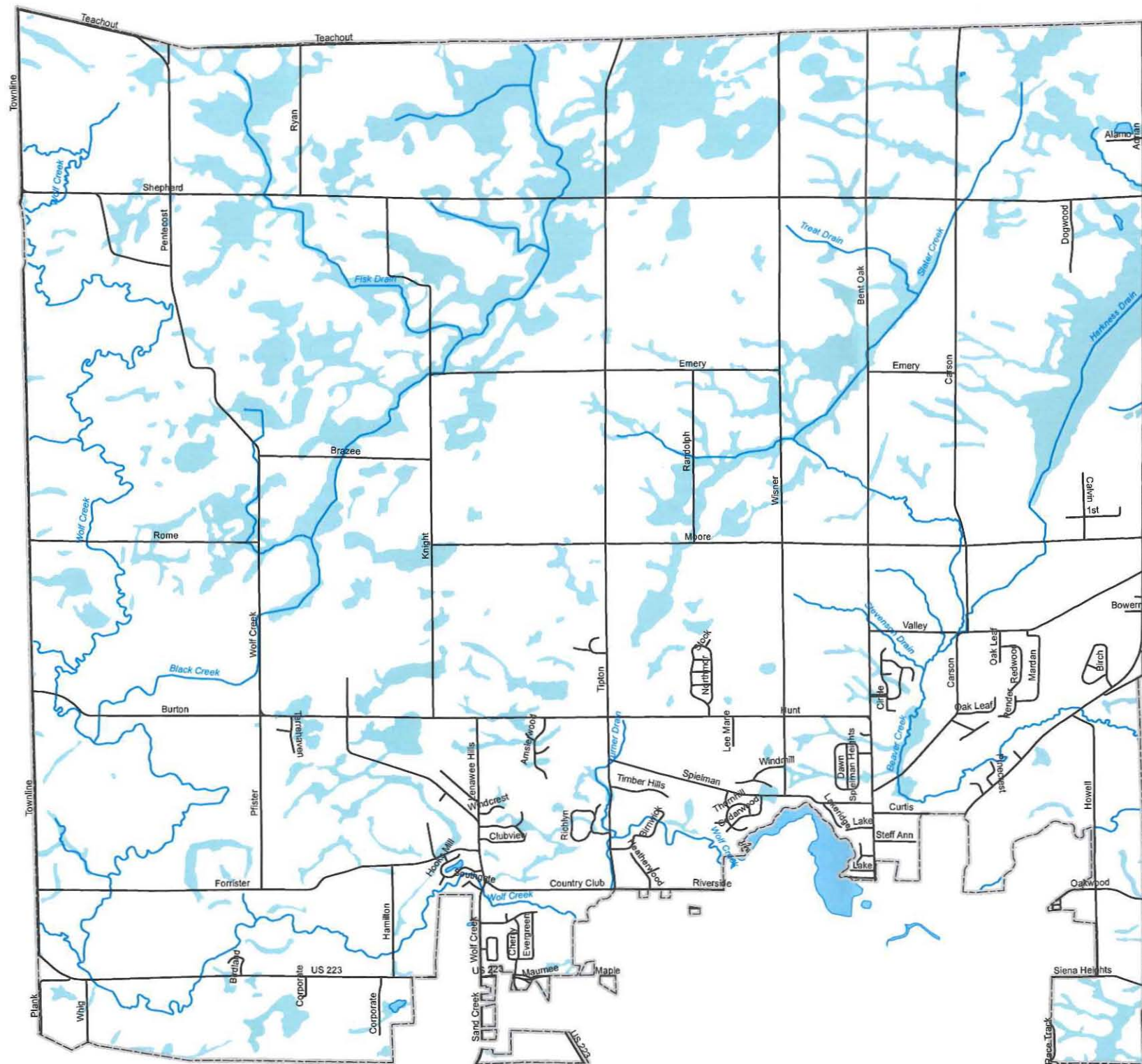


## MAP 1

### Vicinity Map







# MAP 2

## ADRIAN CHARTER TOWNSHIP

### Lenawee County, Michigan

## Hydric Soils

 Hydric Soils

Source: Lenawee County Soil Survey

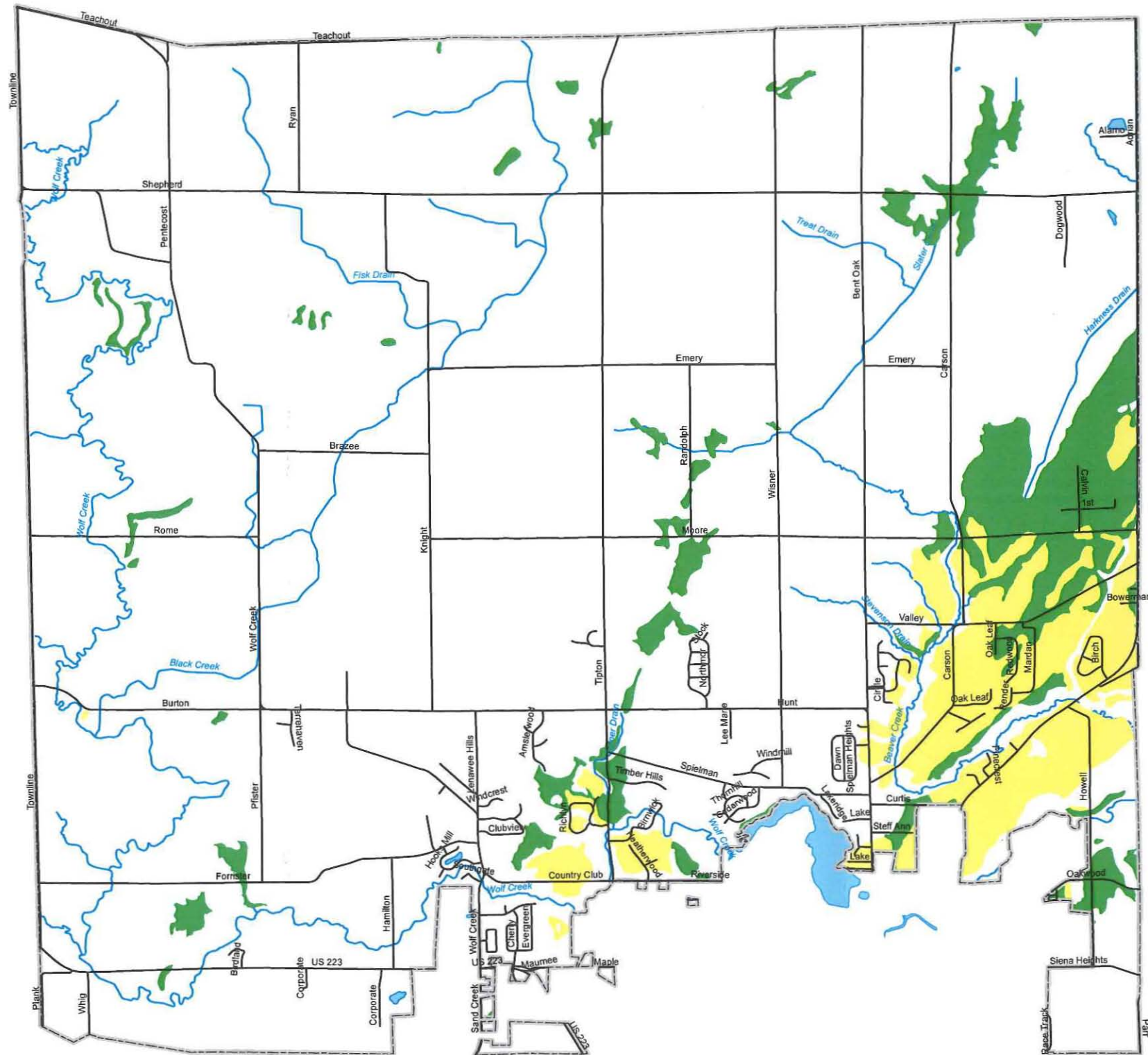


0 0.25 0.5 1 Miles



Map Revised: October 5, 2007





## MAP 3

### ADRIAN CHARTER TOWNSHIP

Lenawee County, Michigan

