

FRANKLIN TOWNSHIP COMMUNITY MASTER PLAN



September, 2010

A product of the
Franklin Township Planning Commission

Lenawee County, Michigan

Franklin Township
Lenawee County, Michigan

Community Master Plan

September, 2010

Franklin Township

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PREFACE

The purpose of this land use plan is to set forth Franklin Township's policies on future land use. Having 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 township planning is provided by the Michigan Planning Enabling Act (P.A. 33 of 2008) and the Michigan Zoning Enabling Act (P.A. 110 of 2006).

The first part of this land use plan investigates demographic and land use trends in Franklin Township, and forecasts the population to the year 2025. The purpose of this investigation is to determine historical population trends in the Township in order to forecast future population growth and housing needs. This section also contains information on the employment, educational attainment, place of work, income, household occupancy and tenure, age of housing, land use and building permits.

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

Franklin Township

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.

Citizen Input

Information to be provided pursuant to the required public hearing.

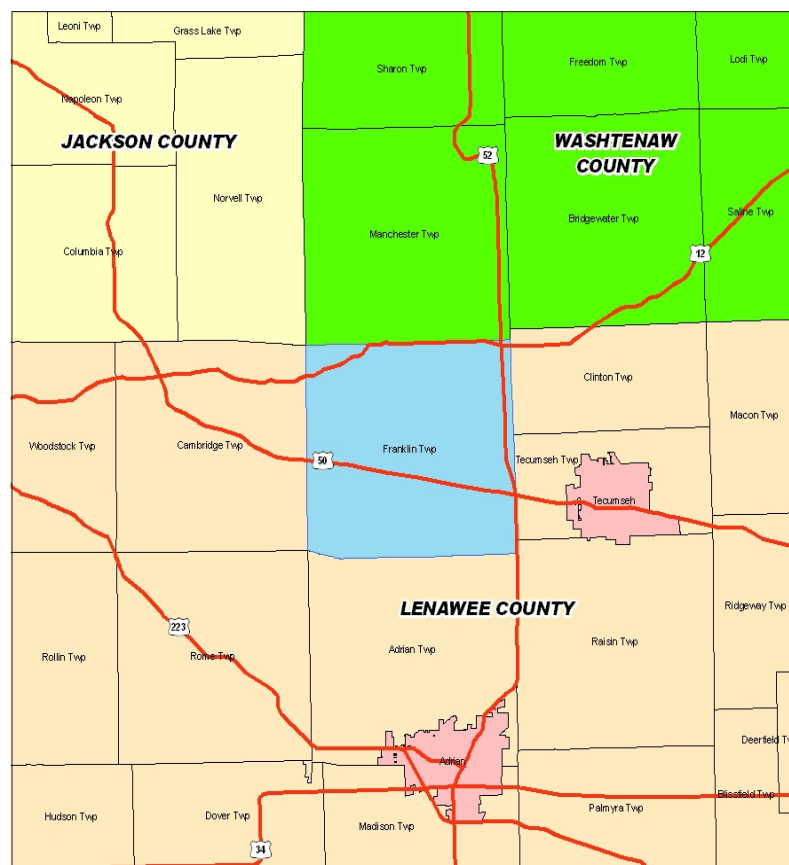
BACKGROUND

Franklin Township is located in the south central portion of Michigan. The Township has a total land area of 38.8 square miles, or 24,857 acres. Of this total, 38 square miles are dry land and approximately 0.8 square miles are made up of lakes, streams and drains.

The Township is located on the northern tier of townships in Lenawee County. It is bordered on the north by Manchester Township in Washtenaw County, on the west by Cambridge Township, on the south by Adrian Township, and on the east by Clinton and Tecumseh townships (see Map 1).

Franklin Township has no direct access to an interstate highway. However, three important state routes traverse the Township connecting it to several cities. One of these roadways is M-52, located in the eastern portion of the Township, which connects with I-94 near Chelsea. M-52 also runs south to the City of Adrian. US-12, which is near the Township's northern border, links Franklin Township with the Village of Clinton 3 miles east and the Ann Arbor-Ypsilanti metro area approximately 25 miles to the northeast. M-50, an east-west route bisecting the Township, connects with the City of Jackson approximately 25 miles to the northwest and the City of Tecumseh 3 miles to the east.

The 2000 population of Franklin Township was 2,939 - an increase of 466 from the 1990 population. More recent estimates put the population of the Township at 3,152 in 2007 - a 7 percent increase over 2000. The Township contains several clusters of population including the village of Tipton, a manufactured housing development on Tipton Highway near US-12. High-density residential areas also exist around Evans Lake, Sand Lake and Loch Erin.

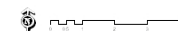
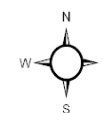


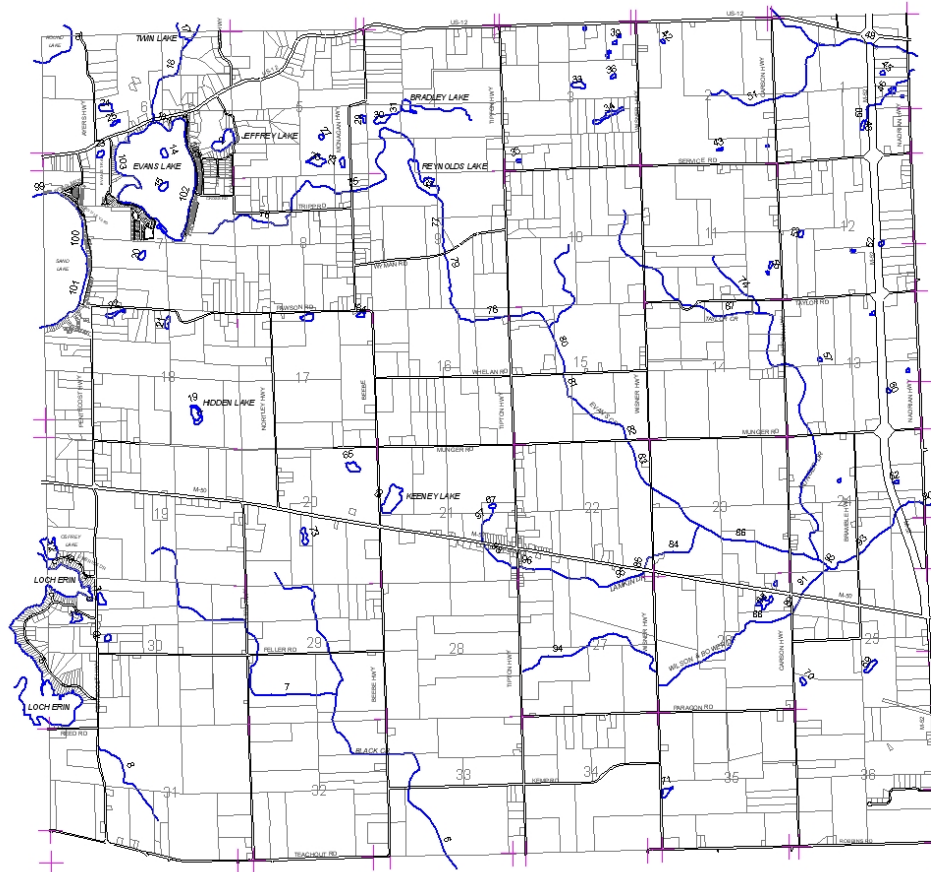
MAP 1

FRANKLIN TOWNSHIP

Lenawee County, Michigan

FRANKLIN TOWNSHIP AREA





MAP 2
Franklin Township
 Lenawee County, Michigan
BASE MAP



Miles
 0 0.25 0.5 1



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PART I

INVENTORY OF EXISTING CONDITIONS

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CHAPTER 1

PHYSICAL SETTING/NATURAL FEATURES OF FRANKLIN TOWNSHIP

Like all of Michigan, the land in Franklin Township was formed and shaped by glaciers. Glaciers scratched the surface of the Earth and carried sediments. When the glaciers melted, they deposited the sediments and the melting ice created rivers and many of the lakes in the area. The glaciers receded approximately 15,000 years ago. This chapter presents information on the results of glaciation including topography, soils, rivers, streams, and lakes.

Topography

The topography of Franklin Township ranges from flat to steeply sloping. The highest land in the Township is found in the Irish Hills in the northwest quarter of the Township - elevations of 1,000-1,100 feet above sea level are common in this area. The elevation of the land decreases towards the southeast. The lowest areas in the Township are found in Section 36 where elevations of 830-850 feet are common.

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. Due to the hilly nature of portions of Franklin Township, many of the soils are limited for agricultural use.

The suitability of the Township's soils was examined based on prime agricultural capability and on-site septic disposal suitability. The evaluation was based on the criteria used by the Lenawee County office of the Natural Resources Conservation Service (NRCS) and the Lenawee County Health Department. The following sections present the findings of this examination.

