

# **Fairfield Township**

## **Master Plan**

**Created by the Fairfield Township  
Planning Commission**

**With assistance from:**



**Region 2 Planning Commission  
120 W. Michigan Avenue, 9th Floor  
Jackson, Michigan 49201**

**Adopted: September, 2010**







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## **Preface**

The purpose of this land use plan is to provide the future land use policies of Fairfield Township. Creating a set of policies on land use has several advantages for communities including the following:

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

In the State of Michigan, enabling authority for planning is provided by the Michigan Planning Enabling Act (P.A. 33 of 2008).

The first part of this plan presents demographic and land use trends in Fairfield Township, and forecasts the population to the year 2020. This section also contains information on employment, educational attainment, place of work, income, household occupancy and tenure, age of housing, and land use.

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

The third part of the Plan identifies how the policies in the plan will be carried out. This identification of implementation strategies is necessary if the goals of the plan are to be realized. This section also contains the Zoning Plan as required by the MPEA. The purpose of the zoning plan is to identify the existing and planned zoning districts that will be used to carry out the future land use map. The zoning plan also contains the criteria



that the township planning commission will consider when reviewing applications for zoning change.

### Citizen and Community Input

Input on this plan was sought using a variety of methods. These included a notice of intent to plan, a citizen survey, distribution of the plan for comment, and a public hearing.

As required by the Michigan Planning Enabling Act (P.A. 33 of 2008), an intent to plan was distributed when the township board and planning commission decided to undertake the plan update. The notice of intent was sent to communities that abut Fairfield Township, the Lenawee County Planning Commission, public utilities, schools, and others, to inform them that the plan update was underway and inviting them to contact the township for additional information.

In 2007, a citizen survey was mailed to each of the 760 households in the township. A response of 193 surveys (a 25% rate) was received. The questions in the survey dealt with issues such as quality of life, public services, land use planning, farmland preservation, environmental issues, parks and recreation, roads, and the need for different types of residential and commercial land uses. The data gathered from the survey was useful in identifying the major issues, and the perception of township strengths and weaknesses. This information assisted the planning commission in the development of goals, policies, and strategies. The survey results were compiled by MSU Extension Land Policy Educator Jasneet Sharma and are summarized in Appendix A.

In September, 2010 a public hearing was held by the Fairfield Township Planning Commission in accordance with the requirements of the MPEA.



## Background

Fairfield Township is located in the southernmost portion of Lenawee County. Lenawee County is on the southern tier of Michigan counties bordering Ohio. Located several miles south of the City of Adrian, Fairfield Township is within a rural agricultural area.

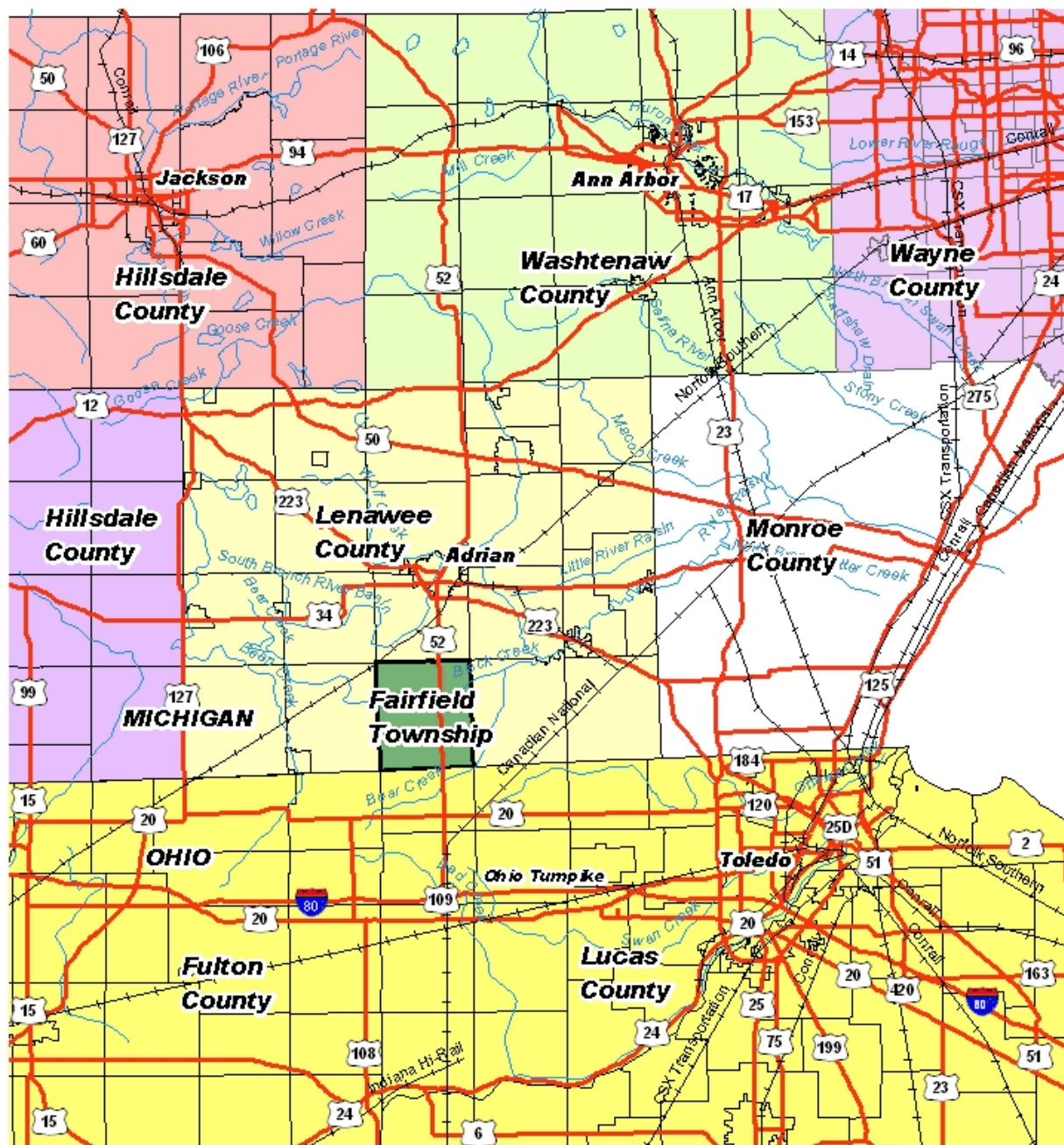
Several large cities are within one hour of Fairfield Township. Ann Arbor is 45 minutes to the northeast, Toledo is approximately 30 minutes to the southeast, and Lansing is approximately an hour to the northwest. Though Fairfield Township has no direct access to an interstate highway, an important state trunkline - M-52 - runs in a north-south direction through the center of the Township. South M-52 runs into Ohio 109 and provides direct access to the Ohio Turnpike. Toward the north, M-52 provides access to US-223 which is a major state road running east and west.

Fairfield Township has a total area of 42.0 square miles, or 26,880 acres. Of this total area, 40 square miles are dry land and 2 square miles are floodplains, lakes, streams, and wetlands.

The population of Fairfield Township was 1,756 in 2000 which is a 7% decrease from the 1990 population figure of 1,883. While a significant portion of the population is located in the three hamlets of Jasper, Fairfield and Weston, low-density residential development has taken place in other areas of the Township.

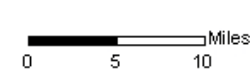
As subsequent sections of the plan will show, the population of Fairfield Township is stable. Though the population has fluctuated over the years, it remains at approximately the same that it was in 1930.



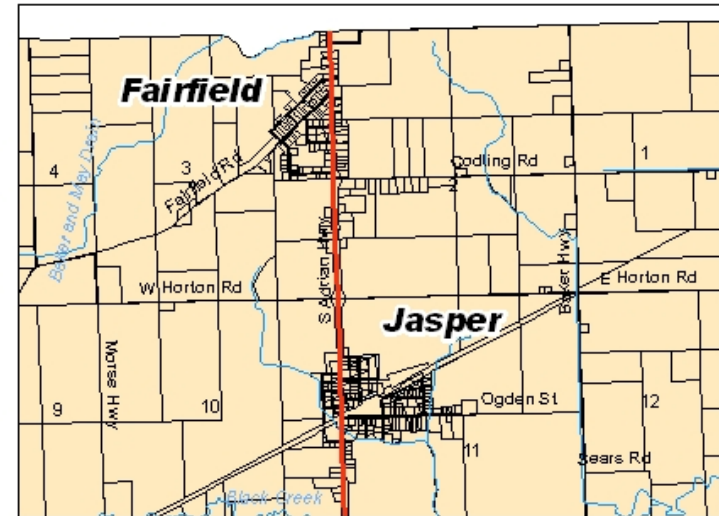
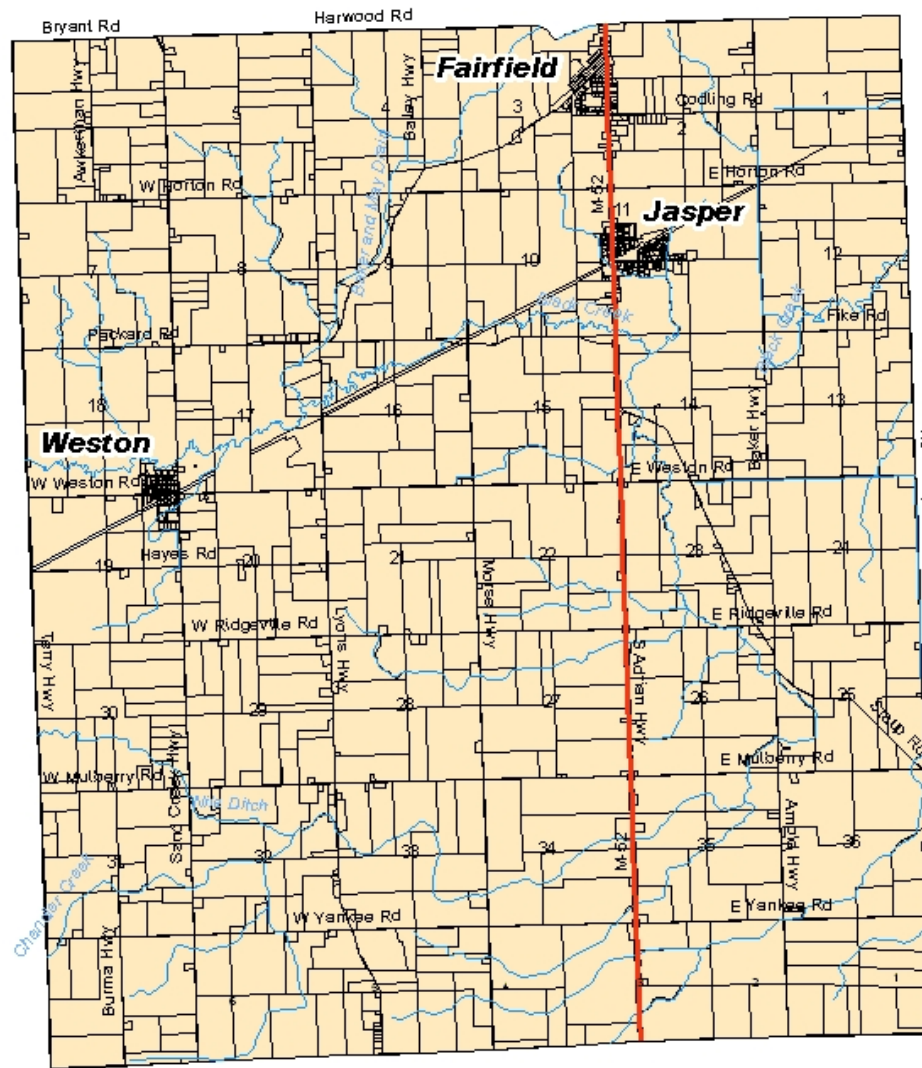


**MAP 1**

**Vicinity Map**







**MAP 2**

**FAIRFIELD TOWNSHIP  
BASE MAP**



*Not to Scale*

Map Created: August 8, 2008  
 Revised: February 2, 2010  
 Parcel Layer Revised: October 1, 2009







PART I

INVENTORY OF EXISTING CONDITIONS







**Chapter 1****Physical Setting/Natural Features of Fairfield Township**

As with the remainder of the State of Michigan, landforms in Fairfield Township were primarily created and shaped by glaciation. Thousands of years ago, glaciers scratched the surface of the Earth and carried sediments. When the glaciers melted, the sediments were deposited and melting ice created rivers and lakes. The glaciers of the latest ice age receded approximately 10,000-15,000 years ago. This chapter presents information on the effects of glaciation including topography, soils, rivers, and streams.

**Topography**

The topography of Fairfield Township is generally flat with few areas of significant slopes (see Map 3). Elevations decline from northwest to southeast with drainage toward Lake Erie. The highest land is found near the northwest quarter of the township where elevations of 825 feet above sea level are found. The lowest elevations are found in the former lake bed in the southeast portion of the Township where elevations of 700-754 feet exist.