### Soil Suitability for Individual Home Sewage Disposal Systems

#### Legend

- Suitable Soils
- Marginal Soils

Source: Lenawee County Soil Survey



0 0.25 0.5 1 Miles

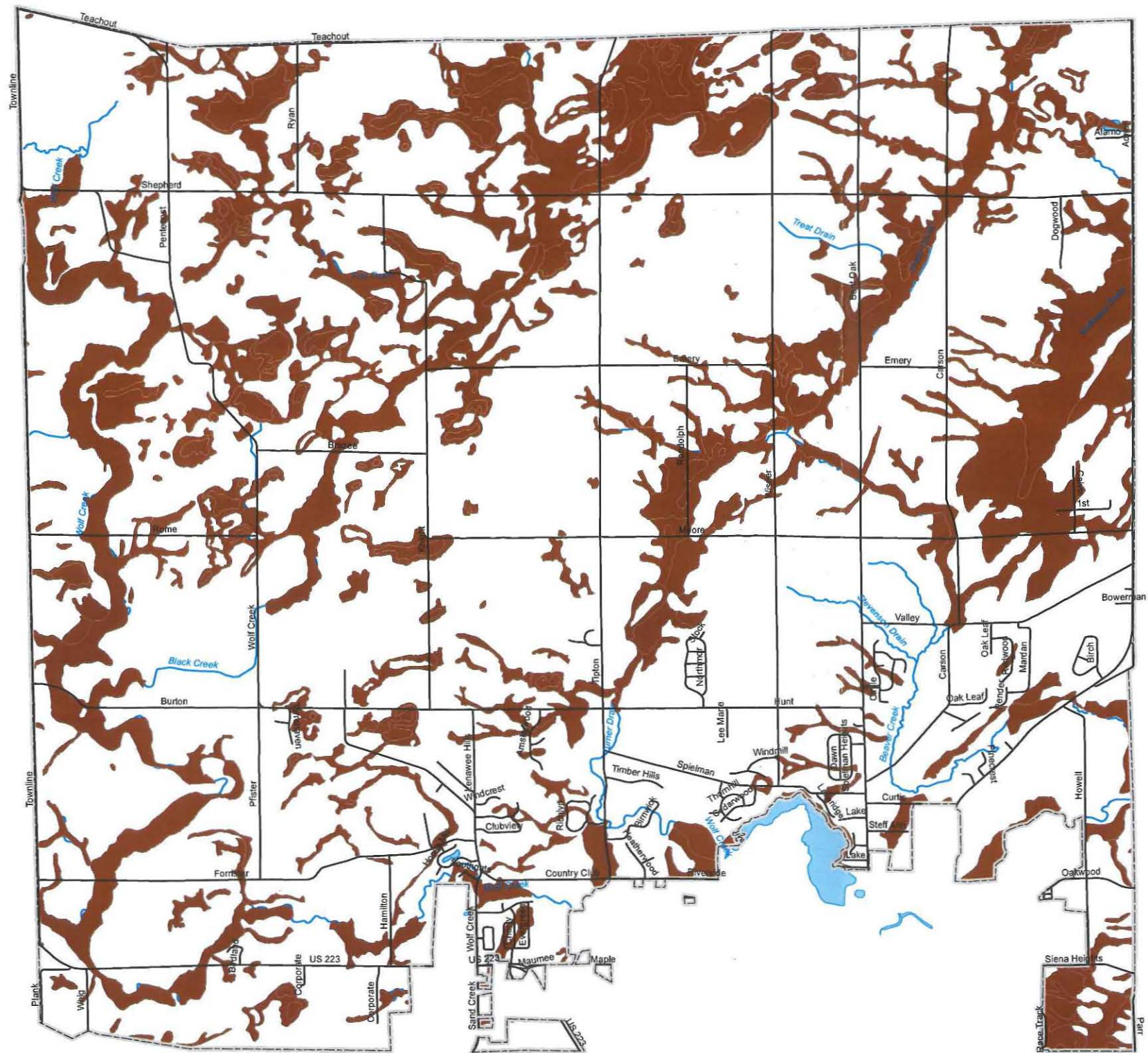


Map Revised: October 5, 2007









# MAP 5

## ADRIAN CHARTER TOWNSHIP

Lenawee County, Michigan

### Most Productive Agricultural Soils

Most Productive Agricultural Soils

Source: Lenawee County Soil Survey