Prime Farmland

Prime farmland soils exhibit the best combination of physical and chemical characteristics for producing feed, forage, fiber and oilseed crops. The characteristics include the ability to retain moisture, acceptable acid level, acceptable sodium and salt content, lack of stones, permeability to water and air, and low susceptibility to erosion.

Franklin Township

The Planning Commission reviewed maps based on the Lenawee County Soil Survey and the NRCS classification of prime agricultural soils. It was found that the Township contains no large concentrations of prime agricultural soil (see Map 3). However, the soil maps indicated that a significant amount of prime agricultural soil south of M-50. This area has been designated as prime agriculture in the land use plan. North of M-50, prime soils are less concentrated and are almost non-existent in the northwest 1/4 of Franklin Township.

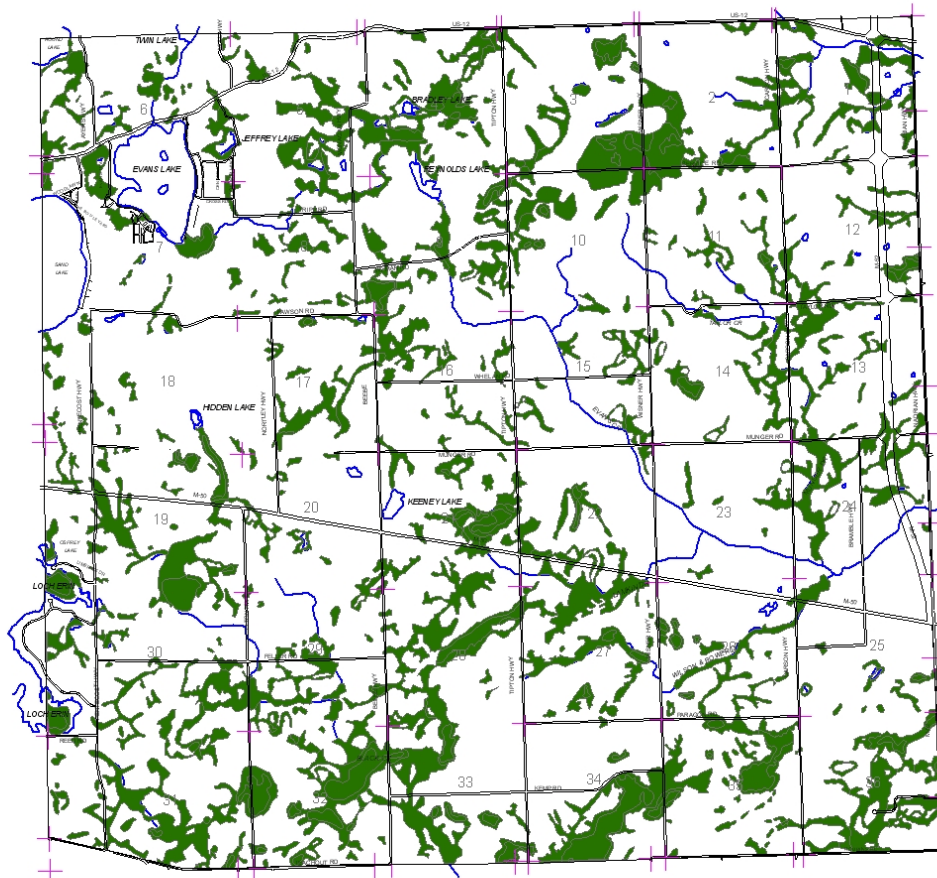
As a subset of prime agricultural soils, soil productivity was also studied and mapped (see Map 4). Corn yield was broken into productivity categories of fewer than 100 bushels per acre, from 100-130 bushels per acre, and more than 130 bushels per acre. As with prime agricultural soils, the map indicates that there are no concentrations of high-yield soils. Again, there is an absence of good soil for agriculture around the lakes in the northwest portion of the Township. Many of the best soils are associated with rich glacial deposits including areas along Taylor Creek, Evans Creek, and Black Creek.

In order to further understand the availability of prime soils for agricultural use, the Planning Commission reviewed an overlay of the 1999 existing land use map on the prime agricultural soil map. This map showed that though some of the prime soils are already developed, there are several undeveloped areas with prime soils on large parcels. This combination of desirable agricultural factors contributed to the prime agricultural designation for much of the area south of M-50 on the land use plan map.

On-Site Septic Disposal

Soils are suitable for on-site septic disposal if they percolate quickly enough to be used for tile fields. However, soils should not be so permeable that they allow contamination of groundwater. The purpose of the assessment of soils for on-site septic disposal is to rate the suitability of the soil for residential use in the absence of public sewer facilities, and so that intensive development can be avoided in areas of unsuitable soils.

The Lenawee County Health Department classifies soils as suitable, limited and not suitable for on-site septic disposal. The problems associated with suitable and limited soils can generally be overcome with little difficulty. Many unsuitable soils limitations can also be overcome using modern engineering techniques. However, the



MAP 3

Franklin Township
Lenawee County, Michigan

PRIME AGRICULTURAL SOILS

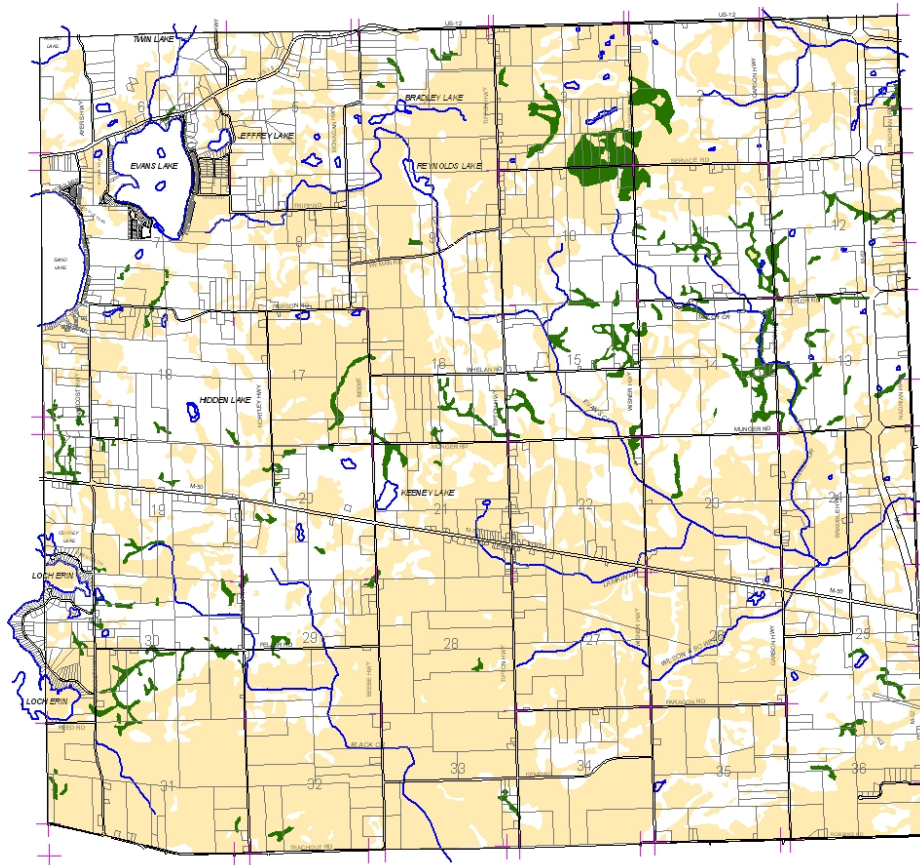
Legend

 Prime Agricultural Soils

A horizontal number line labeled "Miles" at the top. It has tick marks at 0, 0.25, 0.5, and 1. The segment from 0 to 0.5 is shaded gray, representing the first half of the mile.