**Soils**

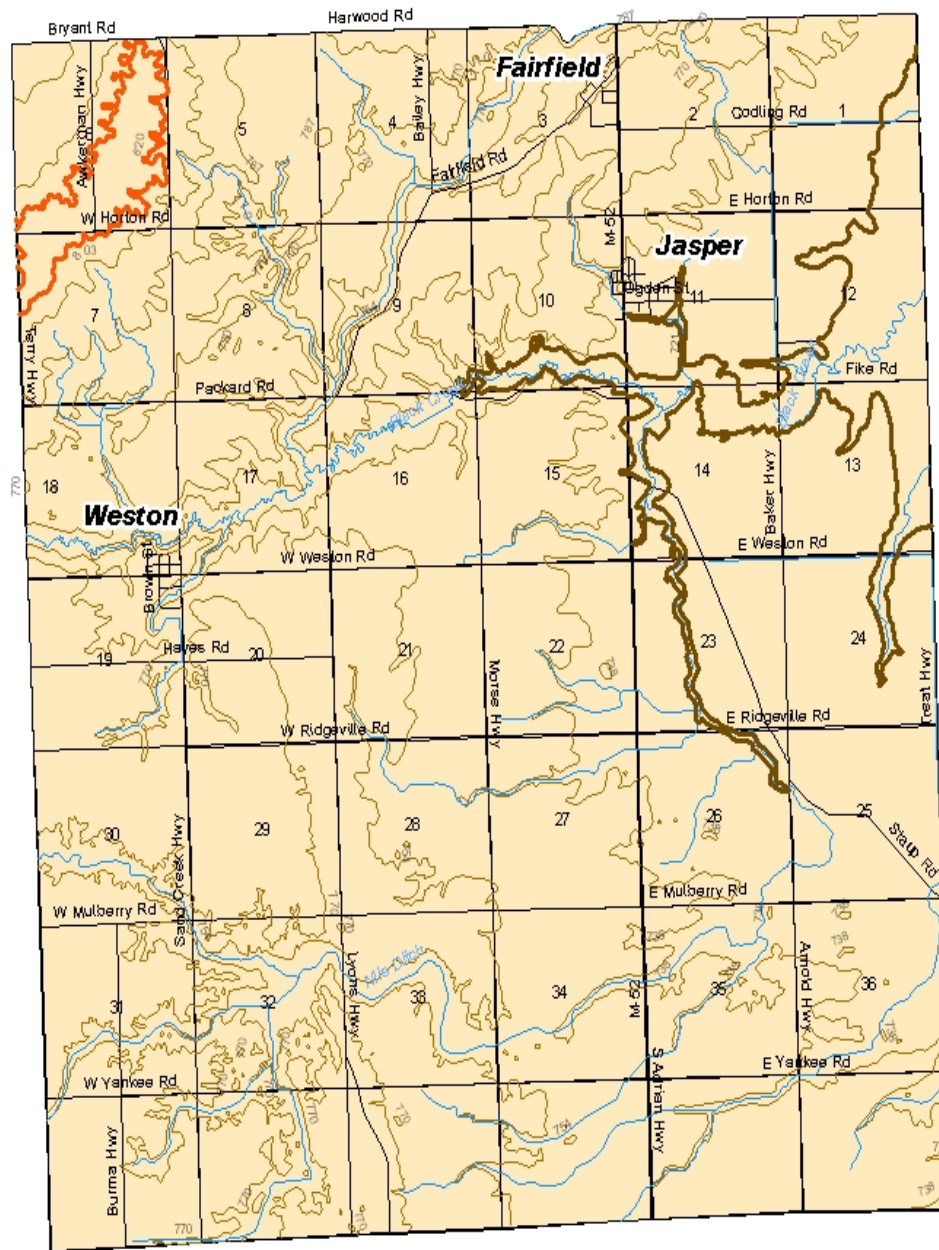
Soils were formed when receding glaciers deposited silt, loam, and sand on bedrock formed during earlier geologic times. The depth of the deposits ranges from a few feet to hundreds of feet. When soils were deposited on flat surfaces with the bedrock at a considerable depth, the result was dark, rich soils ideal for farmland. If the soils were formed into hills, much of the rich soil will have washed out and the slope reduced the desirability of the land for farming.

The suitability of Fairfield Township's soils was examined based on agricultural productivity, groundwater recharge, and on-site septic disposal suitability. The evaluation was based on the criteria used by the Lenawee County Soil Survey and the Lenawee County Health Department. The following sections present the findings of these examinations.

***Agricultural Productivity***

Agricultural productivity is based upon a number of factors and certain soils are deemed to be the most productive in a particular region. While management practices will allow practically any soil to be productive, some soils allow greater productivity with less input. These competitive soils are the ones that have the greatest need for preservation.








### MAP 3

## FAIRFIELD TOWNSHIP TOPOGRAPHY

Lenawee County, Michigan

### Legend

-  Topographic Contours
-  Highpoints (820 ft.)
-  Lowpoints (721 ft.)



0 0.25 0.5 1 Miles

Map Created: August 8, 2008  
Revised: June 11, 2009



Source: U.S. Geological Survey



What is the basis for selection of a particular soil for classification as a productive soil within a region? The most obvious criterion is the production of general field crops is easily available from the Lenawee County Soil Survey. Certain crops may need special soils such as mint or blueberries but these are specialty situations, not generally produced crops. To maintain the agricultural economy of the county the most productive soils need to be preserved in the agricultural districts.

Map 4 reflects agricultural productivity in Fairfield 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 shows dramatically that the flat lands in the former Lake Erie lake bed contain the most productive soils. The remainder of the highly productive soils are found in scattered locations. It is not surprising that those areas of the township that feature highly productive agricultural soils coincide with active cropland locations.

### ***Groundwater Recharge***

Ground water supplies are provided by absorption of surface waters into underground areas. Most of these recharge areas can be found on sandy and gravel glacial soils where rainwater and runoff quickly gain access to underground storage areas. These important recharge areas are significant since much of the county's drinking water comes from local groundwater supplies. Ground water is obtained from wells driven into the unconsolidated glacial material ranging from 25 to over 163 feet in depth. Water is generally plentiful in the sandy and gravel soils west of the former lake bed but is harder to obtain in the eastern portions of the township where water movement is much slower through the lake clays and shales.

Groundwater recharge areas are shown in Map 5 which is based on information contained in the Lenawee County Soil Survey. The two principal factors that were used to generate the map were soil permeability and clay content, but other factors were also considered including: natural vegetation, underlying material, seepage, and presence of hydric (wet) soils. Though the map is useful on a large-scale basis, it is no substitute for field testing and direct knowledge of the area. The map identifies areas that are subject to ground water pollution and, therefore, areas that could be targeted if there is a desire to maintain and protect rural water supplies.

The map indicates that there are very few groundwater recharge areas in Fairfield Township. The majority is associated with Black Creek and the county drain system. The availability of readily-accessible groundwater has been an important factor influencing development patterns in Lenawee County. Those areas of the county with moderate- and high-groundwater recharge also have the ability to accommodate septic tank absorption fields.



***Suitability for Septic Tank Absorption Fields***

The Lenawee County Health Department (LCHD) developed a list of soils that are generally considered to be suitable, marginal and unsuitable for septic tank absorption fields. The percolation rate of these soils must be high enough to dispose of waste at an acceptable rate, but it may not be so high as to contaminate the groundwater due to insufficient filtering.

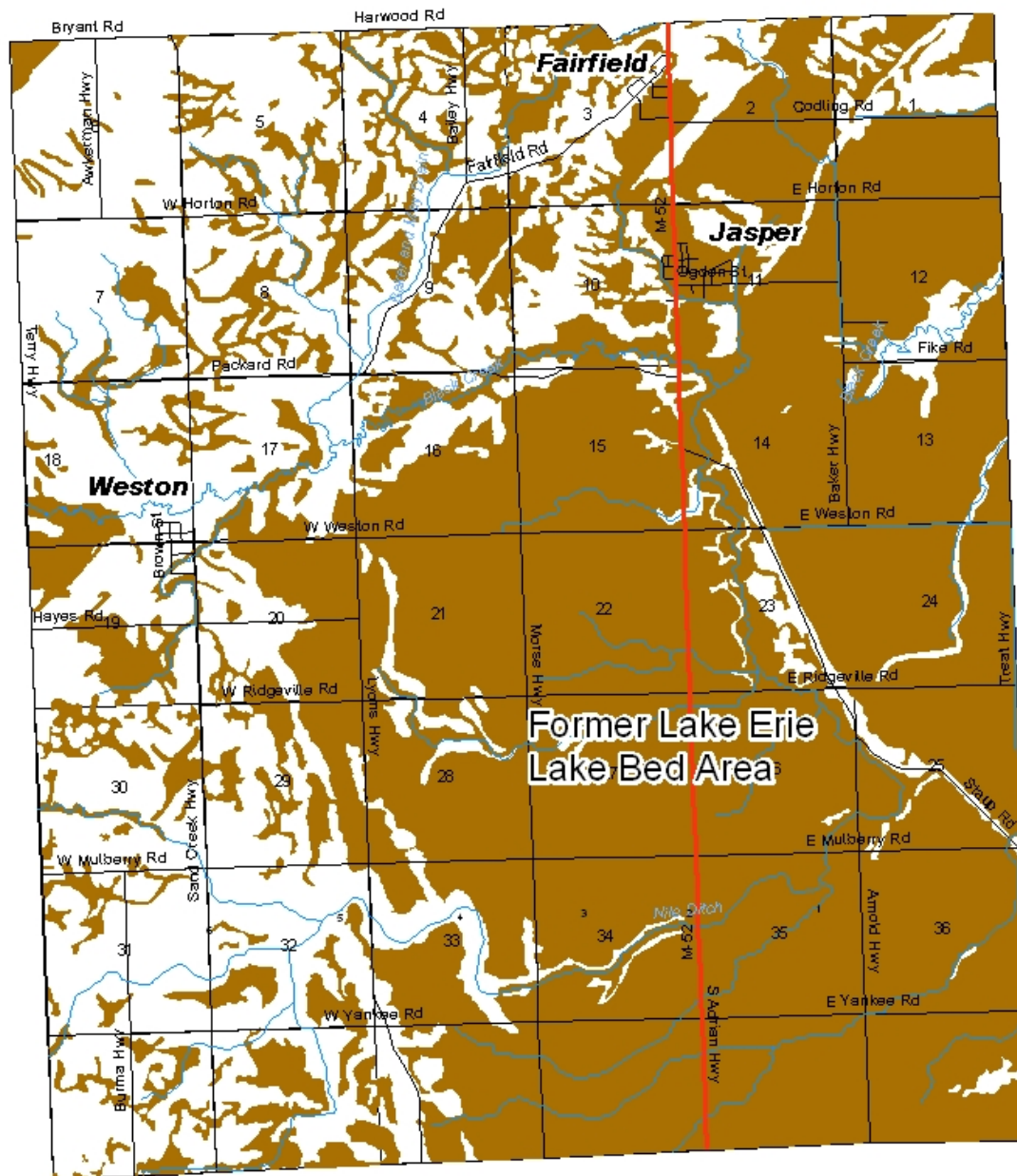
Map 6 is based on the LCHD's criteria for absorption fields. While this map should only be used on a general (not site specific) basis, it shows that there are few areas of the township that are classified as marginal or suitable for septic tank absorption fields.

**Conclusion**

It is of little surprise that land development patterns have occurred in areas where groundwater is available and where sewage can be disposed of. When these areas coincide, dense residential development brings the possibility of groundwater contamination. However, in areas such as southeast Lenawee County, in the former Lake Erie lake bed, there are few opportunities for dense residential development without engineered tile fields or central sewer and water systems. At the same time, when drained, the lake bed contains some of the richest soils for agriculture in the State of Michigan.

To some extent, soil characteristics prevent conflicts between agriculture and residential land uses. The soil characteristics also partially explain declines in population experienced by most townships in southern Lenawee County.





**MAP 4**

**FAIRFIELD TOWNSHIP  
PRODUCTIVE AGRICULTURE  
SOILS**

**LEGEND**

 Most Productive Soils

Sources: Lenawee County Soil Survey  
Lenawee County Comprehensive Land Use Plan

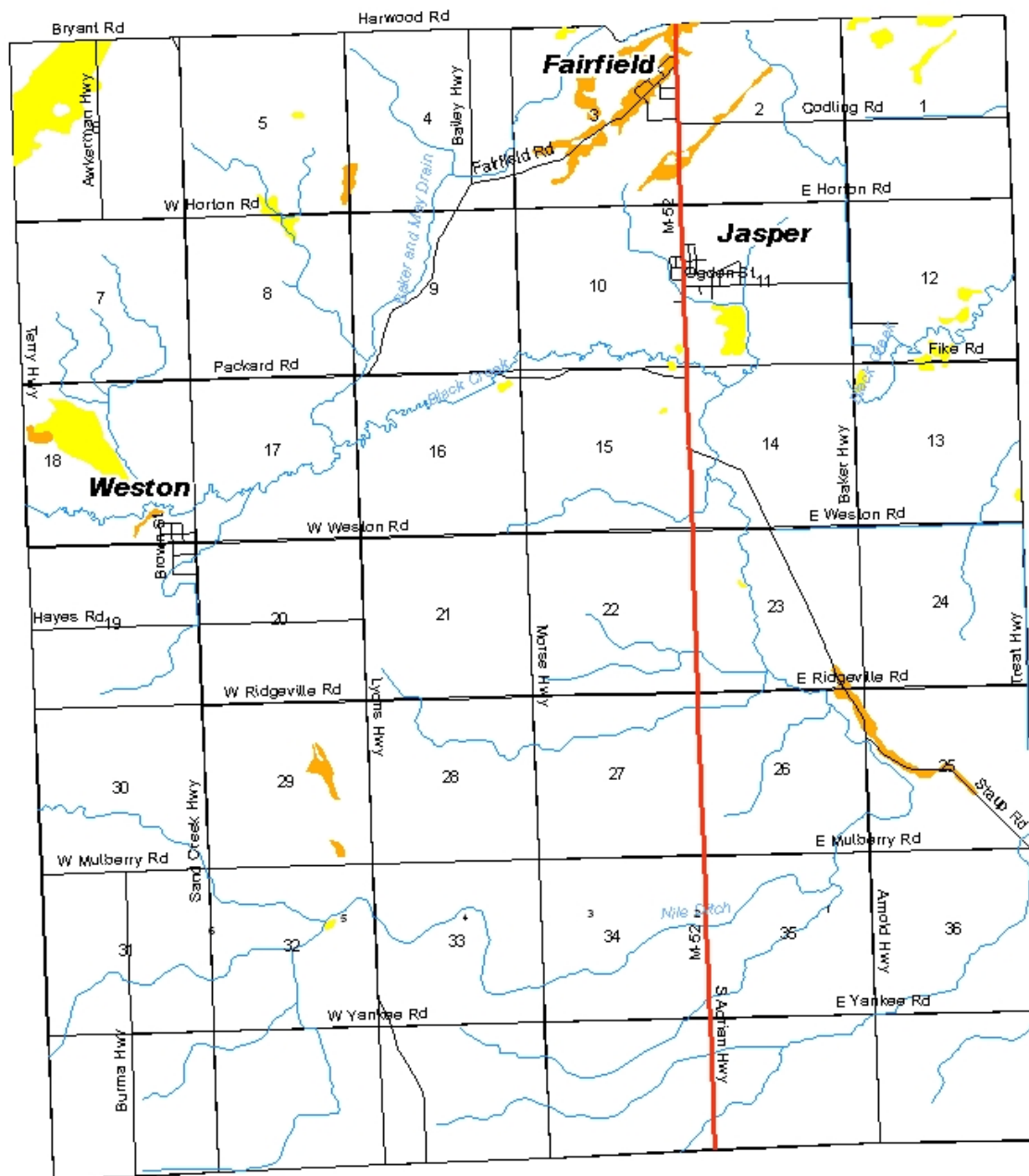
Map Created: April 26, 2006  
Revised: June 11, 2009