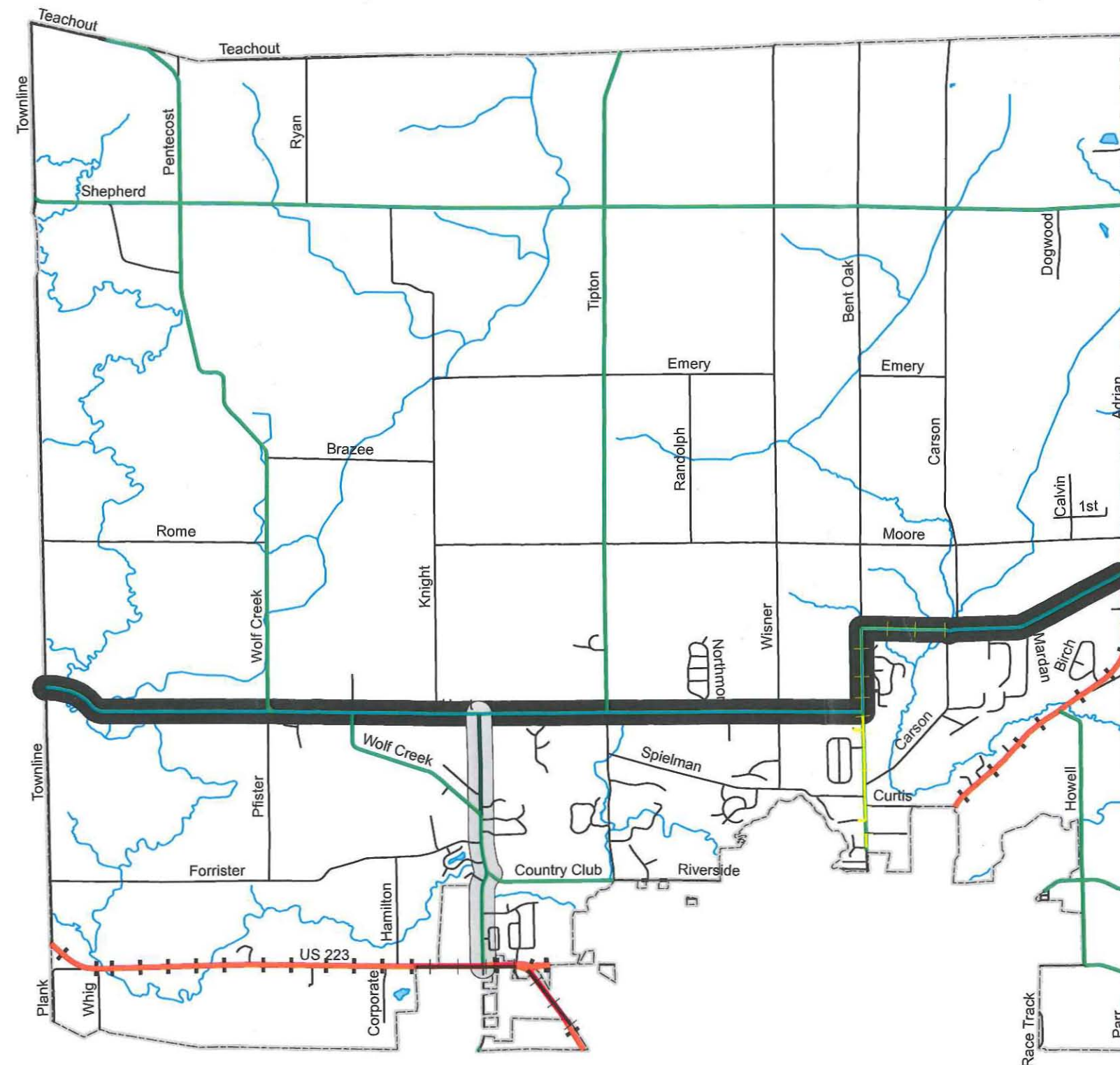


0 0.25 0.5 1 Miles



Map Revised: October 5, 2007





## MAP 6

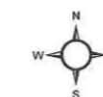
### ADRIAN CHARTER TOWNSHIP

Lenawee County, Michigan

### Transportation

- County Local Road
- County Primary Road
- State Route
- Class A All-Weather Road
- Future Class A Roads
- Preferred Automobile Bypass Route
- Alternative Bypass Route