Map Created: March 10, 2009



MAP 4

Franklin Township
Lenawee County, Michigan

SOIL PRODUCTIVITY

Legend

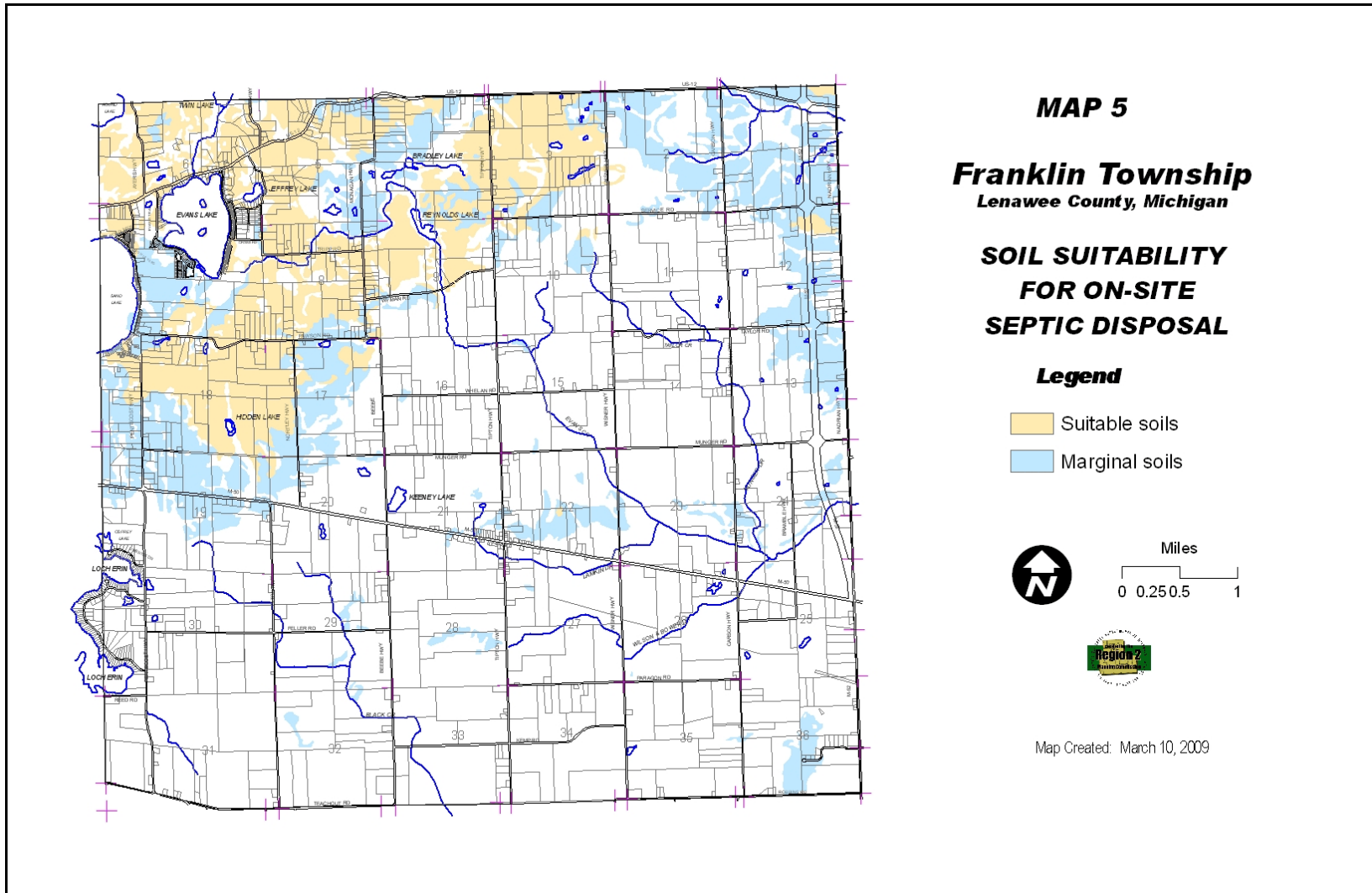
- Less than 100 bu. per acre
- 100-130 bu. corn per acre
- Greater 130 bu. corn per acre



Miles
0 0.25 0.5 1



Map Created: March 10, 2009



Franklin Township

costs associated with overcoming these limitations can be high. According to the Lenawee County Soil Survey, the northwest quarter of the Township contains the highest concentration of suitable and marginal soils for septic tank absorption fields. This area covers Evans and Sand lakes and much of the area along US-12. The northeast portion of the Township also contains some areas of buildable soils near the intersection of US-12 and M-52, and south along North Adrian Highway. There are a few other areas of marginal soils including the Tipton village area near M-50 and Tipton Highway.

In summary, though the soil survey should not be used on a site specific basis, the soil maps provide a general indication of where more intensive development can be encouraged. These are generally in four areas - the northwest quarter, along US-12 throughout the Township, the northeast corner south along North Adrian Highway, and the Tipton area. In addition, most of the soils in these four areas are not rated as prime agriculture and are generally suitable for tile fields.

Rivers, Streams and Lakes

The drainage pattern in the Township follows the topography which generally declines from the Irish Hills in the northwest toward the southeast. The lakes are generally in the western third of the Township and the streams are in the eastern two thirds.

There are ten lakes in the Township including Round, Evans, Sand, Reynolds, Hidden, Bradley, Osprey, Jeffrey, Keeney lakes, and Loch Erin. The western township line divides Loch Erin, Sand Lake, Osprey and Round Lake between Franklin Township and Cambridge Township. Evans, Bradley, Jeffrey, Keeney, Hidden and Reynolds lakes are entirely within Franklin Township. All ten lakes are in the western half of the Township and, other than Loch Erin, all are in the northwest quarter. The following table shows the approximate acreage of the lakes and whether they are public or private.

Lake	Approximate Acreage in Franklin Township	Private/Public Status
Round Lake	20	Public
Sand Lake	162	Public
Loch Erin	74	Private
Osprey Lake	7	Private
Evans Lake	221	Public
Jeffrey Lake	9	Private
Hidden Lake	5	Private

Franklin Township

Lake	Approximate Acreage in Franklin Township	Private/Public Status
Bradley Lake	5	Private
Keeney Lake	12	Private
Reynolds Lake	30	Private
TOTAL	545	

There are two main streams in the Township - Evans and Black creeks. Evans Creek begins southeast of Evans Lake and follows the topography generally toward the southeast quarter of Franklin Township. Evans Creek leaves the Township crossing N. Adrian Highway under an abandoned bridge. The creek empties into the River Raisin in Tecumseh.

Black Creek begins east of Loch Erin and flows toward the southeast. It leaves the Township south of Kemp Road and winds its way to Wolf Creek to the south in Adrian Township.

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CHAPTER 2

POPULATION

The chapter examines demographic patterns in Franklin Township. Information is presented on population trends; migration; household population; household size; age and sex; income; school enrollment; and a year 2025 population forecast.

Population Trends

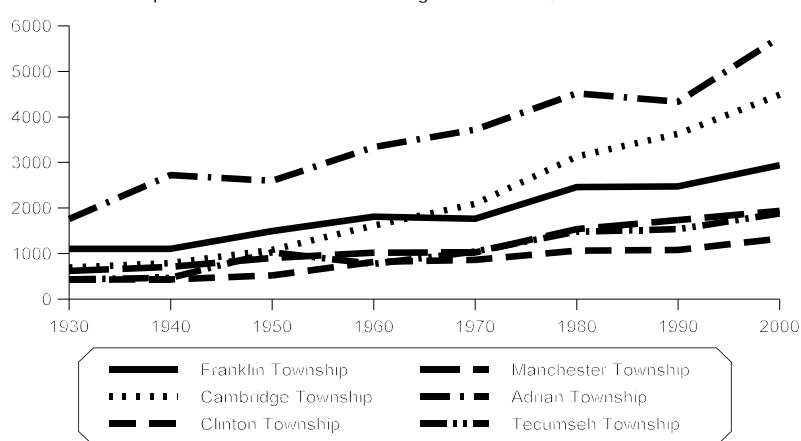
Figure 1 shows the population of Franklin Township and the surrounding townships from 1930 to 2000. The population of Franklin Township more than doubled during that period.

While Franklin Township has seen significant growth, the rate of growth has not been as rapid as other townships in the township's vicinity. From 1930-2000, Franklin Township saw the slowest growth among the townships shown in the study area defined in Figure 1. While Franklin Township's population more than doubled between 1930 and 2000, Cambridge Township's population more than quadrupled. The greatest growth in Lenawee County since 1930 has been in the Irish Hills and the urban corridor between the Village of Clinton and Madison Township.

While Franklin's Township's growth has been slower than other townships, it has generally been greater than Lenawee County's growth rate. Figure 2 shows the relative growth rates by decade for Franklin Township compared to the City of Adrian and Lenawee County. There does not appear to be a correlation among relative growth rates of the various communities, except that when the County gains population, growth appears to be distributed in varying degrees between the township and the city. While the population Lenawee County grew 98% between 1930 and 2000 the population of Franklin Township grew 165% and the City of Adrian grew 65%.

Figure 1

Population Growth in Surrounding Communities, 1930-2000



Franklin Township

The growth in population in Lenawee County and Franklin Township is partially the result of out-migration from the Detroit metropolitan area. In addition, some of the population growth in the Township and County is the result of internal population growth and increased mobility.

Migration

Due to the automobile and good roads, Americans easily move from place to place with ease. While it was once commonplace to spend an entire lifetime in one or two homes, it is now common to live in five or more homes during the course of a lifetime. Higher migration rates, combined with an increasing standard of living, have resulted in the construction of many new homes in rural parts of the United States.

Data from the 2000 Census show that of the 2,790 residents of Franklin Township who were at least 5 years old in 2000, 1,034 (or 37%) lived in a different house in 1995. The majority (905) of these people moved to Franklin Township from another place in Michigan, and a majority (571) of those people moved from somewhere else in Lenawee County. There were 463 people who moved to Franklin Township from another county including 129 who came from another state.

A comparison with other communities in the vicinity shows that Franklin Township is relatively stable in terms of migration. Among area communities, Franklin Township had among the highest percentages of residents who lived in the same residence in 1995.