0 0.25 0.5 1 Miles







**MAP 5**

**FAIRFIELD TOWNSHIP  
GROUNDWATER RECHARGE  
AREAS**

**LEGEND**

- High Recharge Areas
- Moderate Recharge Areas

Sources: Lenawee County Soil Survey  
Lenawee County Comprehensive Land Use Plan

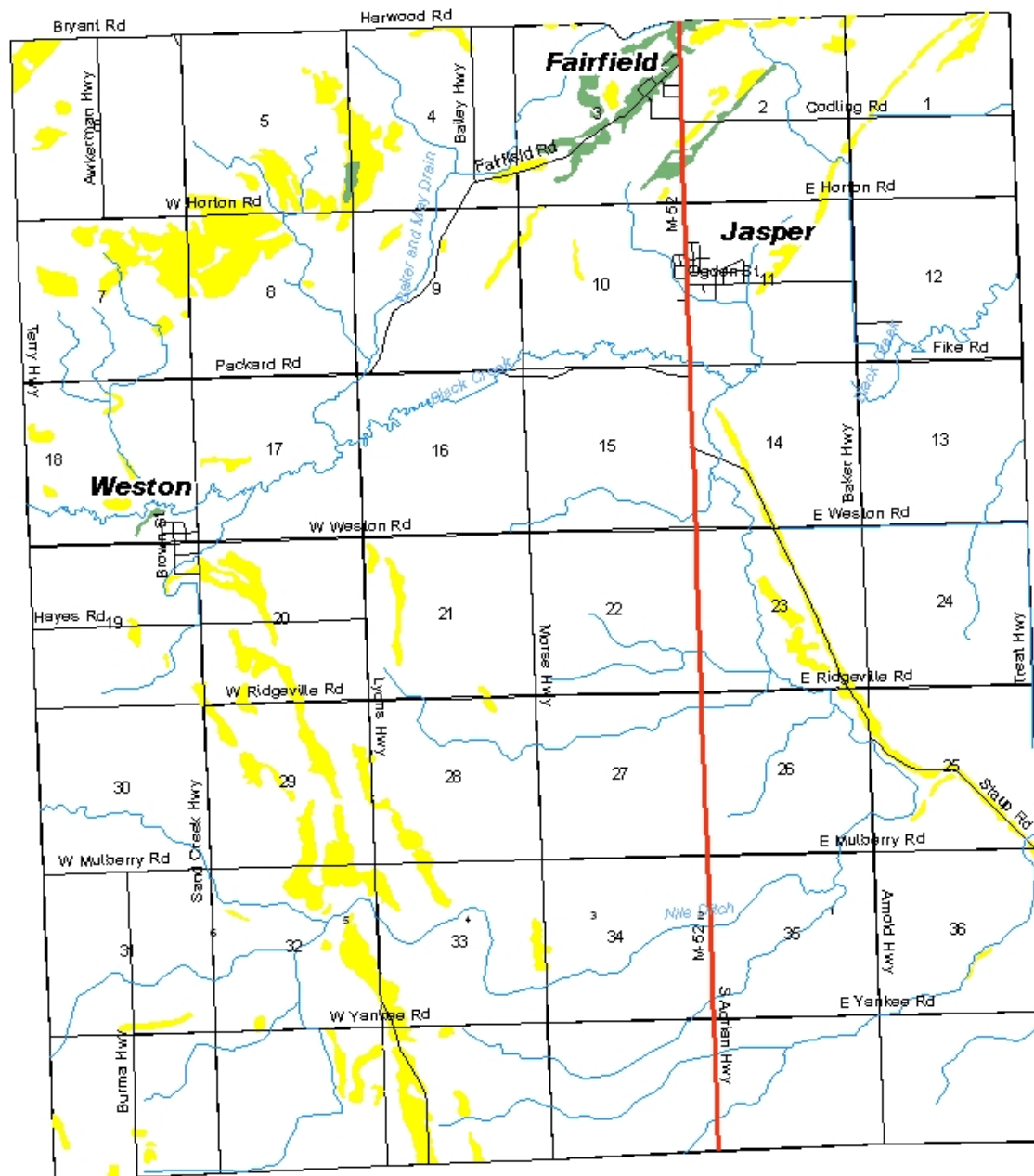
Map Created: April 26, 2006  
Revised: June 11, 2009



0 0.25 0.5 1 Miles







**MAP 6**

**FAIRFIELD TOWNSHIP  
INDIVIDUAL HOME SEWAGE  
DISPOSAL SYSTEMS**

**LEGEND**

- Suitable
- Marginal
- Unsuitable

Sources: Lenawee County Soil Survey  
Lenawee County Comprehensive Land Use Plan

Map Created: April 26, 2006  
Revised: June 11, 2009



0 0.25 0.5 1 Miles





**Waterways**

There are several waterways in Fairfield Township. The most prominent of these are Nile Ditch and Black Creek. They flow in a northeasterly direction and drain into Bear Creek in Ogden Township. Bear Creek in turn flows in a northerly direction and drains into the River Raisin.



## Chapter 2

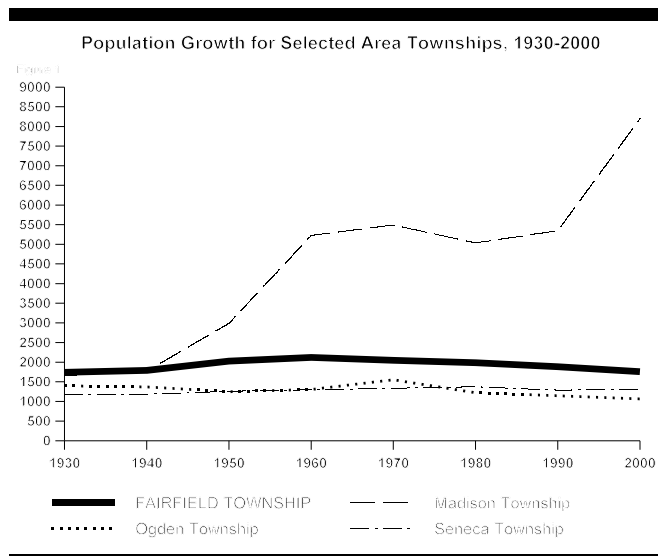
### Population

Chapter 2 examines the demographics of Fairfield Township. Information is presented on population trends, migration, household population, household size, age structure, education, income, employment, and population forecasts.

#### Population Trends

The population of Fairfield Township was 1,756 in 2000. By comparison, the population was 1,739 in 1930 which means that the township's population has remained steady.

Nearby townships have seen a variety of growth patterns. Figure 1 shows that the townships of Seneca, Ogden and Madison have grown at a variety of rates. All three townships had approximately the same population in 1930 but Madison Township began a rapid rate of increase during the 1940's. Meanwhile the population of the rural townships held steady or slowly declined. The principle factors causing growth include soil capability, availability of services, scenic nature, and good roads.



#### Migration

Since the invention of the automobile and subsequent improvement of roads, Americans have tended to move from place to place more often. Because of this, and because the standard of living is higher, many new homes continue to be constructed in the rural parts of the United States.

Data from the 2000 Census show that of the 1,621 residents of Fairfield Township who were at least 5 years of age or older in 2000, 436 lived in a different house in 1995. The majority of these people moved to their current home from somewhere else in Lenawee county (279), while 157 of those people came from a different county.

Table 1 displays the number of people migrating within Fairfield Township, Lenawee County and the City of Adrian for the year 2000. It provides a breakdown in numbers and



percentages regarding how many people moved and how many stayed in the same location. The table indicates that in the five years ending in year 2000, a large percentage of people have moved indicating that mobility has become an important part in today's society.

**Table 1**  
**Comparative Migratory Patterns**

| Age                     | Lenawee County |       | City of Adrian |       | Fairfield Township |       |
|-------------------------|----------------|-------|----------------|-------|--------------------|-------|
| Population 5 yrs & over | 92,699         | 100%  | 19,898         | 100%  | 1,621              | 100%  |
| Same House in 1995      | 53,883         | 58.1% | 9,373          | 47.1% | 1,183              | 73.0% |
| Different house in 1995 | 38,195         | 41.2% | 10,240         | 51.5% | 436                | 26.9% |
| Same County             | 22,603         | 24.4% | 6,656          | 33.5% | 279                | 17.2% |
| Different Co.           | 15,592         | 16.8% | 3,584          | 18.0% | 157                | 9.7%  |
| Same State              | 9,824          | 10.6% | 1,695          | 8.5%  | 83                 | 5.1%  |
| Different State         | 5,768          | 6.2%  | 1,889          | 9.5%  | 74                 | 4.6%  |
| Elsewhere               | 621            | 0.7%  | 285            | 1.4%  | 2                  | 0.1%  |

Source: U.S. Census Bureau

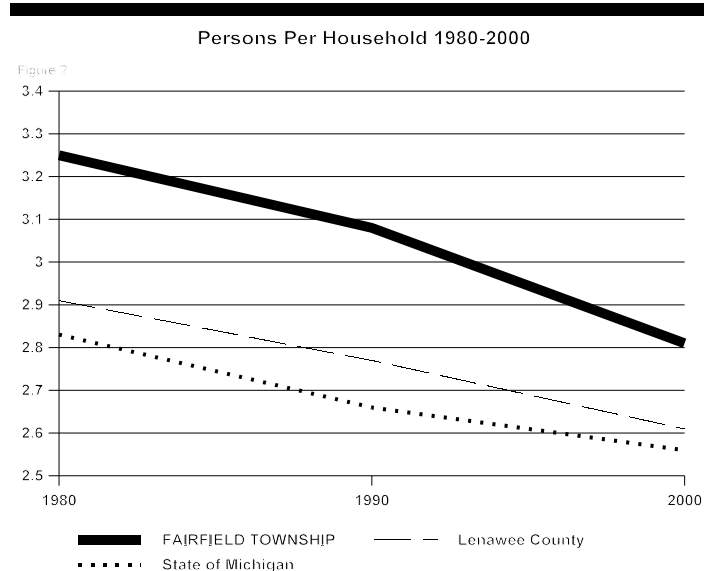
### **Household Population**

According to the Census Bureau definition, households are categorized as families and non-families. A family is a domestic unit consisting of individuals that are related and live in the same home. A family can consist of a two-parent home and a one-parent home. A non-family consists of a person living alone or with a group of unrelated individuals in the same dwelling. The total number of households in Fairfield Township was 621 in 2000 with 77.6% of households being families and 22.4% being non-families. Of the 139 non-family households, 121 contained persons living alone of which 57 were people of ages 65 years and over.



## Household Size

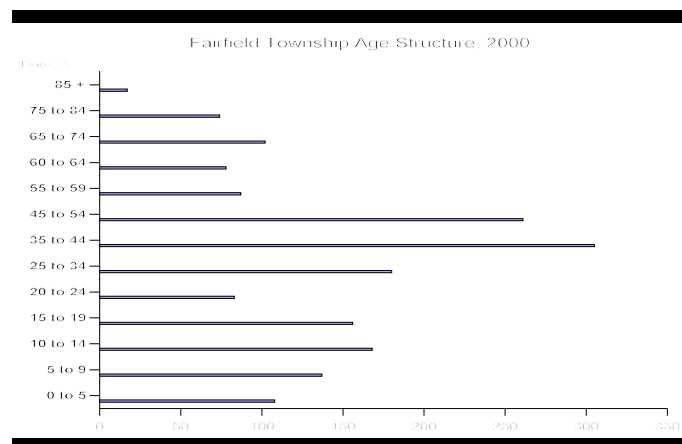
For several decades in the United States, the average household size has been decreasing. In 1980, the average number of people per household in Fairfield Township was 3.25. By 2000, the number had declined to 2.81. Figure 2 shows how Fairfield Township follows county and state trends in regards to the decrease in household size. While the number of persons per household has been decreasing in the Township, it remains well above the county and state.