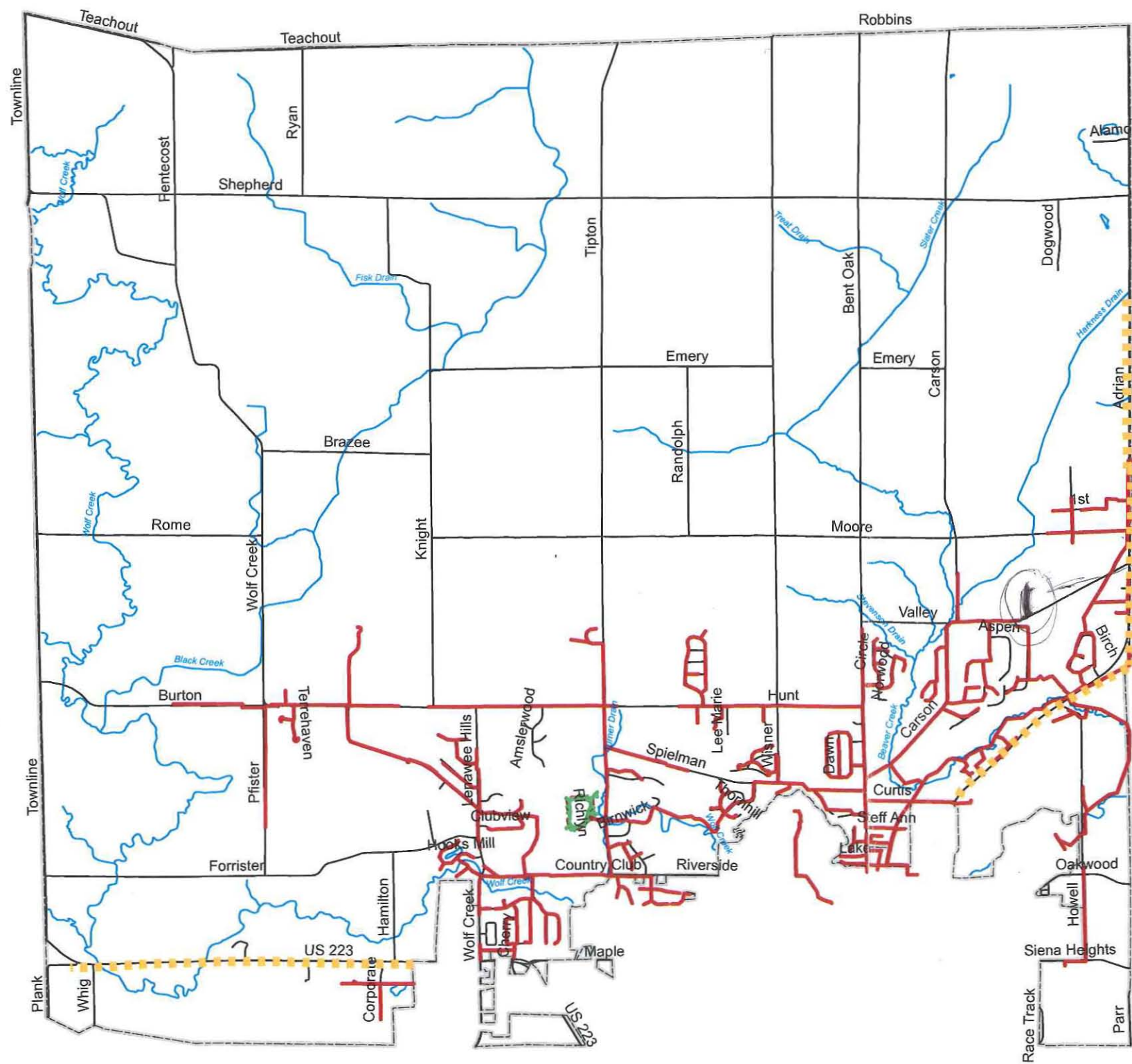
Source: Lenawee County Road Commission



0 0.25 0.5 1  
Miles



Map Revised: October 5, 2007



# MAP 7

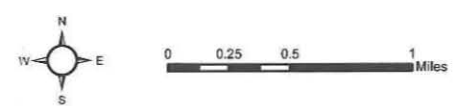
## ADRIAN CHARTER TOWNSHIP

Lenawee County, Michigan

### Sewer and Water System

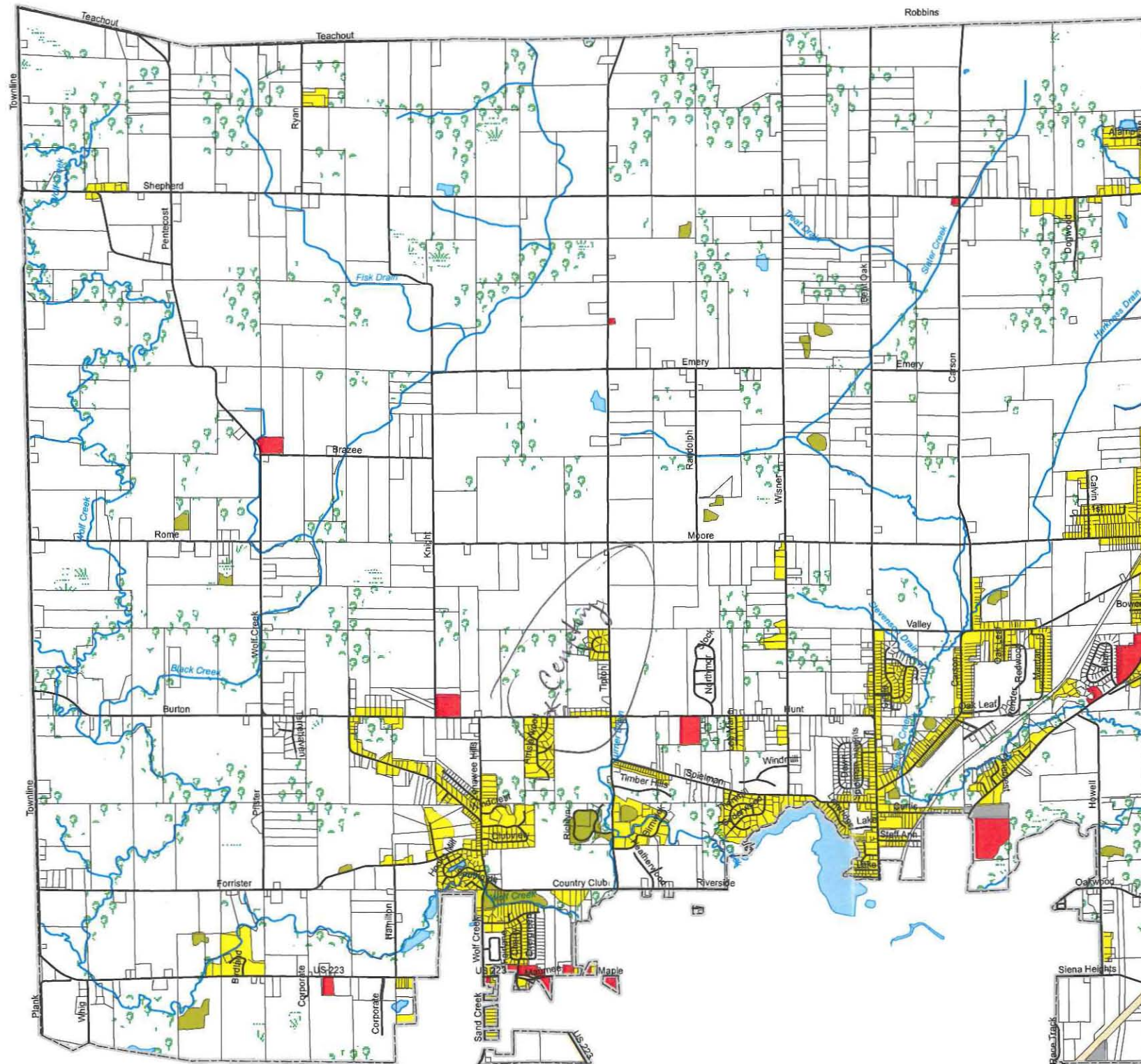
- Sewer Lines
- Water Main
- Proposed Sewer and/or Water Line