Figure 2

Percentage Growth Rate for Selected Communities, 1930-2000



Table 1

COMPARATIVE MIGRATORY PATTERNS FOR SELECTED COMMUNITIES, 2000
PERCENTAGE PERSONS 5 YEARS OLD AND OVER

Community	Same House in 1995	Different House in United States in 1995			
		In Michigan	From Same County	Different County in Michigan	Different State
Franklin Township	1,706	905	571	334	129
Manchester Township	2,524	1,417	954	646	183
Clinton Township	2,183	1,845	1,241	637	119
Tecumseh Township	1,268	479	247	232	71
Adrian Township	3,147	2,063	1,603	460	222
Cambridge Township	2,753	1,902	759	1,143	275
Lenawee County	53,883	32,427	22,603	15,592	5,768

Source: 2000 U.S. Census

Household Population

Households are made up of families and non-families. A family contains a head-of-household and others living in the same dwelling related to the householder. Families consist of married couples and other types of families such as female-headed. Non-family households contain a person living alone or a group of unrelated individuals. In 2000, 79% of Franklin Township's households were family households and 21% were non-family households.

There were 225 non-family households in Franklin Township in 2000, of which 183 were people living alone, 59 of whom were senior citizens. The remaining 42 non-families consist of people not living alone who are not married and not related.

Household Size

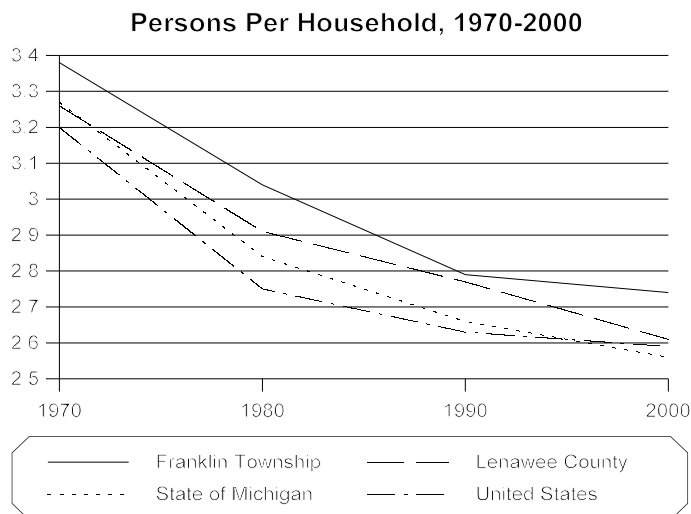
Like most other places in the United States, household size is decreasing in Franklin Township. In 1970, the average number of people in a household in Franklin Township was 3.4. By 2000, that number had fallen to 2.7. Figure 3 shows that Franklin Township follows county, state and national trends in reduced household size. There are several reasons for this

Franklin Township

decline in household size. Among them is that many people are choosing to remain or become single. Further, couples are often choosing to delay having children until their careers are well established, or not to have children at all. Increased longevity also contributes to decreased household size. Senior citizens often live in small households containing only one or two people.

The result of decreased household size is that more dwellings must be constructed to house the same number of people. As an illustration, while Franklin Township's population grew 66% from 1970 to 2000, the number of households increased 105%. Therefore, an increasing amount of land is needed to house the equivalent number of people.

Figure 3

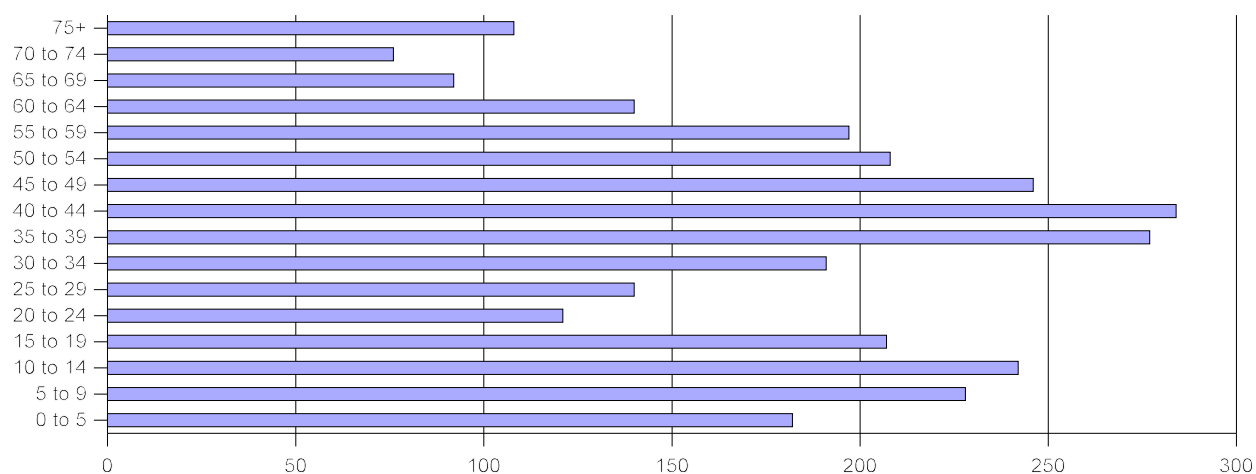


Franklin Township

Age Structure

Figure 4 shows the age structure of Franklin Township. The figure displays the number of people in Franklin Township by age group in 2000. Since the Figure is based on data that

Figure 4 Franklin Township Age Structure, 2000



is from the 2000 Census, the age brackets could be advanced to the current year to get an approximate idea of the present general age structure. However, caution should be used due to changing fertility rates, migration patterns, and life expectancy.

After World War II, the United States experienced a "baby boom" referring to the large increase in the number of births. The baby boom lasted throughout the mid-1950's and resulted in the bulges in population between the ages of 35 and 54 as seen in Figure 4. The figure also shows a second bulge in the age brackets from 5 to 19. This "echo boom" represents the generation after the baby boom. Because baby boomers are delaying having children, or choosing not to have children at all, the echo boom, though large, is smaller than it might otherwise have been.

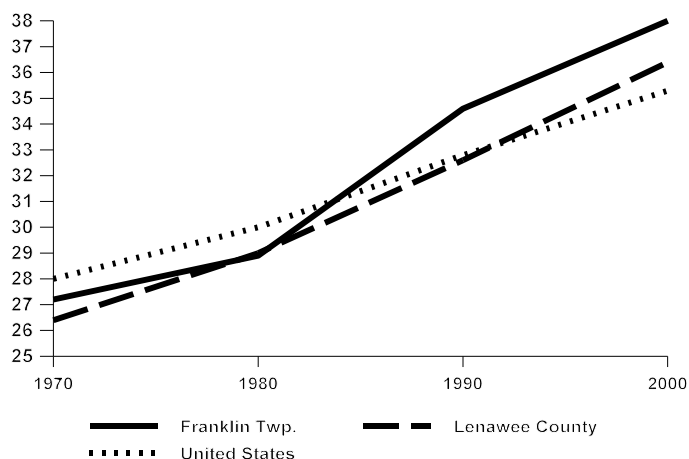
In statistical terms, the median is the middle value of a collection of numbers. In other words, there are as many samples above as there are below the median value. The median age of Franklin Township has been increasing and is expected to continue to increase as the baby boomers move up the age brackets. Figure 5 shows a comparison of the Franklin Township trends with Lenawee County and the United States from 1970-2000. It shows that the median age increased at a relatively slow rate in Franklin Township during the 1970's, but rose at a faster

Franklin Township

rate than the county and the nation during the 1980's and 1990's.

The age structure has implications for the future needs of the residents of Franklin Township. The baby boomers will begin to reach retirement age at approximately 2010 meaning that there will be an increased need for services that cater to senior citizens. With medical improvements, the services will be needed for a longer period of time as people will live for a longer period past retirement age.

Figure 5 Median Age, 1970-2000



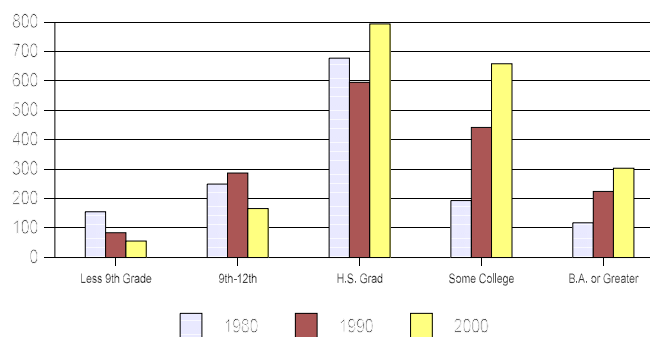
Education

As shown in Figure 6, higher levels of education are being achieved in Franklin Township. The figure compares educational attainment for residents 25 years of age and older between 1980 and 2000.

The figure shows a common pattern in that a larger percentage of township residents continued their education after completing high school. This is reflected in higher numbers of residents with some college or a college degree. A total of 88% of residents 25 years and older had at least a high school diploma, and 15% earned a bachelor's degree or higher.