There are several reasons that household size had been decreasing. For one thing, people are waiting longer to get married and have children, or are living alone. Also, the increased divorce rate combined with senior citizens living alone or with a spouse have been factors. The result of the decreased household size was the need to construct more dwellings to house an equivalent number of people.

## Age Structure

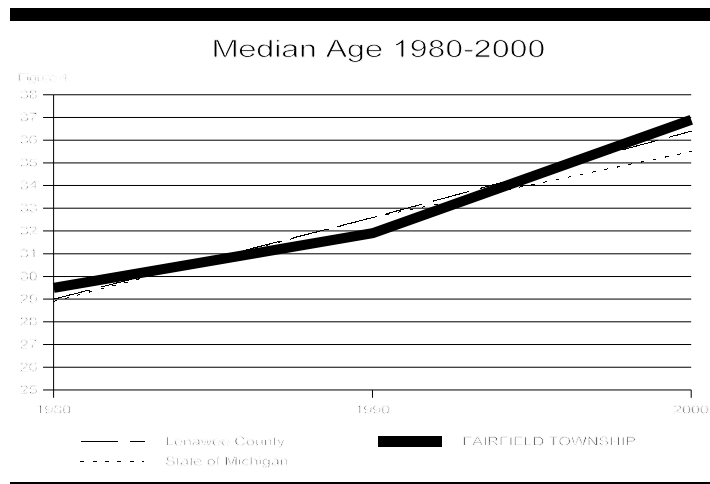
Figure 3 displays the age structure of Fairfield Township. The township's age structure follows a nationwide demographic trend. The "baby boom" generation is contained within the three age brackets covering ages 25-54 and will begin reaching retirement age in a few years. This carries with it implications about the future need for public services. For instance, the trend means that the demand for services for the elderly will be increasing while the number of school-age children is likely to remain steady or decline in the coming years.





In addition to the baby boom generation, Figure 3 shows that there is a large number of people in the ages of 5 to 19. This is known as the “echo boom” because it is the next generation following the baby boom. Because baby boomers produced fewer children than previous generations, the “echo boom” is perhaps smaller than expected but this relatively large population cohort still has implications for school enrollment and future work force demand and labor availability.

In statistical terms, the median age displays the middle value in a collection of individual age statistics. The median age of Fairfield Township has been increasing with the baby boom generation. Figure 4 shows a comparison of median age among Fairfield Township, Lenawee County and the State of Michigan. The figure indicates that the median age increased in all areas from 1980-2000 but Fairfield Township and Lenawee County have increased at a faster rate than the State of Michigan. The median age will continue to increase as baby boomers age. When that generation nears life expectancy, median age will likely begin to trend downward.



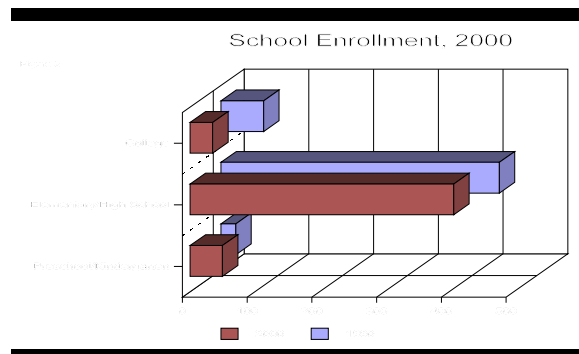
## **Education**

The residents of Fairfield Township follow a national trend toward higher levels of education. For example, in 1990, the percentage of residents, 25 years of age and older, who were high school graduates or greater was 70%. In 2000, this percentage increased to 80%. At the same time, the number of people who discontinued their education at grade school or high school decreased.

The largest increases in educational attainment levels are found in the categories that include some level of college education. Of the 1,078 people in Fairfield Township of age 25 years and above in 2000, 376, or 35%, attended college at some point in their lives (in 1990, this percentage was 23%). Of the 376 people who attended some level of college, 232 did not yet receive a degree while the remaining 144 possessed an associates degree, bachelors degree, graduate or professional degree, or a combination thereof.



In 2000, there were 492 people 3 years and over enrolled in school in Fairfield Township. Over 82%, or 407, of these students were attending elementary or high school. Figure 5 shows the difference in school enrollment from 1990 to 2000. Fairfield Township lies within the Sand Creek Community School and Morenci School districts.



Source: U.S. Census Bureau

In 1990, Schools of Choice were not available to Fairfield Township parents. This program became available in the mid-1990's. The trend in the early 1990's was toward higher enrollment in elementary school than high school. Since that time, the large elementary classes have moved into high school years and most have graduated. Fairfield Township had its largest high school graduation ever in 2006. At the same time kindergarten enrollment has fallen over the five years ending in year 2000 and the elementary level has fewer students than high school. The number of in-district students has declined and the only reason the number of students has been maintained is the Schools of Choice program.

As shown on Map 7, portions of two school districts are located within Fairfield Township. The Sand Creek Community School District takes up most of the township while a portion of the Morenci Area School district is located at the southwest corner of the township.

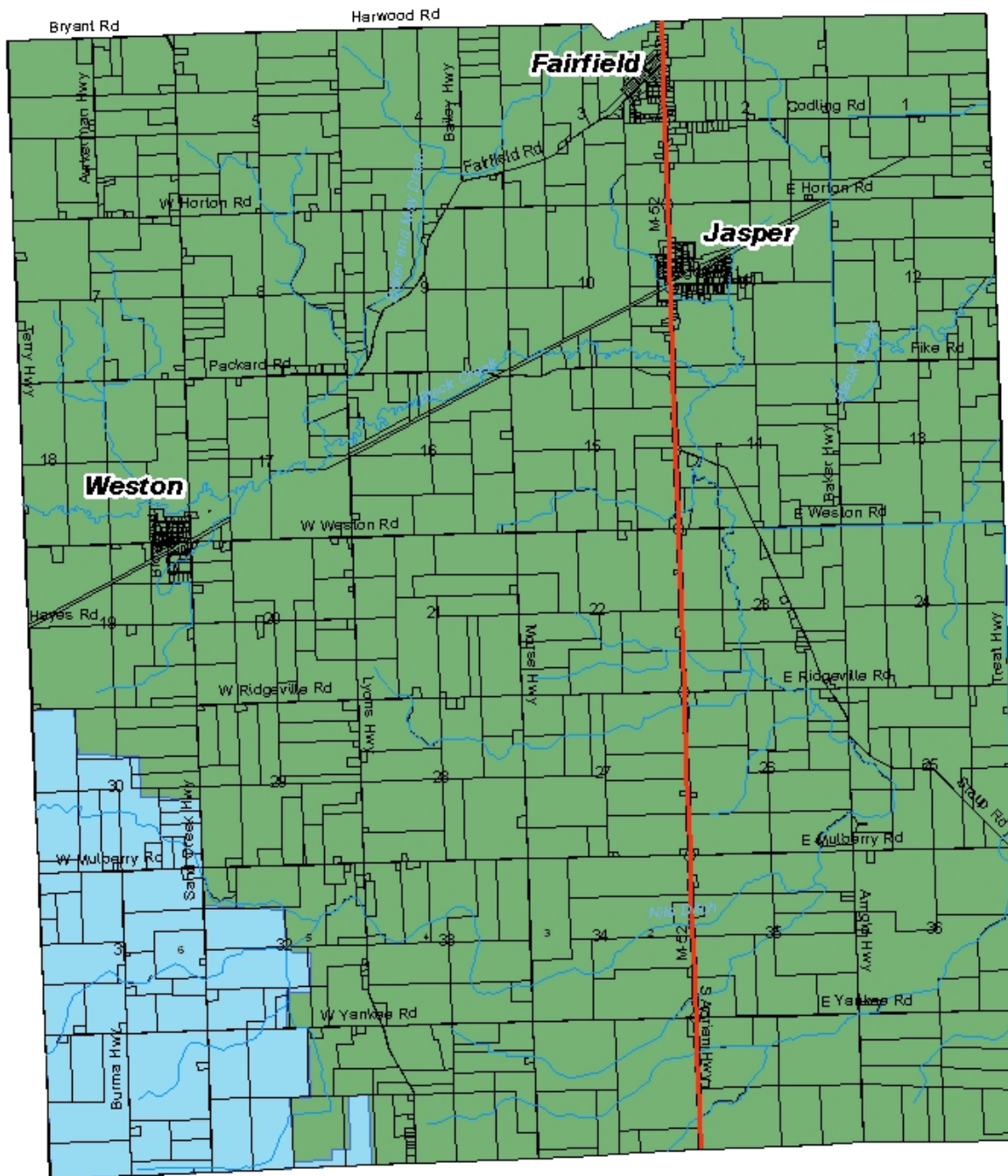
## **Income**

Figure 6 displays the trend in household income from 1990 to 2000 in Fairfield Township. It follows from the discussion on education that increasing levels of educational attainment, in combination with an increasing standard of living and a good economy, had yielded higher incomes. In comparing household income between 1990 and 2000, it can be seen that the largest income bracket was between \$50,000-150,000 in 2000 while in 1990 the highest bracket was \$15,000-25,000. The median household income in 1990 was \$27,500 while by 2000 the figure had risen to \$42,900.

Figure 6







**MAP 7**

**FAIRFIELD TOWNSHIP  
SCHOOL DISTRICTS**

**Legend**

- Morenci Area Schools
- Sand Creek Community Schools



0 0.25 0.5 1 Miles

Map Created: August 8, 2008  
Revised: June 11, 2009

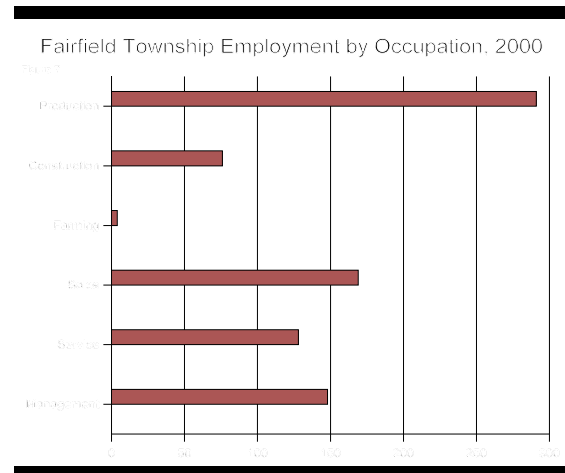


## Employment

Occupation describes the type of work that a person does. The Census Bureau groups occupations into the following six general categories:

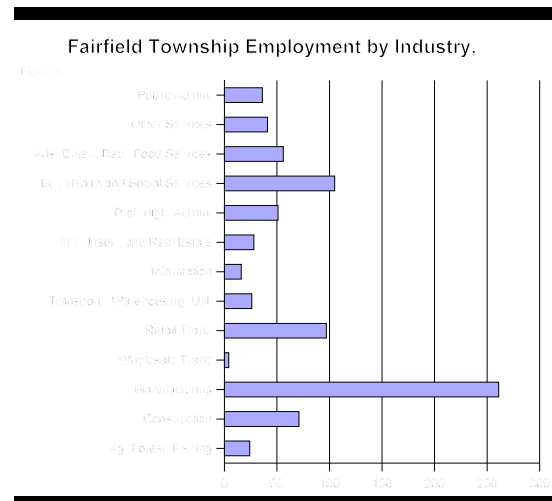
- management and professional services
- sales and office
- farming, fishing and forestry
- construction, extraction and maintenance
- production, transportation and material moving

Figure 7 displays employment by occupation for Fairfield Township residents in 2000. The largest occupational sectors are production, management, and sales while service, construction and farming occupations make up a relatively small portion of the employed work force.



In contrast to employment by occupation, which describes the type of work performed, employment by industry describes the type of company that employs the worker. Employment by industry is classified into the following categories of employer:

- agriculture, forestry and fishing
- construction
- manufacturing
- wholesale trade
- retail trade
- transportation, warehousing and utilities
- information
- finance, insurance and real estate
- professional, scientific, management, administrative, and waste management services
- education, health and social services
- arts, entertainment, recreation, and food services
- other services
- public administration



Source: U.S. Census Bureau

As can be seen from Figure 8, the predominant industries that employ Fairfield Township residents are manufacturing, educational, health and social services, and retail trade sectors.



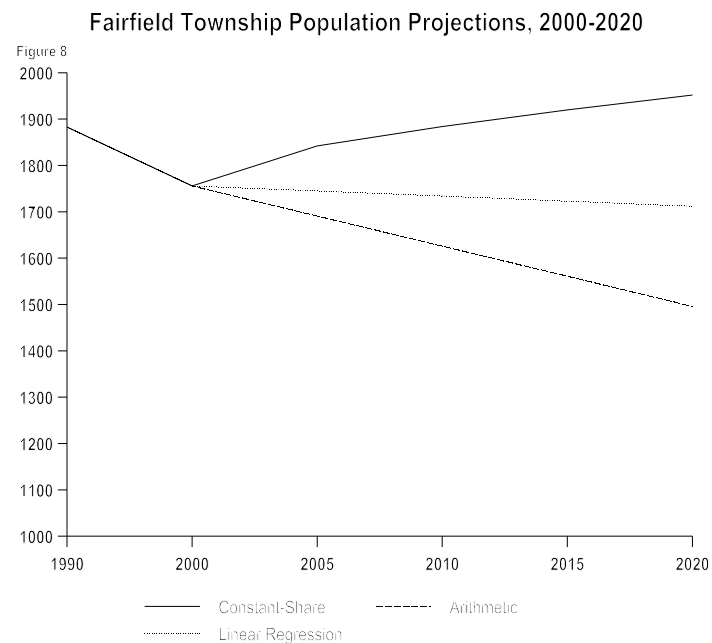
Another useful statistic regarding employment is the amount of time needed to commute to their job. This provides an indication of whether a community should be considered a “bedroom community” featuring many homes but few jobs. The average travel time to work in Fairfield Township in 2000 was 26 minutes matching the county average. While most workers spend less than 30 minutes traveling to work, there is an increasing number that spend over a half-hour on a trip to work.