Source: Lenawee County Drain Commissioner



Map Revised: October 4, 2007





# MAP 8

## ADRIAN CHARTER TOWNSHIP

Lenawee County, Michigan

### 1978 Land Cover

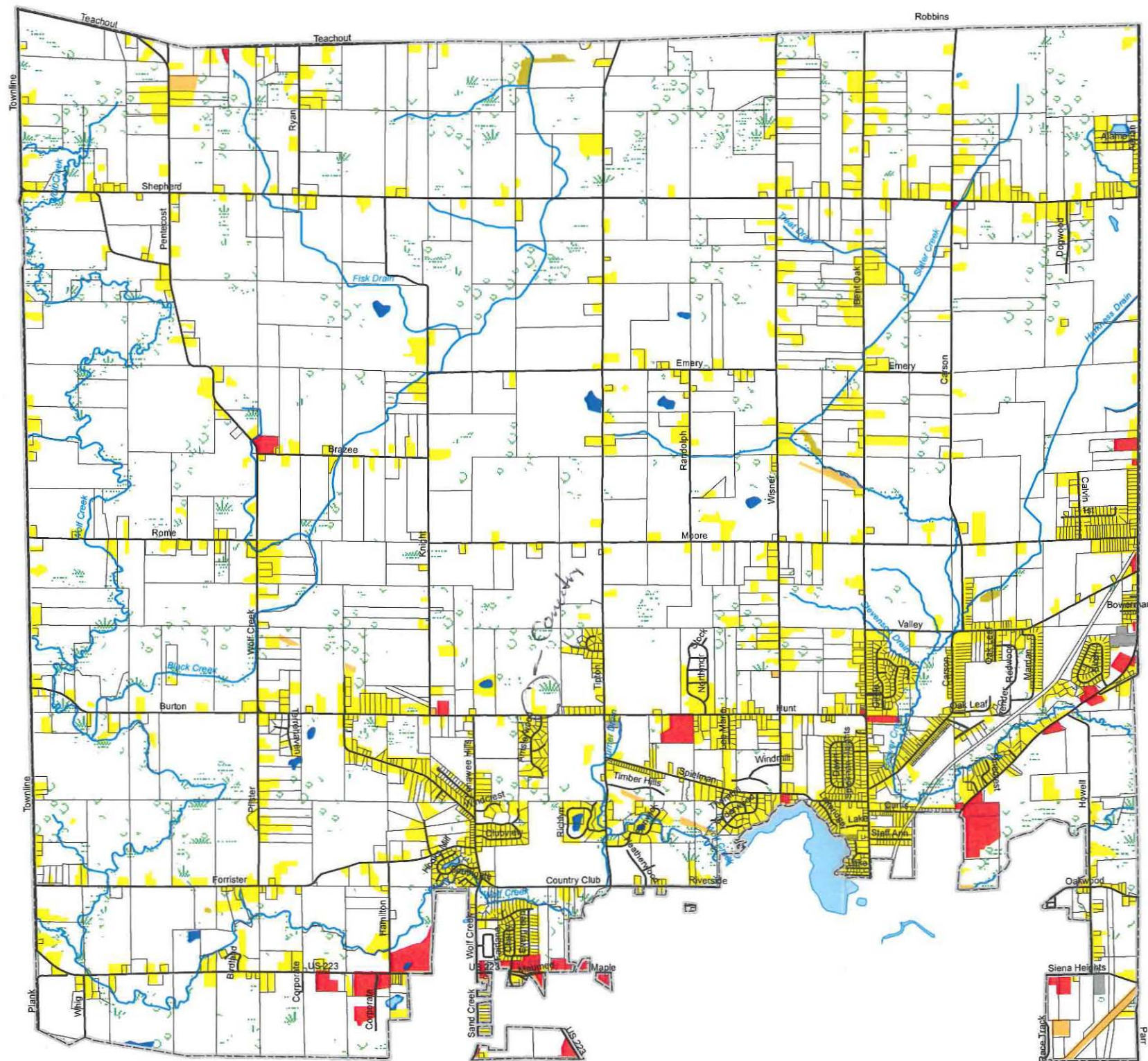
#### LEGEND

- Agricultural
- Residential
- Commercial
- Industrial
- Communication/Utilities
- Extractive
- Forested/Woodlots
- Water
- Wetlands