The 2000 Census showed that there were 826 residents age 3 and above who were enrolled in school. Of these, 586 were enrolled in elementary or high school, and 110 were enrolled in college or graduate school. Eighteen percent of the students were enrolled in a private school.

Figure 6 Franklin Township Educational Attainment, 1980-2000



Franklin Township

Income

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

Income is often measured in terms of household income. Figure 7 shows the trend in household income in Franklin Township from 1980 to 2000. It can be observed that income has risen substantially as the largest income groups were in the ranges in 1980 were from 15 to 34 thousand dollars while the largest groups in 2000 were from 50 thousand dollars and above. The township median household income was \$56,296 in 1999. This compares to \$51,661 in Clinton Township, \$59,450 in Cambridge Township, \$60,640 in Adrian Township, and \$69,276 in Tecumseh Township.

Figure 8 shows the source of household income for the residents of Franklin Township from 1980 to 2000. Wages and salaries are the primary source of income in all years with increases throughout the period due to the increase in the number of households. The number of households with social security income also increased due to this increase, but also due to the number of people reaching social security eligibility ages. The number of households with public assistance income dropped significantly, while the number with self-employment/farm incomes remained steady.

Figure 7

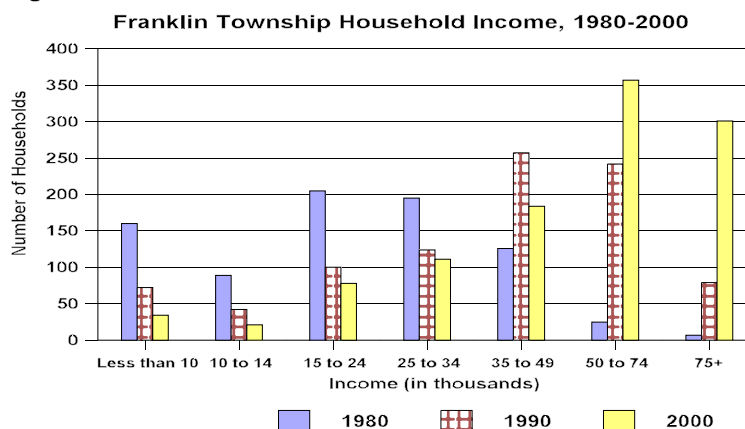
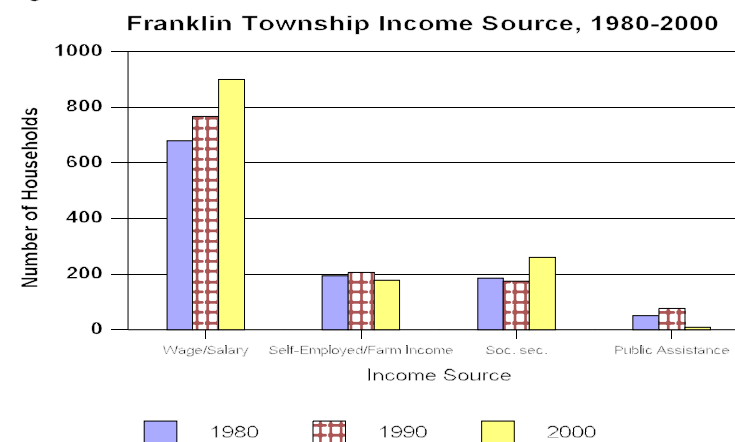


Figure 8



Franklin Township

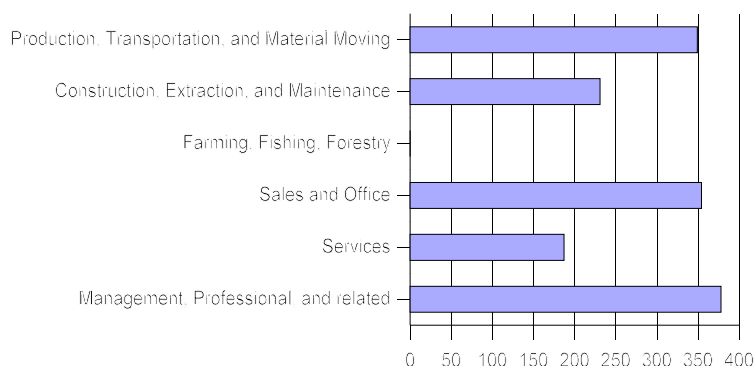
Employment

A worker's "occupation" is intended to describe the nature of a job, while the "industry" classification describes the type of firm or company employs that worker. Figures 9 and 10 provide employment by occupation and employment by industry for Franklin Township workers in 2000.

Figure 9 indicates that the largest number of workers in Franklin Township are employed as management, professional, and related occupations, followed by sales and office, production, transportation and material moving occupations, construction, extraction, and maintenance, and services occupations.

Figure 9

Franklin Township Employment by Occupation, 2000



Construction, extraction, and maintenance employment also contained a significant number of employees. Due to the vulnerability of the housing market to changes in the economy, workers within the construction are somewhat vulnerable to negative changes in the economy. (Note: The 2000 Census indicated no workers in the farming, fishing, and forestry occupational category. However, it is known that several full-time farmers resided in the Township in that year. This is an illustration of the fact that some census information (e.g. occupation, education, income) is solely based on a one-in-six household sample and may not reflect actual totals.)

Figure 10

Franklin Township Employment by Industry, 2000

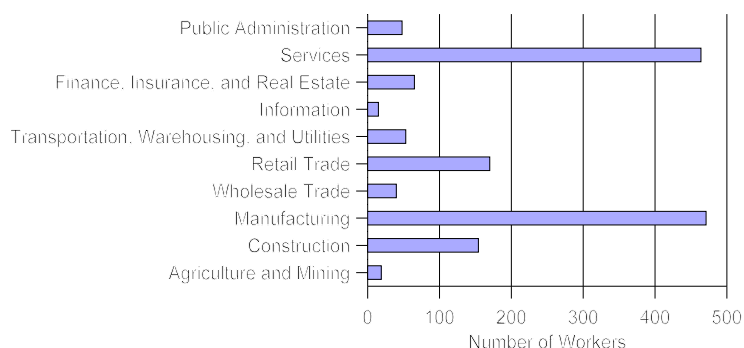


Figure 10 shows that manufacturing, service and retail trade industries employ most of the workers in Franklin Township.

Franklin Township

In 2000, just over half of Franklin Township's workers were employed in Lenawee County. However, the average time spent commuting is increasing. While most of the Township's workers whose commute is less than one-half hour, the number greater than a half hour is increasing with an average commuting time of 31 minutes in 2000.

2025 Population Forecast

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

Using four different methods, the population of Franklin Township was projected to the future year 2025. The methods used are known as constant-share, arithmetic, linear regression, and building permit. Because projecting population is an uncertain proposition, all methods have their strengths and weaknesses. The projection methods are described as follows:

- ▶ The constant-share method assumes that the Township will maintain a consistent percentage of Lenawee County's population. This method has the advantage of using a larger population (Lenawee County) as a source of population projection. However, the constant-share method generally produces projections that are low for townships such as Franklin that have grown at a slightly higher rate than the county. To illustrate this point, while Lenawee County grew 8.1% during the 1990's, Franklin Township grew 18.8% during the same period.
- ▶ The arithmetic method is a simple method that assumes that the Township will continue to grow by the same number of people as it averaged from 1990 to 2000, or about 47 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 growth rate for that period was about 1.9%. This is generally more accurate than the arithmetic method because the Township grows more rapidly in number with an increasing population.
- ▶ The building permit method applies the persons per household ratio to the number of building permits estimated by the Census Bureau from 1996-2006 and assumes that the growth seen during that period will continue. During this period, the average number of permits for new construction averaged 24.5 dwellings per year in the township. This

Franklin Township

method tends to yield estimates that are high because it does not take into account vacant housing units.

The following table presents the results from the four methods.

Table 2
Franklin Township Population Projections by Four Methods, 2000-2025

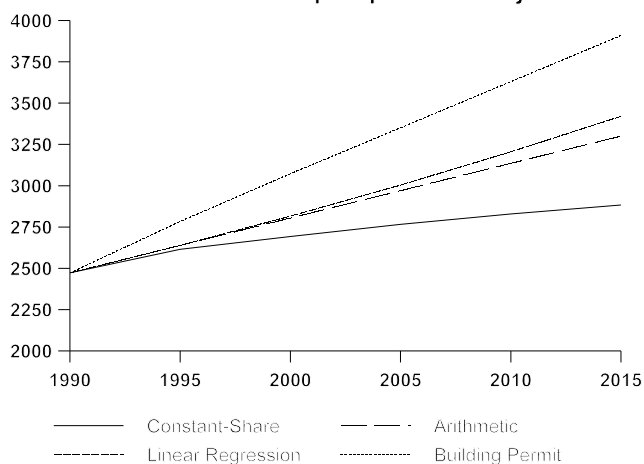
Method	2000	2005	2010	2015	2020	2025	Numerical Increase, 2000-2025
Constant-Share	2,939	3,041	3,110	3,170	3,223	3,278	339
Arithmetic	2,939	3,174	3,409	3,644	3,879	4,114	1,175
Linear Regression	2,939	3,218	3,524	3,859	4,226	4,627	1,688
Building Permit	2,939	3,275	3,610	3,946	4,282	4,617	1,678

Note: The U.S. Census Bureau estimated the population of Franklin Township to be 3,128 in 2005.