According to the 2000 Census, eighty-five percent of workers residing within Fairfield Township are employed within Lenawee County while 6% worked somewhere else in Michigan. Fifteen percent of the work force were employed outside of the state of Michigan.

### **2020 Population Forecast**

Based on current trends up to the year 2000, the population of the Fairfield Township was projected to 2020 using several different population projection methods. The population is likely to increase between the extremes of the projections. Therefore, if 2000 trends continue, the population of the township would be between 1,500 and 2,000 in 2020 with the actual figure more likely to somewhere in the middle of these projections. The three population projection methods are described as follows:

- The *constant-share* method assumes that Fairfield Township will maintain a consistent proportion of Lenawee County's population, or 1.8%. It takes advantage of the fact that population projections are more accurate for larger populations such as on the county or state level. Caution should be used because of the constant-share method Fairfield Township has not been growing as quickly as Lenawee County. County population projections are from the Lenawee County Comprehensive Land Use Plan.



- The *arithmetic* method assumes that the township will continue to decline by the same number as it averaged from 1990 to 2000, or about 13 people per year.



This method can yield fairly accurate results but it fails to take into account the exponential growth that can occur with an increasing population.

- *Linear regression* assumes that the township will continue to grow at the same rate as it did between 1990 and 2000. The annual rate of decline for that period was about -0.13%. Linear regression is generally more accurate than the arithmetic method because the township grows more rapidly in number with an increasing population.

**Table 2**  
**Fairfield Township Population Projection by Three Methods, 2000-2020**

| Method            | 1990  | 2000  | 2005  | 2010  | 2015  | 2020  | Numerical Increase, 1990-2020 |
|-------------------|-------|-------|-------|-------|-------|-------|-------------------------------|
| Constant-Share    | 1,883 | 1,756 | 1,842 | 1,884 | 1,920 | 1,952 | 69                            |
| Arithmetic        | 1,883 | 1,756 | 1,691 | 1,626 | 1,561 | 1,496 | (387)                         |
| Linear Regression | 1,883 | 1,756 | 1,745 | 1,734 | 1,723 | 1,712 | (171)                         |

Source: Projections based on trends from 1990 and 2000 censuses

The Constant-Share method indicates that the population of the Township will rise through 2020 while the other methods predict varying degrees of decline. A number of factors will influence future population growth in the Township including infrastructure improvements and economic conditions in the state and county. Population growth should be monitored with the use of available data including building permits for new residential construction, infrastructure improvements, census bureau population estimates, and the knowledge of the Planning Commissioners regarding growth in the area.







## Chapter 3

### Housing

The purpose of this chapter is to determine housing trends and needs in Fairfield Township. Included within this chapter is an examination of housing trends, occupancy and tenure, age of housing stock, general household characteristics, and housing costs.

#### Housing Trends

The 2000 Census indicated that there were 666 housing units in Fairfield Township. This is a slight decrease from 1990 when there were 675 housing units.

#### Occupancy and Tenure

Of the 666 housing units in Fairfield Township in 2000, 621 were occupied while 45 were vacant. Of the 621 occupied units, 555 were owner-occupied and 66 were renter-occupied. Of the 45 vacant dwelling units, only 7 were being used for seasonal, recreational or occasional use.

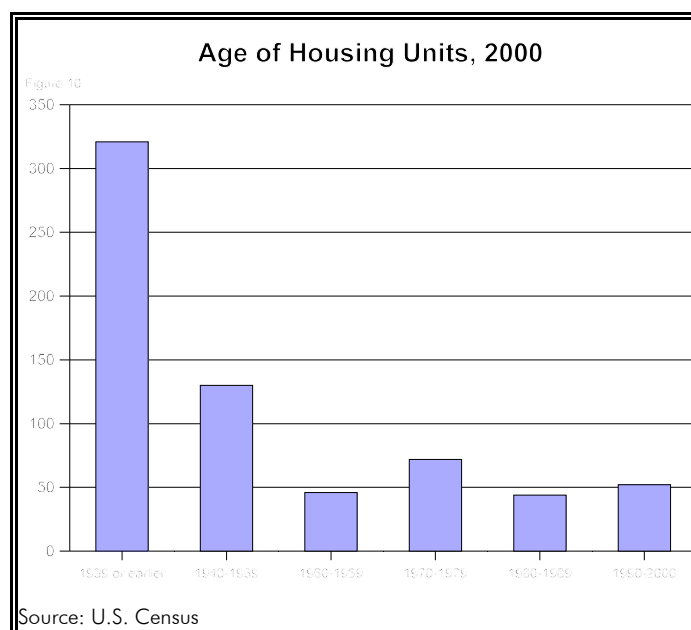
#### Age of Housing Stock

Though several housing units were built between 1990 and 2000, the greatest decade of housing construction was the 1940's and 1970's. Between 1940 and 1950 there were 87 units built while during the 1970's, 72 units were constructed. Nearly half of the housing units in the Township were constructed prior to 1940.

#### General Household Characteristics

The following general characteristics apply to housing in Fairfield Township:

- The 621 occupied households in Fairfield Township are made up of 421 married-couple families, 40 female-headed families with no spouse, 21 male-headed families with no spouse, and 139 non-family households.





- The housing units in Fairfield Township consist of 578 single-family dwellings, 17 two-family units, and 70 mobile homes.
- Nine housing units lack complete plumbing facilities, 13 lack complete kitchen facilities, and 16 have no telephone service.

Table 3 displays the type of heating fuel people in Fairfield Township use in their homes. The main types of heating fuels are utility gas, bottled, tank, or LP gas and fuel oil, or kerosene.

**Table 3**  
**Sources of Heating Fuel in Fairfield Township, 2000**

| <u>Fuel</u>              | <u>Number of Homes</u> |
|--------------------------|------------------------|
| Utility Gas              | 322                    |
| Bottled, tank, or LP gas | 213                    |
| Electricity              | 9                      |
| Fuel oil, kerosene, etc. | 66                     |
| Coal or coke             | 0                      |
| Wood                     | 10                     |
| Solar energy             | 0                      |
| Other fuel               | 0                      |
| No fuel used             | 0                      |

Source: U.S. Census Bureau

### **Housing Costs**

The cost of housing was rising in Fairfield Township based on 2000 Census data. In 1990, the median cost of a home was \$37,400. By 2000, the median value had risen to \$84,300. The median price of a home rose faster than the pace of inflation.

Rental costs had increased as well. In 1990, the median rent cost was \$307 per month but by 2000 the median rental cost had risen to \$581 per month.

Housing affordability can be measured in terms of housing costs as a percentage of income. Some housing agencies believe that housing is not affordable if the occupants are spending more than 30 percent of their income on housing costs. In 2000, there were 46 homeowners and 13 renters who paid more than 30 percent of their income on housing costs.



## Chapter 4

### Land Use

Fairfield Township contains a mixture of agricultural, residential, commercial and industrial land uses. This is largely due to the mixture of soil types creating the capability to sustain both urban and rural land uses in appropriate locations. Fertile soils have resulted in intensive agriculture in the southeast and a mixture of development types in other locations.

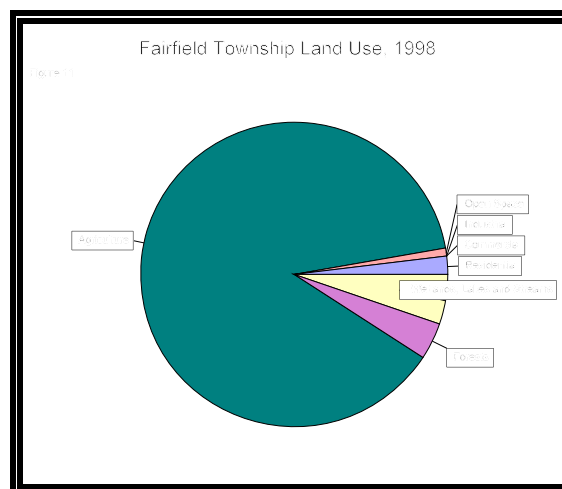
Land use surveys of the township were performed in 1978 and 1998. These surveys, which involve the inspection of aerial photographs, provide a basis for the examination of land use trends. Results of the surveys are displayed on maps 8 and 9. Table 4 shows the number of acres of land in four major land use categories. Figure 11 provides a more detailed breakout on 1998 land acreage.

**Table 4**  
**Fairfield Township Land Use Trends**

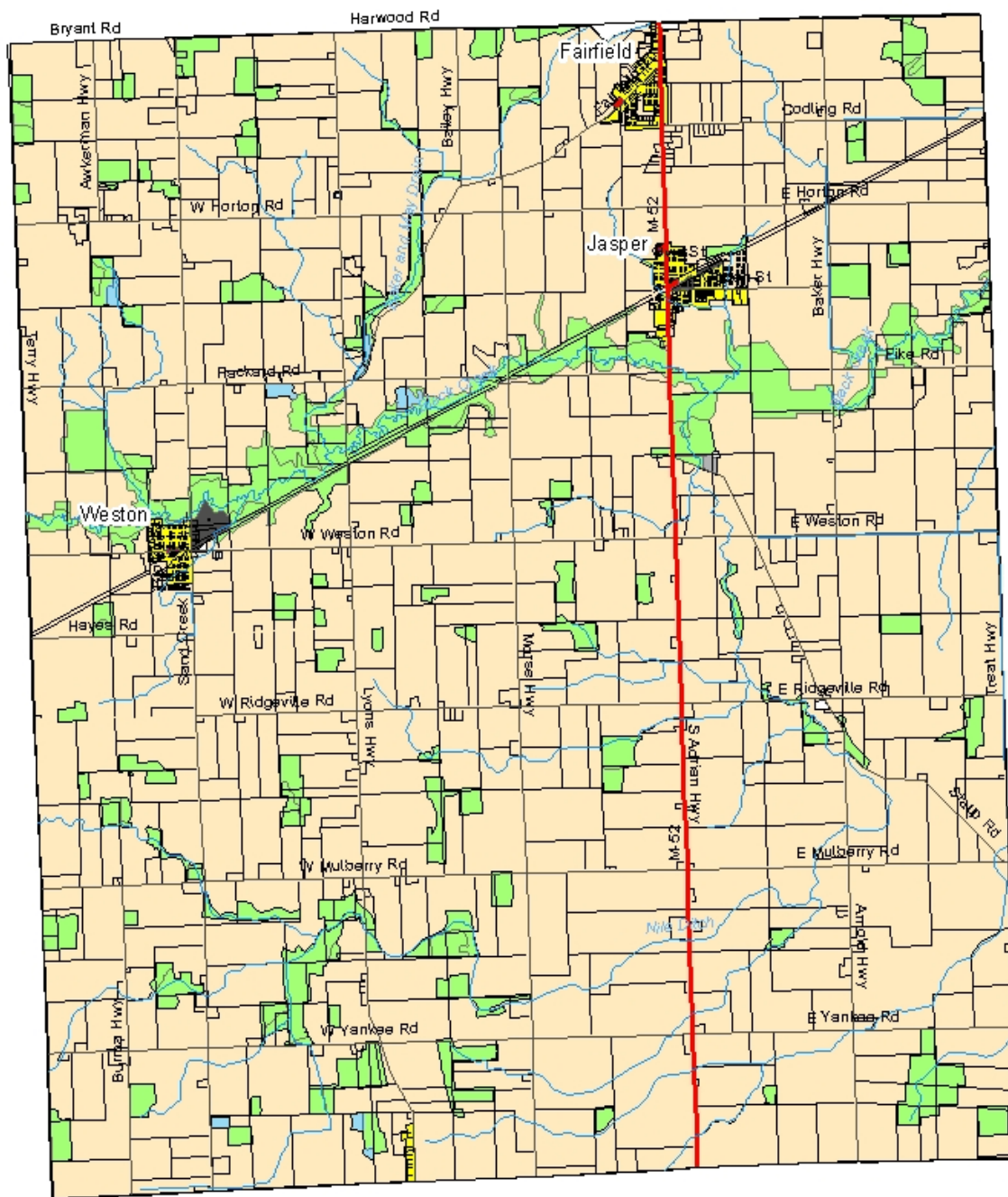
| Land Use Category | 1978   | 1998   | Change in Acres (1978-1998) |
|-------------------|--------|--------|-----------------------------|
| Agriculture       | 23,978 | 23,722 | (256)                       |
| Residential       | 239    | 546    | 307                         |
| Commercial        | 8      | 12     | 4                           |
| Industrial        | 34     | 36     | 2                           |

Source: Region 2 Planning Commission Land Use Surveys, 1978 and 1998

Fairfield Township has a total area of 26,880 acres, or 42 square miles. Agriculture land use make up approximately 85% of the total land area. Some agricultural land has been lost to residential use over the 20-year period - primarily single-family residential development on large lots - but in comparison to townships in urban areas - the loss of farmland has not been great.