Map Revised: September 25, 2007





# MAP 9

## ADRIAN CHARTER TOWNSHIP

Lenawee County, Michigan

### 1998 Land Cover

#### LEGEND

- Agricultural
- Residential
- Commercial
- Industrial
- Communication/Utilities
- Extractive
- Forested/Woodlots
- Water
- Wetlands

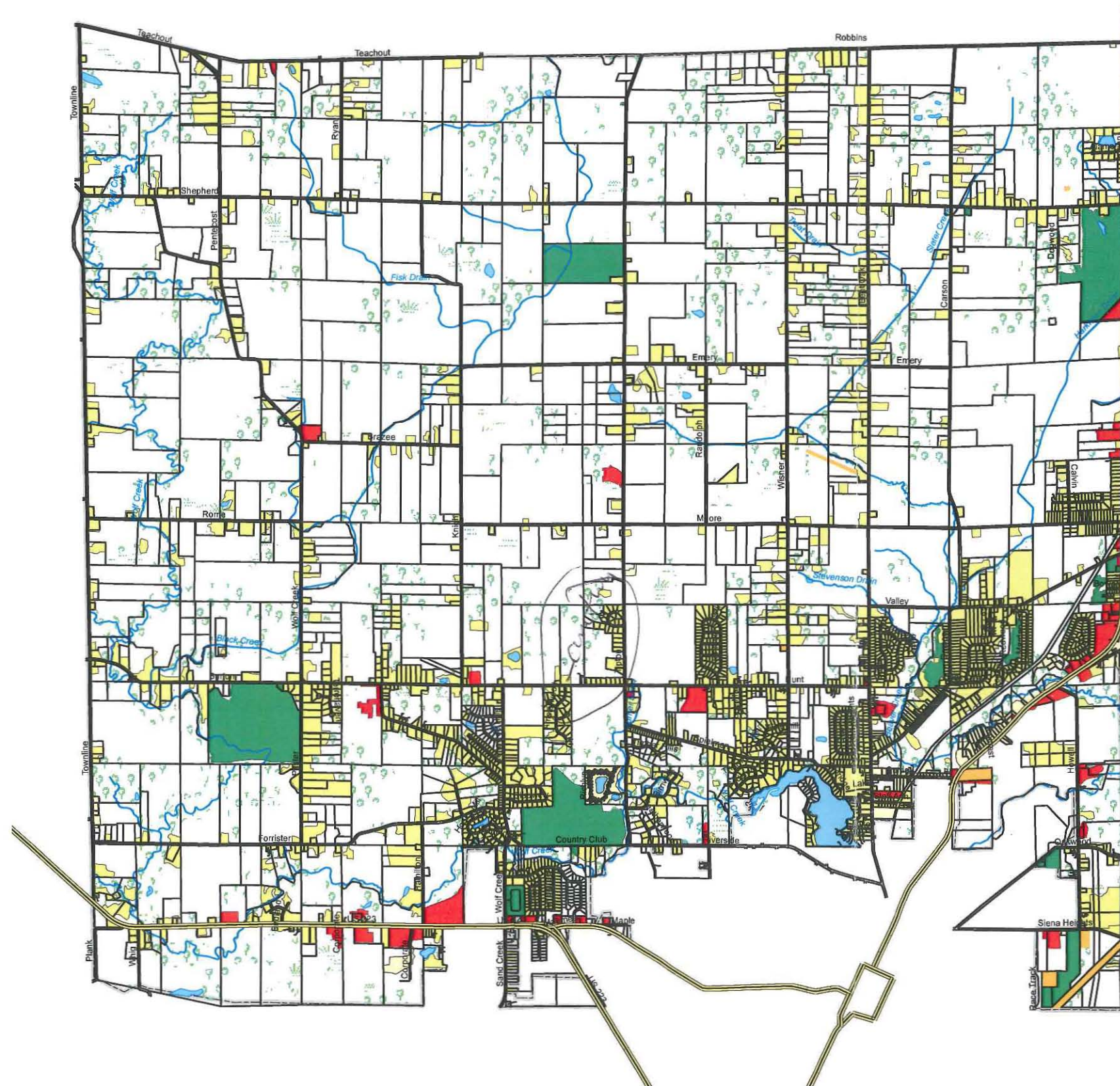


0 0.25 0.5 1 Miles



Map Revised: October 5, 2007





**MAP 10**

**ADRIAN CHARTER TOWNSHIP**

**Lenawee County, Michigan**

**2006 Land Cover**

**Legend**

- Agriculture
- Residential
- Commercial
- Communication/Utilities
- Extractive
- Recreation
- Forest/Woodlots
- Water
- Wetlands



Map Revised: December 7, 2007



# MAP 11

## ADRIAN CHARTER TOWNSHIP

Lenawee County, Michigan

### 2006 Land Cover and Sewer/Water Lines

#### Legend

-  Agriculture
-  Residential
-  Commercial
-  Communication/Utilities
-  Extractive/Mining
-  Recreation
-  Forest/Woodlots
-  Water
-  Wetlands