As was pointed out previously, the constant-share method tends to yield projections on the low side while the building permit method tends to produce projections on the high side. If current trends continue, the growth in Franklin Township is likely to be somewhere between these two extremes. Growth is likely to be more along the lines of the arithmetic method. That is, the population of Franklin Township in 2025 is likely to be approximately 1,200 people higher than it was in 2000 if current trends continue. The situation should be monitored using the 2000 Census and building permit data. Since all the methods used depend on current trends, the trends should also be monitored carefully.

Figure 11

Franklin Township Population Projections



CHAPTER 3 HOUSING

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

Housing Trends

There were 1,275 housing units in Franklin Township in 2000. This was an increase above the 1990 figure of 1,094 housing units. This represented a net annual increase of 18 dwellings units per year during the 1990's.

The economy greatly effects that pace of housing construction. Still, residential development is expected to continue in the future in Franklin Township, likely at a slow rate in the near term.

Occupancy and Tenure

Of the 1,275 housing units in Franklin Township in 2000, 1,071 were occupied and 204 were vacant. Of the occupied units, 987 were owner-occupied and 84 were renter-occupied. Of these vacant units, 158 were second homes occupied on a seasonal basis and the remaining 48 vacant units were either sold or rented, or available for sale or rent.

The percentage of seasonal dwelling units is high in Franklin Township making up over 12% of total housing stock. Table 3 provides a comparison of Franklin Township's occupancy and tenure rate with other communities in the area. Note that there is little variation among the townships on the percentage of renter-occupied and other vacant status. However, there are large variations in the percentage of units that are owner-occupied and used on a seasonal basis. The explanation is that townships that contain lakes tend to have a higher percentage of seasonally-vacant housing units. In some cases, summer cottages have been converted to full-time residences. When the areas around lakes are not sewered, such conversions can have a negative effect on the condition of the lake.

Table 3
Comparison of Occupancy and Tenure Status for Area Communities, 2000
By Percentage of Total Housing Units

Township	Owner-Occupied	Renter-Occupied	Vacant	
			Seasonal/ Recreational Use	Other Vacant
Franklin	77.4	6.6	12.4	3.6
Adrian	86.0	10.5	0.4	3.1
Cambridge	65.6	8.7	22.7	3.0
Rollin	54.5	11.2	29.3	4.9
Manchester *	77.1	17.0	2.5	3.4
Clinton **	79.8	16.6	0.6	3.0

*Includes Manchester village

**Includes Clinton village

Age of Housing Stock

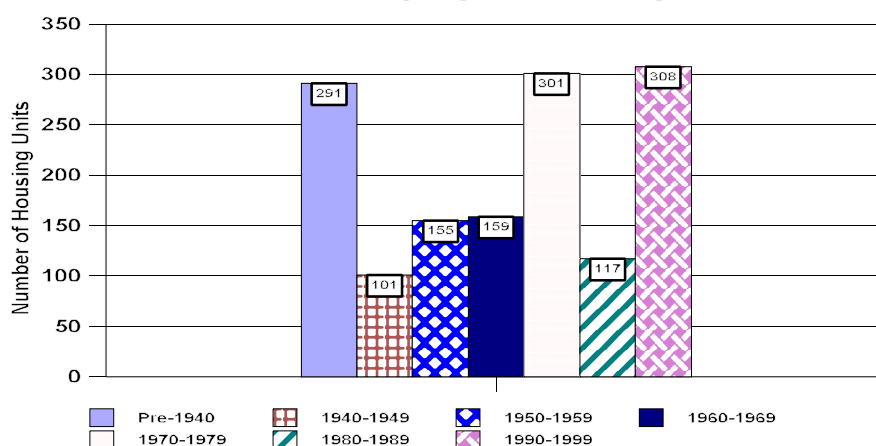
Though growth has slowed during the current decade, a significant number of new homes were constructed in Franklin Township during the 1990's. In fact, the 1990's was the greatest decade of housing construction during the study period.

Figure 12 shows that the number of homes built in the township also was high during the 1970's when growth began to push out beyond the suburbs to the rural countryside.

The high level found in the pre-1940 category is the result of the cumulation of all of the existing

Figure 12

Franklin Township Age of Housing, 2000



Franklin Township

rural dwellings that were in existence long before any significant building spurts occurred in the township.

General Household Characteristics

In 2000, the vast majority of homes in Franklin Township were one-family detached dwellings. One-family dwellings making up 1,183 of the Township's 1,275 residential units. The other dwellings in the Township consisted of eight attached single-family dwellings, 16 two-family or multiple-family units, and 79 mobile homes. Building permit data since the 2000 Census suggest that the percentage of single-family detached dwellings has grown larger.

The following table shows the sources of home heating fuel for residents of Franklin Township. Fuel oil, utility gas, and LP gas are used by most of the homes in Franklin Township.

Table 4
Sources of Home Heating Fuel, 2000

Fuel	Number of Homes
Fuel Oil, Kerosene, etc.	166
Bottled, Tank or LP Gas	346
Utility Gas	487
Wood	16
Electricity	52
Coal or Coke	0
Solar Energy	0

Source: U.S. Census 2000

Housing Costs

Like nearly everywhere else, housing values rose in Franklin Township during the 1990's. In 1990, the median cost of a home was \$65,500 in the Township. By 2000, the median value had risen to \$139,600. Though more recent census data are not available, median home values have stabilized or declined since the 2000 Census. This is due to the poor economic conditions that are present in Michigan during the mid- to late-00's. Rental costs also increased

Franklin Township

from 1990 when the median contract rent was \$339 per month. The median monthly rent increased to \$575 per month in 2000.

Housing affordability is often 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 114 homeowners and 9 renters in Franklin Township who paid more than 30 percent of their income on housing costs. These figures are likely to have increased in recent years.