## MAP 8

### FAIRFIELD TOWNSHIP 1978 LAND COVER

Lenawee County, Michigan

#### LEGEND

- Agriculture
- Residential
- Commercial
- Industrial
- Transportation, Communication and Utilities
- Forested
- Wetlands
- Open Land/Other

Source: 1978 MIRS



0 0.25 0.5 1 Miles

Map Created April 26, 2006  
Revised: June 11, 2009







Table 5 presents the survey's major land use categories and the land uses that make up the major categories. Land use patterns in each of these categories is described in the following pages.

**Table 5**  
**Land Use Categories**

|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• <u>Residential</u> <ul style="list-style-type: none"> <li>-Residential</li> <li>-Farmstead</li> <li>-Manufactured Housing</li> </ul> </li> </ul>  | <ul style="list-style-type: none"> <li>• <u>Industrial</u></li> </ul>  |
| <ul style="list-style-type: none"> <li>• <u>Commercial</u> <ul style="list-style-type: none"> <li>-General Commercial</li> <li>-Primary, central business district</li> <li>-Shopping center/mall</li> <li>-Institutional (churches, schools)</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• <u>Extractive, Transportation, Communication, and Utilities</u> <ul style="list-style-type: none"> <li>-General</li> <li>-Utilities (substations, etc.)</li> </ul> </li> </ul>              |
| <ul style="list-style-type: none"> <li>• <u>Open Land</u> <ul style="list-style-type: none"> <li>-Other, fallow cropland</li> <li>-Cemeteries</li> <li>-Parks</li> <li>-Other open</li> </ul> </li> </ul>  | <ul style="list-style-type: none"> <li>• <u>Agriculture and Forests</u> <ul style="list-style-type: none"> <li>-Cropland (active)</li> <li>-Other (pasture, orchard, vineyard, horticulture, feed lots, etc.)</li> </ul> </li> </ul> |
| <ul style="list-style-type: none"> <li>• <u>Public/Quasi-Public</u> <ul style="list-style-type: none"> <li>-Churches</li> <li>-Government offices and facilities (e.g. township hall, fire dept.)</li> </ul> </li> </ul>   |  |

### Residential Land Use

Residential land use includes farmsteads, single-family, two-family, multiple-family and manufactured homes. Increases in residential land use, particularly single-family development, is the most significant recent change as total residential land use acreage increased from 239 in 1978 to 546 in 1998 which was an increase of 128%. In terms of number of acres consumed for new development, residential land uses easily surpass any other land use category.

The most significant residential land use is single-family residential. One-family development generally takes place wherever the soils percolate or sewers are available and groundwater is available. Concentrations of residential use exist in Fairfield, Jasper and Weston, and is scattered in much lower densities throughout the Township. Very little



residential development has occurred in the prime agricultural area in the southeast portion of the township. There, the soils do not percolate and groundwater is not readily accessible.

#### Industrial Land Use

Though the land area covered by Industrial uses is small, they are an important vital part of the township's economic base. The amount of land in industrial use in 1998 was 36 acres. This is a slight increase above the 1978 level.

#### Commercial Land Use

Commercial uses in Fairfield Township tend to be of a local nature providing convenience goods to nearby residential areas. Larger retail stores are located in Adrian, Ann Arbor, Toledo, and other cities.

Commercial land use consumed a total of 12 acres in 1998. Though not large in area, this is an increase of 50% above commercial acreage in 1978. Commercial uses are located in the three hamlets.

#### Transportation, Communication, Utilities

Transportation, communication and utilities primarily consists of land uses such as essential services, public infrastructure, and transportation improvements. A total of 39 acres were included in this category in 1998.

#### Open Land

Among land uses in the open land category are fallow cropland, parks and recreation, and cemeteries, and preserved lands. In 1998, open space areas made up 177 acres in the township.







## **Chapter 5**

### **Public Services**

The purpose of this chapter is to present information on public services provided by various governmental agencies to the residents of Fairfield Township. Information is presented on the Township Fire Department, transportation, and central sewer and water.

#### **Fire Department**

The Fairfield Township Fire Department features fire fighting and basic life support services. Firefighters are also trained in vehicle extrication, grain bin rescue, and Hazmat Awareness and Operations. Advanced life support ambulance service is available through the Madison Township Fire Department.

The Fire Department has seven trucks available including two pumper trucks, a rescue vehicle, a grass rig, a water tender, a basic transporter ambulance, and a wildland truck.

#### **Transportation**

There are three general classes of roads and highways in Fairfield Township - state trunkline, county primary, and local. They serve different purposes and are owned and maintained by different governmental agencies. The three road classes serve different purposes and carry varying volumes of traffic (see Map 10).

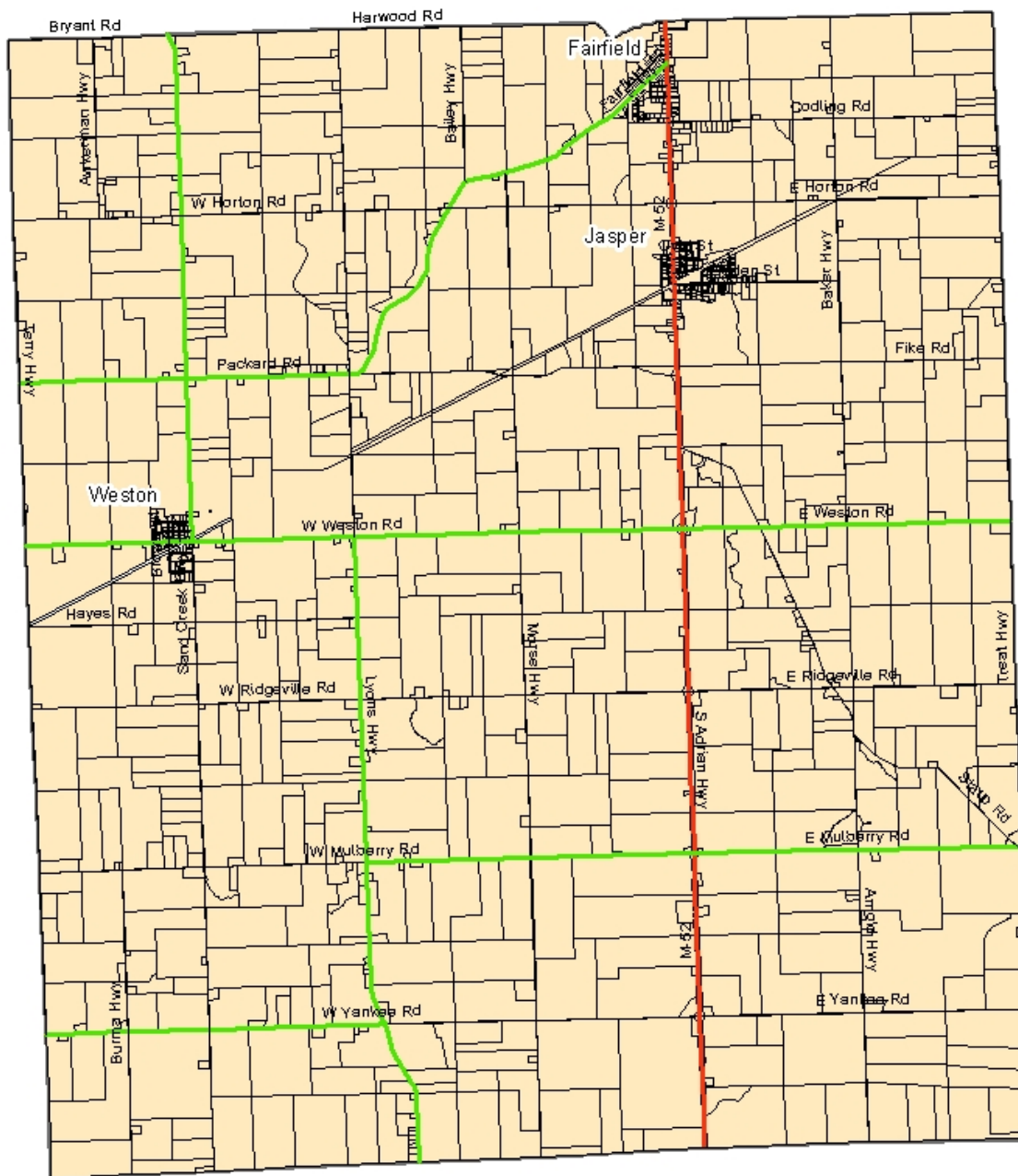
There is one state trunkline in Fairfield Township - M-52 runs between the City of Adrian and the Ohio border to the south. M-52 is owned by the State of Michigan. It is a class A all season road capable of handling heavy truck traffic. M-52 and all state trunklines are intended to serve a regional area.

There are several county primary roads in Fairfield Township including east-west oriented Packard, Weston, Mulberry, Fairfield and Yankee, and north-south oriented Lyons and Sand Creek.

#### **Central Sewer and Water Facilities**

To an extent, the presence of central sewer and water facilities guides the location of growth in Fairfield Township. Central sewer facilities serve in general the population centers of Jasper, Fairfield, and Weston. Central water is extended from Madison Township via M-52 into Fairfield Township to serve Fairfield and Jasper. The location of sewer and water lines are indicated on Maps 11 and 12.





## MAP 10

# FAIRFIELD TOWNSHIP

## Act 51 Road Classification

### Legend

- State Trunkline
- County Primary
- County Local

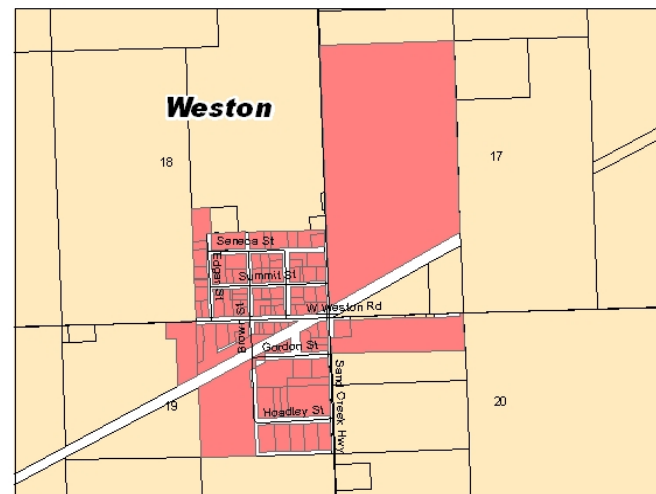
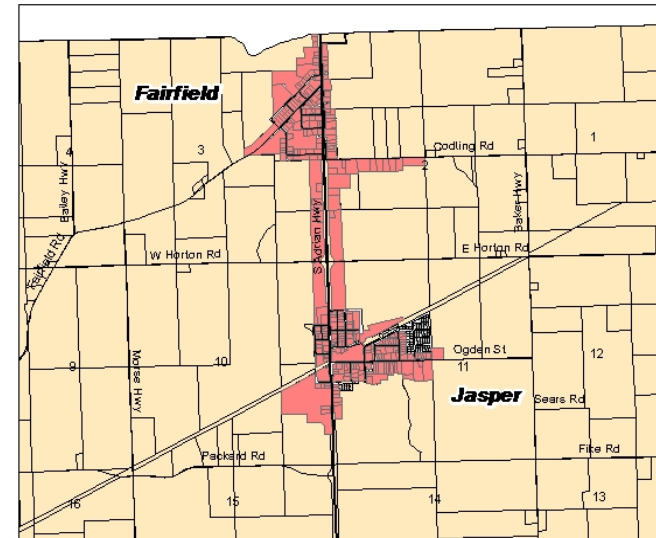
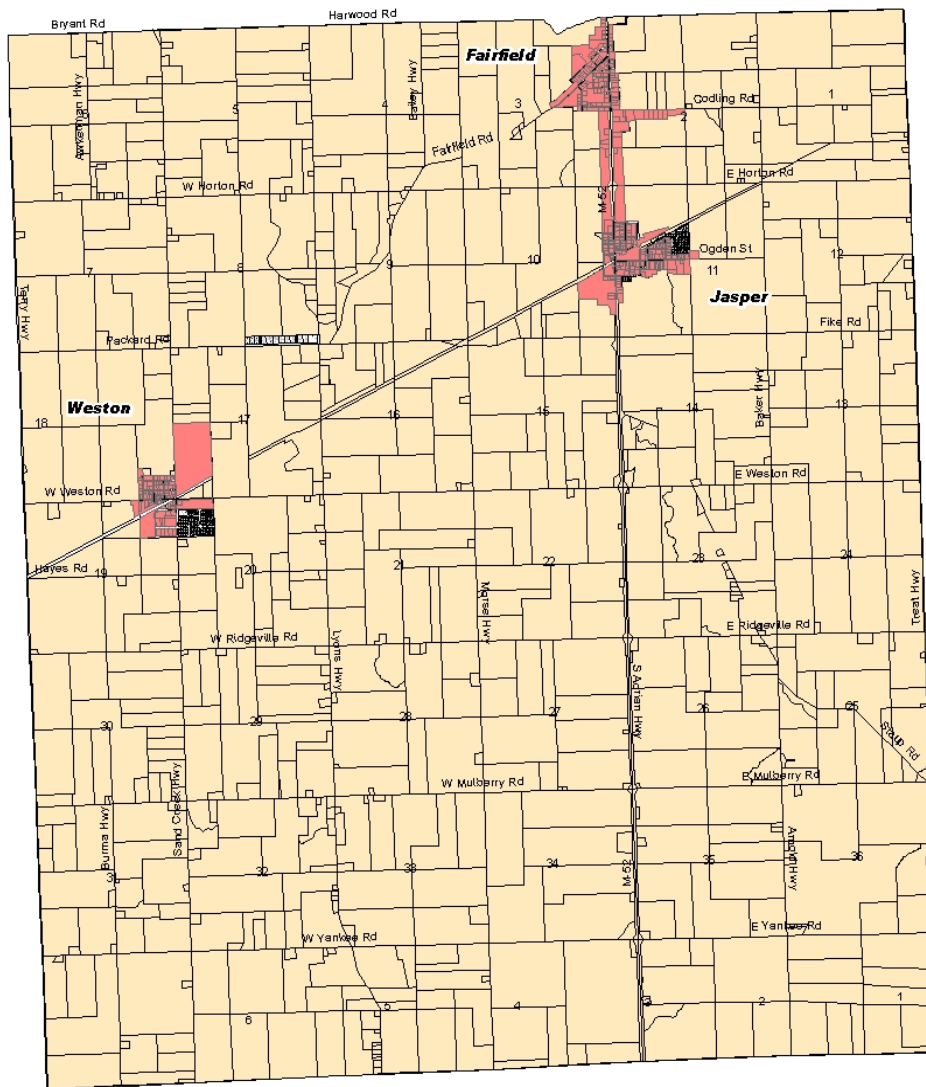
Source: Michigan Dept. of Transportation