 Sewer Line

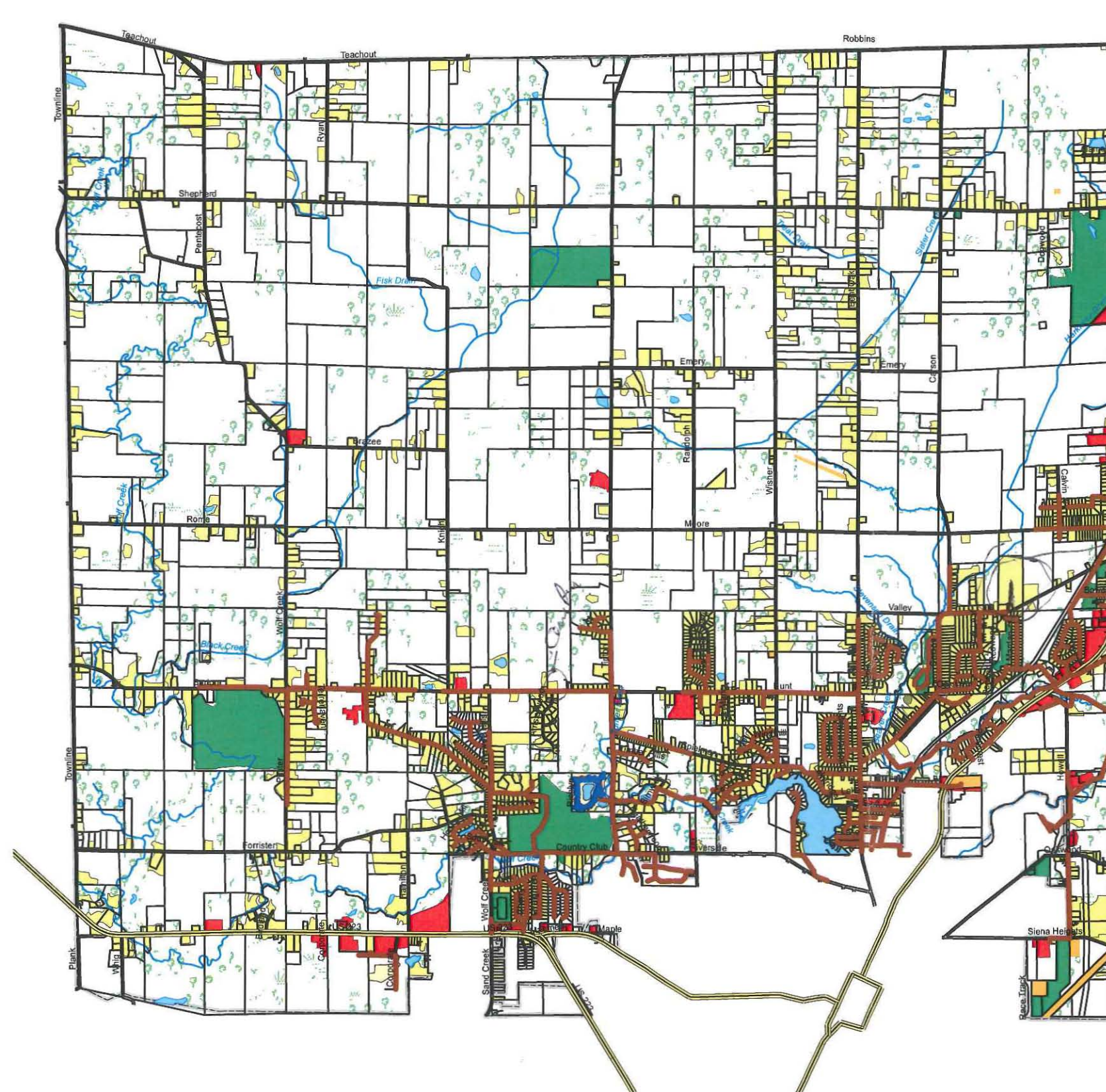
 Sewer and Water Line



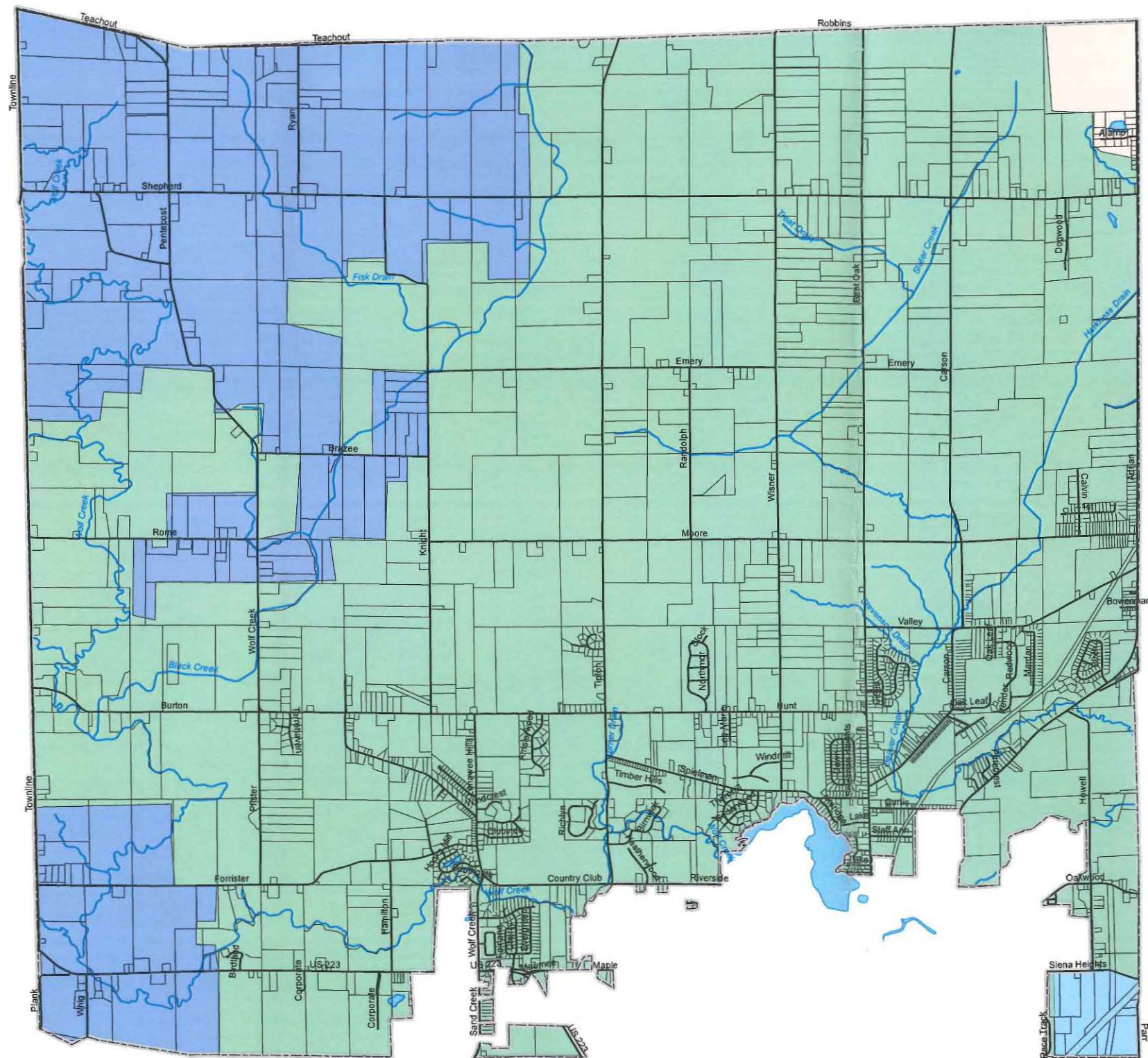
0 0.35 0.7 1.4 Miles



Map Revised: December 7, 2007







# **MAP 12**

## **ADRIAN CHARTER TOWNSHIP**

Lenawee County, Michigan

## **School Districts**

### **LEGEND**

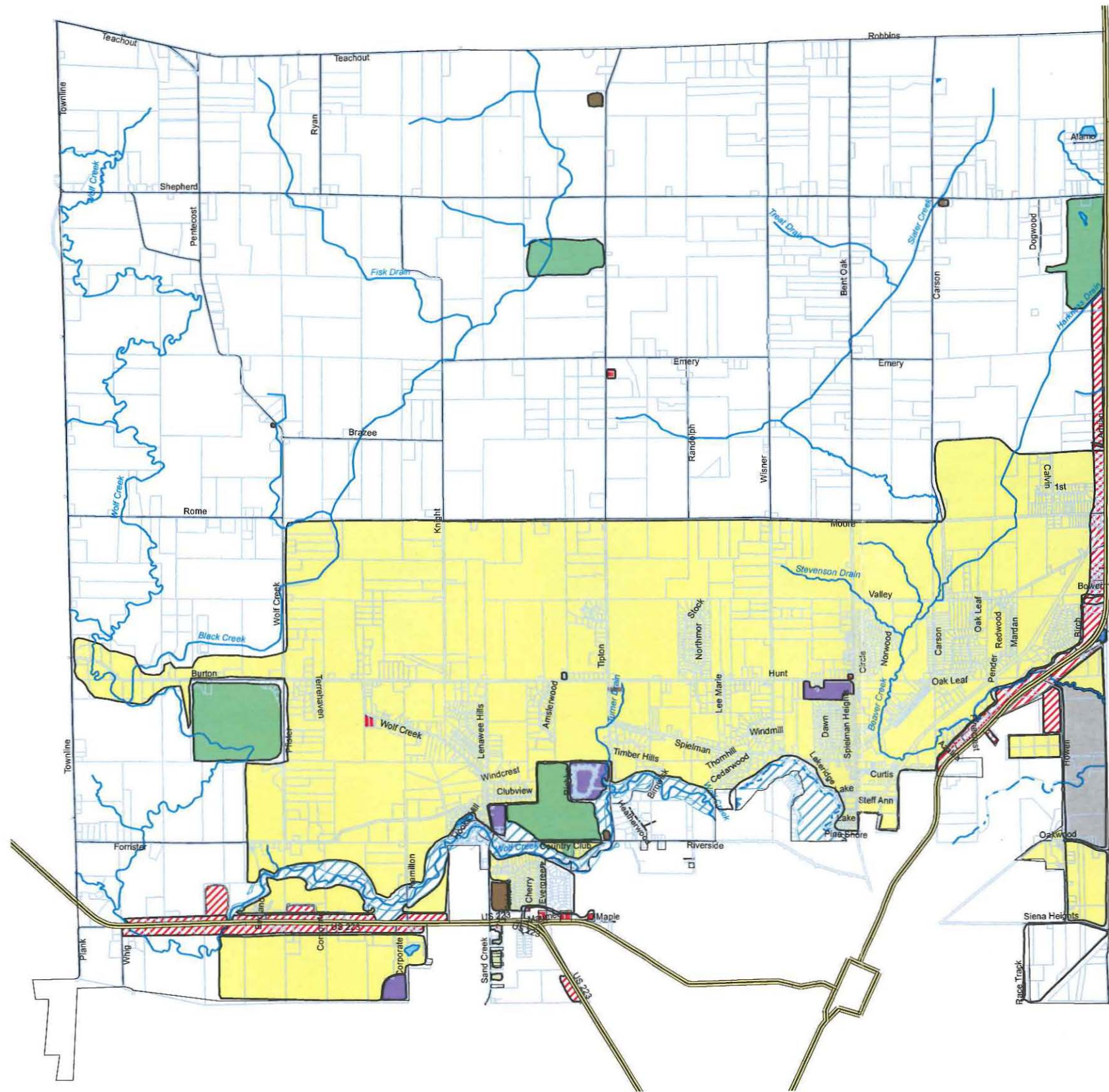
- Adrian School District
- Madison School District
- Onsted Community Schools
- Tecumseh Public Schools

Source: Lenawee Intermediate School Districts



Map Revised: October 5, 2007





# MAP 13

## ADRIAN CHARTER TOWNSHIP

### Lenawee County, Michigan

## Land Use Plan

### Legend

-  Agricultural
-  Low-Density Residential
-  High-Density Residential
-  Mobile-Home Residential
-  Mixed Use
-  Commercial
-  Industrial
-  Public/Quasi-Public
-  Recreation
-  Flood Plain



0 0.25 0.5 1 Miles



Map Created: July 11, 2007  
Revised: October 3, 2007