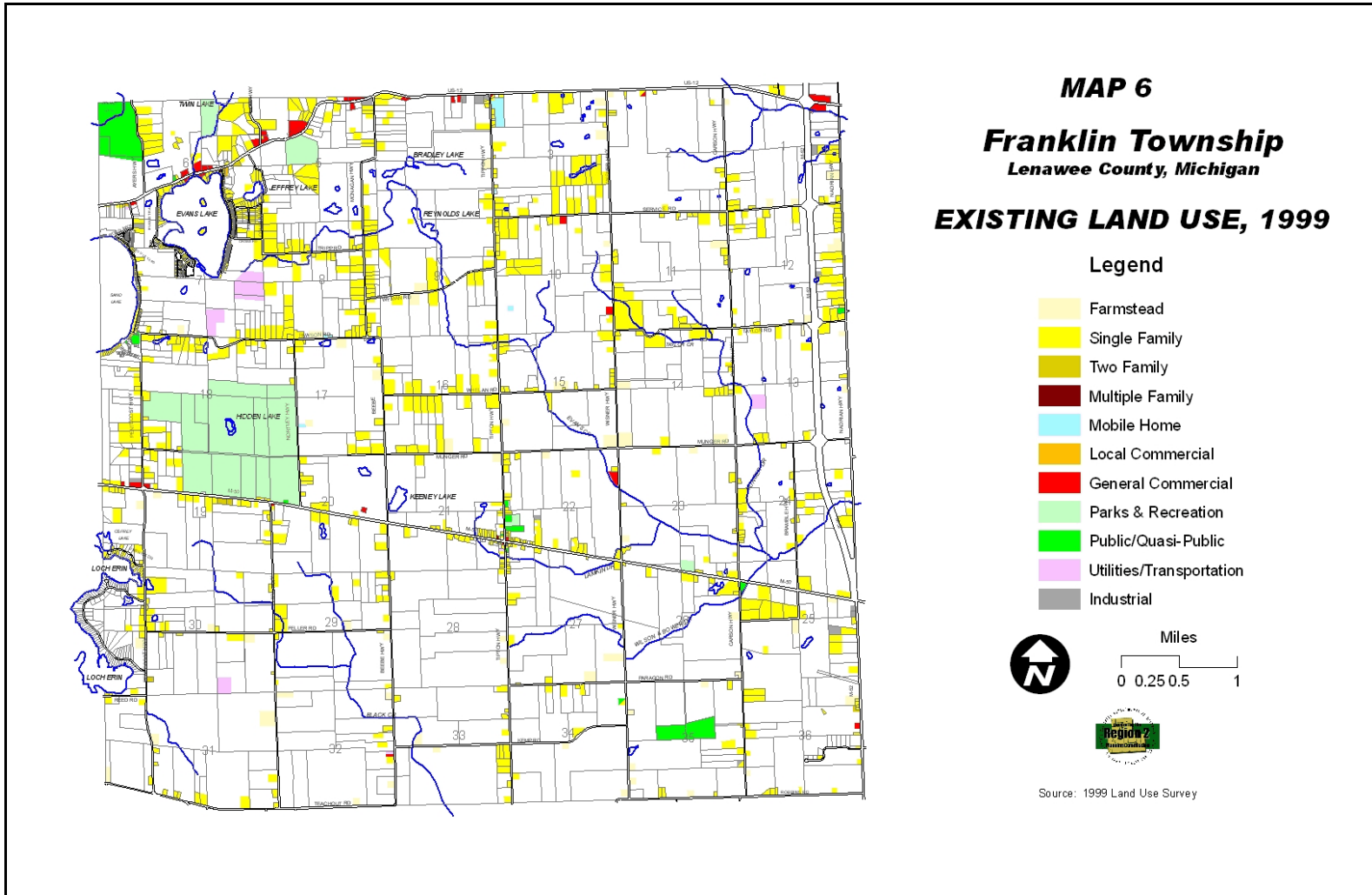
CHAPTER 4 LAND USE

Land use surveys were performed in Franklin Township in 1974, 1989 and 1999. These surveys, which involve the on-site inspection of each property in the Township, provide a database for the examination of land use trends. Table 5 and Figure 14 present the results of the surveys. The table shows the number of acres of land in each of the land-use categories for the three surveys.

Table 5
Franklin Township Land Use Trends, 1974-1999

Land Use Category	1974	1989	1999	Change in Acres (1974-1999)
Residential	649.7	835.3	2,419.4	1,769.7
Single-family	604.1	799.1	2,171.4	1,567.3
Two-family	3.0	5.7	11.0	8.0
Multiple-family	4.0	0.8	0.5	-3.5
Mobile home	38.6	29.8	18.6	-20.0
Commercial	34.3	46.8	75.2	40.9
Industrial	18.4	16.2	33.1	14.7
Light industrial	4.0	15.2	30.4	26.4
Heavy industrial	14.4	1.0	2.7	-11.7
Parks and recreation	857.5	891.8	740.0	-117.5
Public and semi-public	9.0	18.6	172.5	163.5
Utilities	2.0	1.6	68.3	66.3
TOTAL DEVELOPED AREA	2,193.1	2,432.3	3,534.6	1,341.5
Agricultural, water, roads, forests and vacant	23,285.9	23,046.7	21,322.4	-1,963.5
TOTAL AREA	24,857.0	24,857.0	24,857.0	0.0

Source: Region 2 Planning Commission Land Use Surveys, 1974, 1989, and 1999



Franklin Township

The most striking land use trend was the increase in single-family residential use. However, there have been other significant changes in the categories of residential, commercial, industrial, agricultural, forests and vacant, and other categories of land use. There is also a significant amount of land enrolled in farmland agreements under the Farmland and Open Space Preservation Act.

Residential Land Use

Residential lands include farmsteads, single-family, two-family, multiple-family and mobile home uses. The amount of land taken up with these land uses increased from 649.7 acres in 1974 to 2,419.4 in 1999. In terms of number of acres consumed for new development, residential land use surpasses any other.

Single-family residential land use makes up nearly 61% of the developed land in Franklin Township. In 1974, the single-family residential category took up about 604.1 acres of land. By 1999, this land use used up 2,171.4 acres. Therefore, while the population of the Township grew by approximately 1,000, the amount of land used for single-family residential use grew nearly 1,700 acres. Single-family residential uses are scattered throughout the Township, but there are some concentrations at the village of Tipton; and near Loch Erin, and Evans and Sand lakes. In general, the highest densities are found in the northwest quarter of the Township.

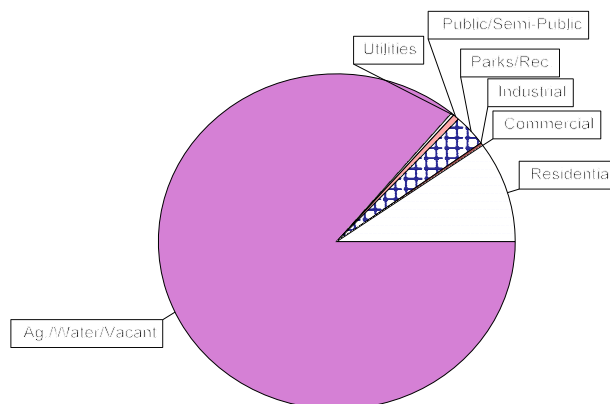
Multiple-family residential uses are found in two locations both of which are in Tipton. In 1999, these two uses consumed 0.5 acres in Franklin Township.

The duplexes that exist in the Township are not concentrated. The land use survey identified two-family residential uses along M-50 in two locations, along US-12, Pentecost Highway, and M-52. Duplexes took up a total of approximately 11.0 acres in 1999.

The amount of land containing manufactured homes decreased from 1974 to 1999. In 1974, manufactured homes took up 38.6 acres but decreased to 18.6 acres in 1999. The Country Villa manufactured housing community contains most of the manufactured homes in the Township. Other manufactured homes are scattered throughout the Township on individual lots not included within manufactured housing communities.

Figure 14

Franklin Township Land Use, 1999



Franklin Township

Commercial Land Use

The amount of commercial land use has been increasing in Franklin Township. From 1974 to 1999 the amount of commercial use more than double in acreage from 34.3 to 75.2.

Much of the commercial growth has been along US-12 with tourist-oriented commercial in the Irish Hills west of Tipton Highway, and two automobile dealerships east of M-52. The intersection of M-50 and Pentecost Highway is also beginning to see some commercial growth as new businesses have been established there within the last few years. Two other small businesses are located in Tipton. The other commercial uses that exist in Franklin are not concentrated in a particular area.

Industrial Land Use

Industrial land use made up 33.1 acres of Franklin Township in 1999. This is an increase of 14.7 acres above the 1974 total of 18.4 acres. Most of this total is light industrial with 30.4 acres while heavy industrial makes up 2.7 acres.

There are no concentrations of light or heavy industrial uses in Franklin Township. Industrial uses can be found in several isolated locations on M-52 and Pentecost Highway. There are two light industrial uses west of Tipton Highway on US-12. The only heavy industrial property is on the east side of M-52 north of Taylor Road.

Agricultural, Forests and Vacant

Agricultural, water, forest and vacant lands take up most of Franklin Township. A total of 21,322.4 acres are in this category of land use. While this acreage is by far the largest, it declined almost 2,000 acres from 1974 to 1999. Much of the loss is the result of the conversion of rural land to low-density residential uses.

Parks and Recreation

Hidden Lake Gardens and Hayes State Park are the main park and recreation facilities in the Township. There is also a county park at the northwest corner of Taylor Road and Carson Highway.

Public/Semi-Public

The principal public land is found at the school in Tipton. There are also several cemeteries in the Township.

Franklin Township

Utilities

The amount of land classified as utilities grew from 2.0 acres in 1974 to 68.3 acres in 1999. The most important additions are the waste water treatment plant southeast of Evans Lake and a cellular tower on Pawson Road and Carson Highway.

P.A. 116 Lands

The State of Michigan Farmland and Open Space Preservation Act, or P.A. 116, was enacted in 1974. This act offers property tax reductions as incentive to preserve productive farmland and open space. In return for the tax reductions, farmers agree not to develop their land.

As of June, 1999, there were approximately 6,000 acres, or 9.4 square miles, enrolled in the P.A. 116 program in Franklin Township. Enrolled lands are found throughout the Township but there are high concentrations south of M-50 in the southernmost row of sections.

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CHAPTER 5 PUBLIC SERVICES

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

Police

Franklin Township has no police department. Police services are provided by the Lenawee County Sheriff's Department and the Michigan State Police. The Township also has a constable who assists with enforcement of Township ordinances.

Fire

Sand Lake maintains a 30-member all volunteer fire department. The department has the following equipment at its disposal: 2- five man 1,250 gallon pumper trucks equipped with jaws of life, 1-1,500 gpm pumper with a 2,500 gallon tank, 1-1,500 gpm mini-pumper with a 250 gallon tank, 1-Jeep grass truck which pumps 75 gallons per minute and a 90-gallon tank, and 2-rescue ambulances with basic life support. The Fire Department will replace one of its 1,250 gallon pumper trucks with a 2,000 pumper. The Fire Department is licensed to transport patients to emergency rooms. There are fire stations in two locations including Evans Lake and US-12 and north of Tipton.

Ambulance

Ambulance services are provided through contract with the Huron Valley LCA which provides advanced life support. Patients are treated while they are transported to Bixby Hospital in Adrian, Herrick Hospital in Tecumseh, or one of the Ann Arbor Hospitals. Helicopter transport is available from the University of Michigan Medical Center in Ann Arbor.

Schools

There are four school districts in Franklin Township. Though most school children attend Clinton, Tecumseh and Onsted schools, there are a few pupils who attend Adrian schools.