0 0.25 0.5 1 Miles

Map Revised: March 10, 2008  
Revised: June 11, 2009





**MAP 11**

**FAIRFIELD TOWNSHIP  
SEWER SERVICE AREAS**

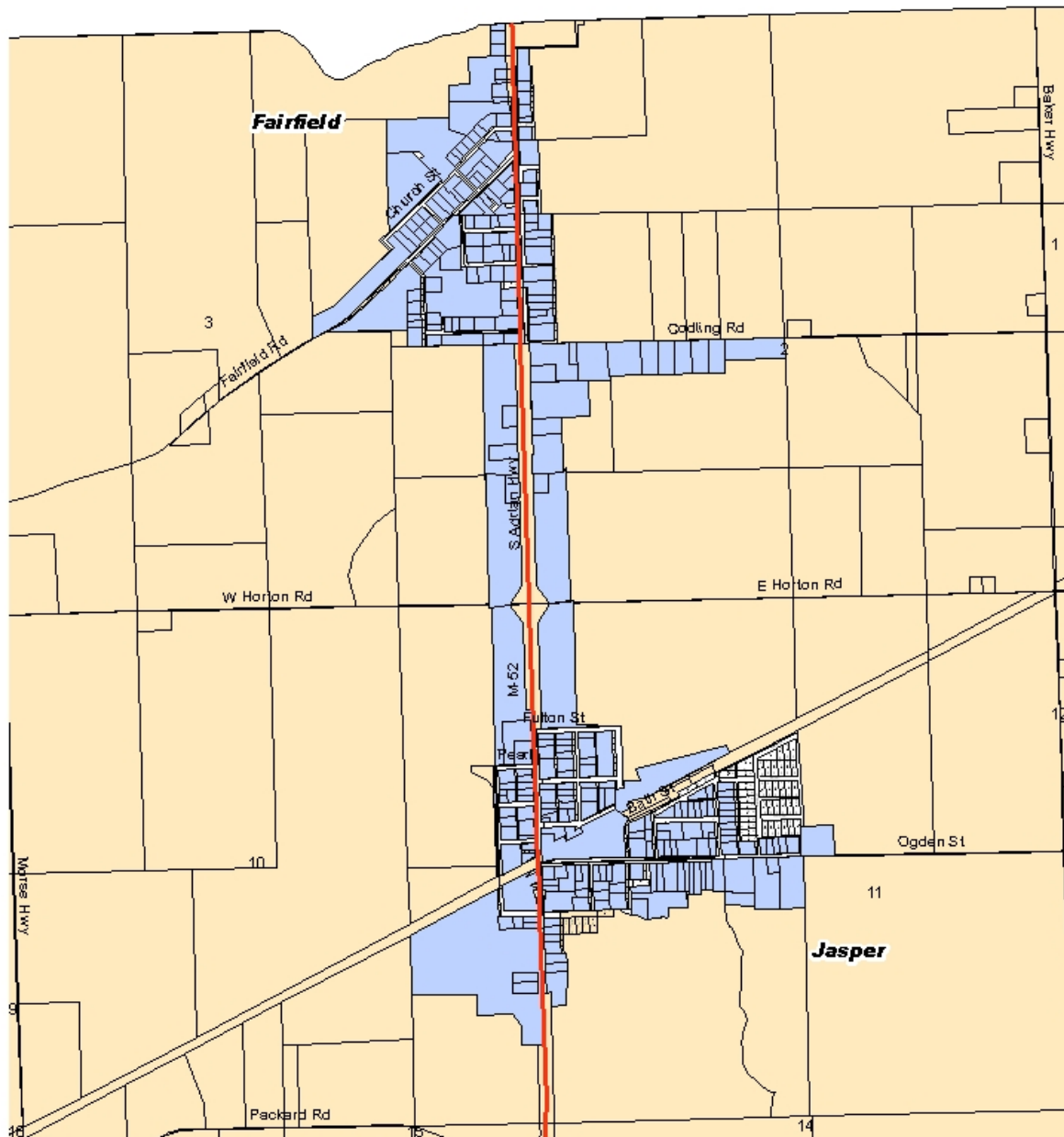


*Not to Scale*

Map Created: August 8, 2008  
Revised: February 2, 2010  
Parcel Layer Revised: October, 2009



# **FAIRFIELD TOWNSHIP** **MAP 12** **WATER SERVICE AREA**



0 0.1 0.2 0.4  
Miles



Map Created: August 8, 2008  
Revised: June 29, 2009  
Parcel Layer Revised: April 2009



## **PART II**

### **GOALS, POLICIES, AND STRATEGIES**







## **Chapter 6**

### **Goals, Policies and Strategies**

After reviewing the information contained in the Inventory, in addition to further discussions, the Planning Commission set forth the goals, policies and strategies contained in this section. First, a mission statement, community identity goal, and economic development goal were developed as a guide to all other more specific goals.

#### Mission Statement

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

#### Community Identity Goal

Promote Fairfield Township to retain its individual rural character.

#### Economic Development Goal

Establish a sound economic base through agriculture and growth potential for commercial and industrial establishments. Identify limited areas for industrial use adjacent to existing industrial uses.



## **LAND USE GOALS, OBJECTIVES, AND POLICIES**

### **General and Environmental Protection Policies**

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

#### General Policies

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

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

#### Environmental Protection Policies

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



- On the land use plan map, designate rural land which is not suitable for farming as low-density residential and encourage cluster residential development.
- The township is currently considering ordinances to regulate alternative energy systems such as wind energy, solar energy, and outdoor wood burners.



## **Land Use Goals, Policies and Strategies <sup>1</sup>**

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

### Agriculture

**Goal:** Promote the preservation of productive agricultural lands (as shown on Map 4) in the township.

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

**Strategies:** In prime agricultural areas consider measures to promote low population densities.

---

<sup>1</sup> *Definitions:*

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

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

*Strategy* - The specific procedures to be implemented.



Residential

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

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

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

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

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

Provide incentives for cluster residential development. Sponsor educational workshops on cluster development and encourage developers and local residents to attend.

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

Policy: Maintain or approve housing codes and enforcement to prevent deterioration of housing stock.

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

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

Manufactured Homes - Develop township ordinance to regulate manufactured housing developments. Identify appropriate areas for manufactured housing.

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



Goal: Designate appropriate areas of the Township for residential development.

Policy: Use the soil survey to determine appropriate areas for various densities of residential development at build-out following the 2010 Census update.

Strategies: Project the population of the Township to estimate future demand for residential development.

Discourage dense residential development in the general area east of the former Lake Erie lake bed where the soils are poor for septic systems but excellent for agriculture.

In the general area west of the former Lake Erie lake bed, allow low- to moderate-density residential development in appropriate areas.

Encourage cluster residential development in order to preserve open space, provide the most efficient use of public and private infrastructure, and allow for flexibility and creativity in site design.



Commercial

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

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

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

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

Provide for commercial development along major thoroughfares, preferably at the intersections of such thoroughfares with controlled access to and from the development.

Designate areas for commercial uses on the future land use map. Commercial areas are to be located in designated areas along state trunklines and primary paved roads and are intended to provide for commercial establishments that serve a neighborhood area.

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

Policy: Utilize the land use plan to create specific commercial development areas which do not detract from the rural setting.

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

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

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



Promote development of commercial establishments which will help retain local dollars rather than forcing expenditures in outside areas.

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

Locate commercial establishments so that they are accessible to efficient transportation systems.

Encourage the use of access management techniques such as shared driveways, access roads and stub roads as part of site plan review for commercial developments. Incorporate these into the township zoning ordinance.



Industrial

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

Policy: Encourage new industrial development to locate in areas where existing industrial facilities are located.

Strategies: Locate new heavy industrial uses on sites which have access to Class A roads. These are roads which provide access from Fairfield Township to other areas of the region and state, and are suitable for truck traffic.

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

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

Goal: Reduce the possibility of land use conflicts between industrial and non-industrial uses.

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

Strategies: Develop a zoning ordinance to insure the integrity of the policy.



## Future Land Use Map

The Fairfield Township Master Plan is a vision of how the community should look in the future. The plan does not suggest that the township will develop to the limits identified on the future land use map. Rather, the plan is intended to guide the community through its daily decision making processes so that development will be consistent with the goals of the plan.

The Fairfield Township Master 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.

Plans are not intended to be written in stone. They are designed to be a 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.

The future land use map is not intended to parallel the zoning map. 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.

### **FUTURE LAND USE MAP**

The future land use map (Map 13) reflects land use goals and policies. Because the goals and policies indicate the proper locations for various types of land use, the map is divided into appropriate categories. The land use categories included on the land use plan map are as follows:

- agricultural
- low-density residential
- moderate-density residential
- commercial
- industrial
- public/quasi-public

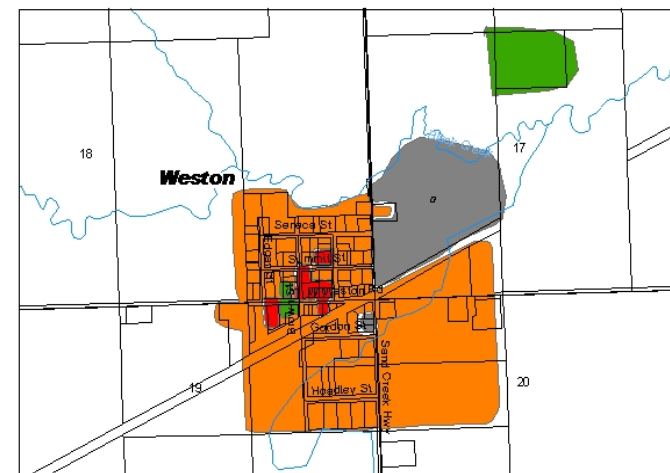
These categories are described in the following paragraphs.

#### Agriculture







Farming plays an important role in the economy of Fairfield Township. Although agriculture comprises a very small portion of the township's employment base, it



## Goals, Objectives, and Strategies



### Legend

- |   |                              |   |                    |
|---|------------------------------|---|--------------------|
|  | Agriculture                  |  | Commercial         |
|  | Low-Density Residential      |  | Industrial         |
|  | Moderate-Density Residential |  | Public/Semi-Public |





remains the largest land use. Cultivated land makes up a significant portion of the eastern half of the township. The protection of these farms is important to the local economy and the region. Though the plan does not recommend strict regulations that would implement a farmland preservation plan, it does suggest that reasonable efforts should be made to preserve the remaining farmland to the maximum extent possible.

Low-density residential uses (over 1 acre per dwelling unit) are to be permitted in all areas suggested for agriculture. However, due to soil conditions and the desire to preserve agriculture and rural atmosphere, higher density residential development, such as site condominiums and subdivisions are not encouraged.

The future land use map encourages agriculture in the southeast and northeast portions of the township. Most of this land lies within the fertile low-lying area within the former Lake Erie lake bed. These areas possess a combination of traits which make viable agricultural activity possible. These traits include:

- large lots undisturbed by residential development
- poor soils for septic fields
- highly productive agricultural soils
- existing agricultural activities
- rural nature

#### Residential Areas

The residential designation is intended to accommodate existing residential development. Residential also allows for additional expansion of residential development in order to accommodate anticipated population increases.

There are seven areas designated as residential on the future land use map. The first three are the hamlets of Fairfield, Jasper, and Weston have undeveloped platted lots. The other four are located on the corners of M-52 and Horton Road connecting the hamlets of Fairfield and Jasper.

Depending on local soil conditions, residential areas may be developed at densities from 1 dwelling unit per acre.

#### Manufactured Housing

The manufactured housing includes areas with both water and sewer and located on paved roads.

Permitted densities in manufactured housing communities are regulated by the Mobile Home Commission Act and the Lenawee County Health Department.



### Commercial Areas

Commercial areas have been reserved at strategic points across the Township to help meet the retail needs of the community and those traveling through the Township on M-52. Commercial designated areas are also intended to accommodate existing retail establishments in appropriate locations. The Plan encourages infill commercial uses in available areas along M-52.

### Industrial Areas

Industrial areas are intended to encourage the continuation of existing industrial activities and allow for expansion of these industries if needed.

### Public/Semi-Public

Public/quasi-public areas include two existing governmental facilities. They include the following Fairfield Township buildings and facilities:

- Township Office at the corner of M-52 and Pine Street in Jasper,
- Fairfield Township Fire Department on Brown Street in Weston,
- Fairfield Township water tower behind Fairfield Cemetery,
- Fairfield Township bulk water at M-52 and Codling,
- Weston and Jasper lagoons.
- Storage barn at Weston Road and Brown Street
- Hinde Park at the corner of Brown Street and Hoadley



## **ZONING PLAN**

### **What is a Zoning Plan?**

The Fairfield Township Master Plan is intended to provide the basis for zoning in the Township. To this end, the Plan contains a special element known as a “zoning plan”. According to the Michigan planning and zoning enabling acts, zoning plans are intended to describe the various zoning districts controlling area, bulk, location, and use of buildings and property. The legislation requires the Planning Commission to adopt and file with the Township Board a zoning plan for the areas subject to zoning in the Township. The zoning plan is to include an explanation of how the land use categories on the future land use map relate to the zoning districts provided on the zoning map.

While the zoning plan is intended to promote zoning that is consistent with the Master Plan, it should be kept in mind that the zoning ordinance has a short-term focus of up to five years and the Master Plan has a long-range focus of 20 or more years in the future. Accordingly, not all areas on the future land use map should be rezoned until growth indicates the need for zoning changes and/or infrastructure is in place to service new development.

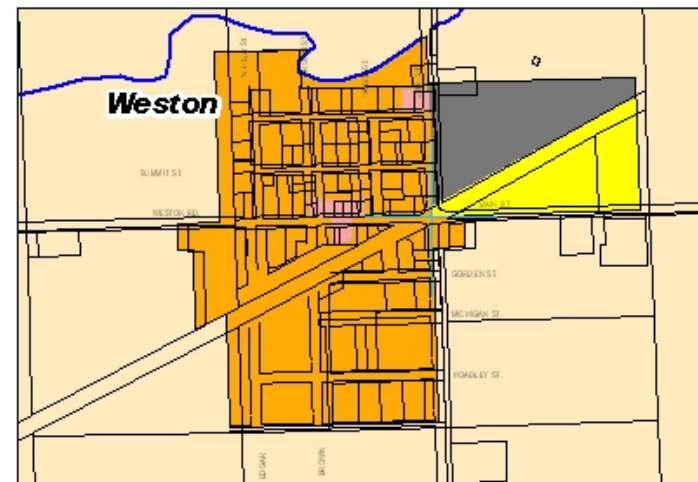
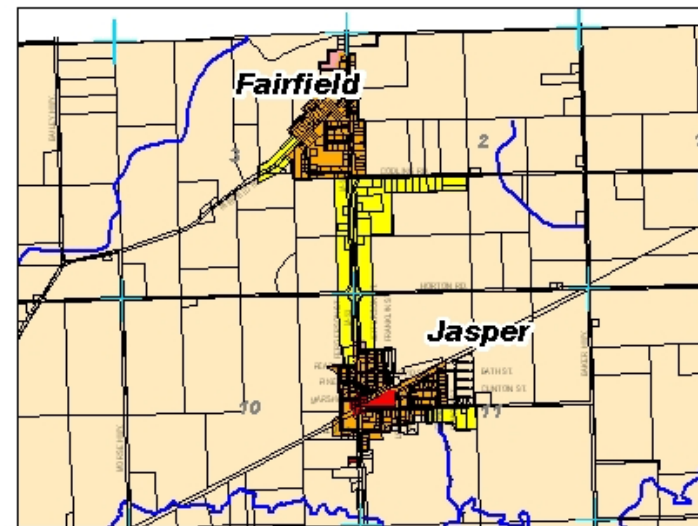
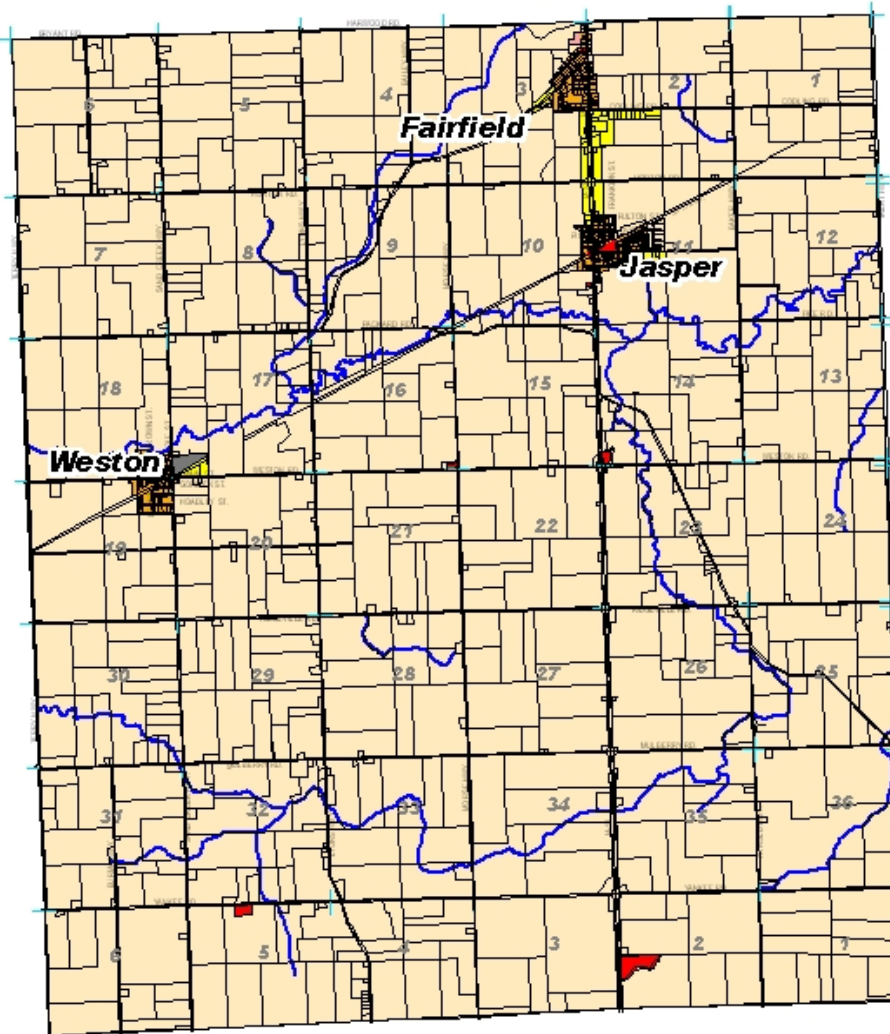
### **Zoning Districts**

The Fairfield Township zoning ordinance currently divides the Township into the following zoning districts (see zoning map, or Map 14 on the following page). The districts fall into the general categories of agricultural, residential districts, commercial districts, and industrial districts.





#### **AGRICULTURAL DISTRICTS**

*Agricultural district (AG).* The purpose of the Agricultural district is to set aside land suitable for agriculture and related uses. Uses are limited to single-family detached homes, general and specialized farming, schools, public and semi-public uses, sales of agriculturally-related products, telecommunications towers, veterinary offices, recreational uses and quarries.

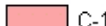






**Map 14** **FAIRFIELD TOWNSHIP**  
**ZONING**

|   |     |                           |
|---|-----|---------------------------|
|  | AG  | Agricultural District     |
|  | R-1 | Single-Family Residential |
|  | R-2 | Single-Family Residential |
|  | RMH | Mobile Home Park          |

**Legend**

|   |     |                    |
|---|-----|--------------------|
|  | C-1 | Local Commercial   |
|  | C-2 | General Commercial |
|  | IND | Industrial         |



December, 2009



RESIDENTIAL DISTRICTS

*Single Family Residential District (R-1, R-2).* The Single Family Residential Districts have been designed to allow residential concentrations in areas served by central sewer and water systems. The R-1, R-2 District allows a variety of low-intensity uses including single family dwellings, schools, public and semi-public uses, recreational, and other similar uses. As conditional uses churches, cemeteries, home occupations, child care centers and multiple family dwelling units can be allowed.

*Mobile Home Park district (RMH).* The Mobile Home Park district is primarily designed to accommodate mobile home dwellings at a density of population and land use in areas served by central water and sewer systems, and which abut or are adjacent to other uses, buildings, structures, or amenities which support, compliment, or serve such an intensity of land use.

COMMERCIAL DISTRICTS

*Local Commercial district (C-1).* The Local Commercial district is intended to permit retail business and service uses which are needed to serve the nearby residential areas. C-1 generally allows for less intensive uses (e.g. beauty shop, banks, medical offices, eating establishments, office buildings) as permitted uses, and other uses (e.g. Automobile service stations, private service clubs) as conditional uses.

*General Commercial district (C-2).* The purpose of the General Commercial district is intended to permit a wider range of business and entertainment activities than permitted in the local commercial district (C-1). These uses would generate larger volumes of vehicular traffic, would need more off-street parking and loading, and would require more planning to integrate such a district with adjacent residential areas. These would include eating establishments of a drive-in or carry-out businesses, automobile service stations, business offices, health clubs and service establishments.

INDUSTRIAL DISTRICTS

*Industrial district (IND).* The Industrial district is intended to permit industrial uses in desirable areas of the township. Which uses are primarily of a manufacturing, assembling and fabricating character, including large scale or specialized industrial operations requiring good access by road and /or railroad, and needing special sites or public and utility services. Reasonable regulations apply to users in this district so as to permit the location of industries which will not cause adverse effects on residential and commercial areas in the township.



**Dimensional Standards**

Bulk, height, and setbacks for each district are included in the zoning ordinance. The following table summarizes the current bulk, height, and setback requirements.

**Bulk, Height, and Setback Requirements**

| Zoning District               | Minimum Lot Size | Minimum Lot Width | Minimum Setback |               |      | Maximum Building Height | Maximum Lot Coverage |
|-------------------------------|------------------|-------------------|-----------------|---------------|------|-------------------------|----------------------|
|                               |                  |                   | Front           | Side          | Rear |                         |                      |
| Open Districts                |                  |                   |                 |               |      |                         |                      |
| AG, Agriculture               | 1 acres          | 208.7'            | 35'             | 10'/20' total | 100  | 35'                     | 35%                  |
| Residential Districts         |                  |                   |                 |               |      |                         |                      |
| R-1 Single Family Residential | 1 acre           | 150'              | 30'             | 10'/20'       | 40'  | 35'                     | 30%                  |
| R-2 Single Family Residential | 15,000 sq. ft.*  | 100'              | 35'             | 10'/20'       | 40'  | 35'                     | 30%                  |
| RMH, Mobile Home Park         | 20 Acres         | 400'              | 50'             | 25'/50        | 50'  | 15'                     | 30%                  |
| Commercial Districts          |                  |                   |                 |               |      |                         |                      |
| C-1, Local Commercial         | n/a              | n/a               | 30'             | 15'/30'       | 30'  | 35'                     | n/a                  |
| C-2, General Commercial       | n/a              | n/a               | 40'             | 15'/30'       | 30'  | 35'                     | n/a                  |
| Industrial Districts          |                  |                   |                 |               |      |                         |                      |
| IND Industrial                | n/a              | n/a               | 50'             | 20'/40'       | 50'  |                         | n/a                  |

**Rezoning Criteria**

The most common zoning application of the land use plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the land use plan. The following standards satisfy this requirement:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the 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 chapter equates the various zoning districts included on the zoning map with the various categories included on the future land use map.

**Agricultural areas.** The agricultural future land use plan designation is to be carried out using the AG, Agricultural zoning district.

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

*Low-Density Residential.* Low-density residential areas are addressed generally on the future land use map. The following zoning district can be used to implement the low-density residential future land use designations:

*Moderate-Density Residential.* Found in more developed areas in the hamlets of Jasper, Fairfield and Weston. The following zoning districts are intended to implement the moderate-density land use designation:

- R-1, Single Family Residential
- R-2, Single-Family Residential

**Commercial Areas.** The following commercial plan designations are included on the future land use plan map.

*Local Commercial.* The local commercial designation is indicated generally on the future land use plan map. These areas are generally to be implemented with the C-1, Local Commercial zoning district.

*General Commercial.* The general commercial planning areas indicated on the future land use map are to be implemented using the following zoning districts:

- C-2, General Commercial
- C-1, Planned Commercial



**Industrial Areas.** The light industrial future land use plan designation is intended to be implemented using two zoning districts.

- IND, Industrial

**Public/Quasi-Public.** No zoning district has been designated to implement this plan designation. Instead, uses that fall under this category are permitted in most zoning districts as a permitted or conditional use.







**PART III**

**PLAN IMPLEMENTATION**







## **Chapter 7**

### **Plan Implementation**

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

The master plan is, therefore, a tool to be used in zoning determinations. No land use plan can anticipate all potential problems or conditions which may arise, nor can it predict or prescribe exact locations of future land uses. The plan should be examined periodically in order to determine if changes are appropriate, and to adjust the plan accordingly. As required by the Michigan Planning Enabling Act, the plan should be examined at least once every five years, or more often at other appropriate intervals to keep abreast of changing conditions and trends.

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

In accordance with the Michigan Planning Enabling Act, the Fairfield Township Planning Commission will monitor the plan using the latest population and housing data, building permit data, zoning requests, and any other available information. The plan will also be reviewed periodically to ensure that the plan remains up-to-date. Fairfield Township intends to avail itself of data made available as part of the 2010 Census.







# **A P P E N D I C E S**

- A. 2007 Citizen Survey Results and Summary**
- B. Notice of “Intent to Plan”**
- C. Comments Received from Lenawee County Planning Commission**
- D. Public Hearing Notice**
- E. Minutes from Public Hearing**
- F. Resolution of Adoption of Master Plan**







## *Appendix A*

### *2007 Citizen Survey Results and Summary*

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