Franklin Township

Central Sewer

There are two public sewer facilities serving three lakes in Franklin Township. These are the Loch Erin and the Wamplers Lake facilities.

The Loch Erin wastewater facility serves only residential uses on Loch Erin. It has a capacity of 1,000 dwellings of which 960 units have been allocated. Recent residential development near the lake will bring the system close to capacity.

The Wamplers Lake wastewater treatment facility was expanded into Franklin Township from Cambridge Township during the 1990's. This facility is shared between townships and has a remaining capacity of from 150-250 units on a first-come, first-serve basis. The sewer lines exist along US-12 and extend south along Bremen Highway to serve Evans Lake. A line also extends south along Pentecost Highway to serve Sand Lake.

Transportation

Franklin Township is easily accessible from all directions by way of several major state and county roads. Good access is an important locational factor for commercial and industrial enterprises.

The Lenawee County Road Commission classifies roads into five categories: trunk lines, primary black top, local black top, primary gravel and local gravel roads. In addition, the Road Commission applies weight limits and a class A designation for truck routes.

There are three trunk lines in Franklin Township: US-12 runs east and west along the northern boundary, M-50 runs east and west through Tipton in the middle portion, and M-52 runs north and south along the eastern edge. These are all major state Class A truck routes carrying relatively high volumes of traffic. The purpose of trunklines is to deliver traffic from one region to another.

Franklin Township contains two primary black top roads: Pentecost Highway and Tipton Highway which are both north-south roads. Primary black top roads are paved and carry traffic from one part of county to another as well as serving as collectors for trunk lines.

N. Adrian Highway is the only local black top road in the Township. It is a north-south road along the eastern edge of the Township which provides access from individual properties to higher classes of roads.

Franklin Township

Primary gravel roads carry relatively high volumes of traffic and serve as collectors to higher classes of roads. There are no primary gravel roads in Franklin Township.

The remainder of the roads in the Township are classified as local gravel roads. Their purpose is to provide access from properties in rural areas to higher classifications of roads.

Utilities

Gas and electric power are currently supplied by Consumers Energy and Citizens Gas. Several other private utilities and providers have been investigating alternative sources of energy in Lenawee County. These alternative energy sources have included wind, solar and petroleum-based facilities. In order to prepare for the future, it is important to recognize that other power generating facilities may locate in Lenawee County, and possibly Franklin Township, in the future. These facilities may vary in scope, require certain resources, or may be sensitive to surrounding land uses and have varying infrastructure and resource needs. Each type of facility may require different design criteria or placement criteria depending on the scope of the project, impacts or cumulative impacts to the surrounding area.

Franklin Township sees the need to monitor developments in alternative energy and sees the need to formulate amendments as they impact the health, safety, welfare, and environment of the residents of Franklin Township.

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PART II

GOALS, POLICIES AND STRATEGIES

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PART II

GOALS, POLICIES AND STRATEGIES

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

Mission Statement

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

Community Identity Goal

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

Economic Development Goal

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

LAND USE OBJECTIVES AND POLICIES

General and Environmental Protection Policies

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

General Policies

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

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

Environmental Protection Policies

- Lands, which because of their physical and natural characteristics prohibit development, and have unique natural features, and are environmentally sensitive should be preserved to provide recreation and open space for future generations and 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.

Franklin Township

- 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 suburban estate district or cluster residential development.

Land Use Goals, Policies and Strategies ¹

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 agriculture in the Township.

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

Strategies: Identify agricultural lands in the Township.

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

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

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

Promote low population densities in agricultural areas through less-intensive zoning district regulations.

¹ 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.

Franklin Township

Residential

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

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

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

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

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

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

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

Policy: Establish housing codes and maintain strict 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 considered for development if brought forward for consideration.

Designate specific areas of the Township for manufactured home communities.

Franklin Township

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

Commercial

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

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

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

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

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

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

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

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

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

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

Franklin Township

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 districts.

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

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 Franklin Township.

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

Strategies: Locate new industrial uses on sites which have access to M-50, M-52 or US-12. These are primary paved roads which provide access from Franklin Township to other areas of the region and state.

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

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

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

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

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

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

Encourage light, clean industry adjacent to existing industrial areas.

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

Concentrate industrial areas and buffer them from residential uses.

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

Land Use Plan Map

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

Suburban Estates

Suburban estates areas allow residential development at a very low density (1 dwelling per 5 acres). The suburban estates designation includes an existing housing development at the southeast corner of Pentecost Highway and Pawson Road, and a scenic rural area centered on Taylor Road which is a state-designated natural beauty road between Wisner and Carson highways.

The zoning ordinance contains the suburban estate (SE) zoning district which allows residential development at a very low density. The Plan calls for the retention of existing SE-zoned areas without the expansion of this zone. In areas that the plan calls for suburban estates but are not zoned that way, it is the policy to strongly encourage the retention of rural character without the requirement for 5-acre lots.

Low-Density Residential

Low-density residential areas are to be developed at densities ranging from 1-2 dwelling units per acre. There are several areas where low-density residential areas will be encouraged including: the northwest area which coincides with the best soils for septic systems and a lack of prime agricultural soils, the western portion of the Township east and west of Pentecost Highway, an extended area in the vicinity of Tipton to serve as a transition area between the village and agricultural areas, and the area between M-52 and N. Adrian Highway.

Lake Residential

The lake residential classification takes in the moderate-density residential areas around Evans Lake, Sand Lake and Loch Erin. The lake residential classification recognizes the unique characteristics and densities found in the area of these three lakes. The lake areas have several common characteristics including the availability of central sewer, unusual lot shapes and sizes, frequent zoning variance requests, and lake access issues.

Franklin Township

High-Density Residential

High-density residential areas are to be developed at densities above 2 dwelling units per acre. The availability of central sewer facilities is preferred for the high-density residential designation, but it is not required if the soils meet the requirements of the Lenawee County Health Department.

There are two areas that carry the high-density residential designation, both of which have already been developed. These areas contain a dense cluster of residential development south of Sand Lake, and in two locations in Tipton.

Mobile Home Residential

The mobile home residential designation allows the development of mobile home parks in appropriate locations in the Township. The Country Villa mobile home park near the intersection of US-12 and Tipton Highway is designated as mobile home park. Permitted densities in mobile home parks are regulated by the Mobile Home Commission Act and the Lenawee County Health Department. The Plan leaves room for expansion of this park.

Commercial

The Plan encourages commercial uses in limited areas along US-12 and M-50. These are highly-visible areas located near intersections with major roads and/or in proximity to population concentrations.

The commercial designations are found at the four corners of Pentecost Highway and M-50, in several locations along US-12 between the west Township line and Tipton Highway, east of the intersection of M-52 and US-12, and the intersection of M-50 and M-52.

Commercial Recreation

The commercial recreation designation takes in Irish Hills specialty businesses catering to tourists. There are two areas that are designated commercial recreation - an area on the south side of US-12 west of Collar Highway, and a camp area south of Twins Lakes.

Industrial

There are two areas designated for industrial use. These are both on Class A roads. One area is west of Tipton Highway and takes in existing industrial use, and the other is near M-50 and M-52 which takes in an existing industrial use and vacant land north of M-50.

Franklin Township

Parks/Public Land

There are three areas designated as parks/public land. These areas consist of Hayes State Park at the northwest corner, Hidden Lake Gardens on the north side of M-50 west of Pentecost Highway, and the Taylor Road county park at the northwest corner of Taylor Road and Carson Highway.

Areas of Special Environmental Concern

Evans Creek has been designated as an area of special environmental concern. This is due to the steep topography along its edge in many locations making the creek vulnerable to stream bank erosion.

Agricultural and Farmland Preservation

The future land use map provides two agricultural designations - agriculture and farmland preservation with over one-half of the Township is designated one of these categories. These areas are intended to encourage the continuation of intensive agricultural activities with as little interference as possible from conflicting land uses. For this reason, residential development is allowed to occur at low densities.

Areas designated agricultural cover much of the area north of M-50 in the northeast quarter of the Township, as well as an area south of M-50 in the eastern edge at the eastern edge of the Township. While agricultural areas have features that are favorable for agricultural production, they are also suitable for low-density residential development as well as other non-agricultural uses such as schools, golf courses, museums, open air businesses, and parks.

A large Farmland Preservation area is located south of M-50 between Pentecost Highway to the west and Carson Highway to the east. This area features a number of factors that are favorable for farmland preservation. Among the primary reasons that this area was selected for preservation were:

- large parcel size
- highly productive soils
- lack of public infrastructure such as central sewer and water
- low levels of residential development
- significant amount participation in the State of Michigan farmland and open space preservation program.

As stated in the goals, policies, and strategies section of this plan, it is important to preserve the remaining agricultural lands in Franklin Township. Active agriculture is an important characteristic of Franklin Township and those areas should be protected from encroachment by uses incompatible with intensive agriculture.

Franklin Township Lenawee County, Michigan

LAND USE PLAN

Legend

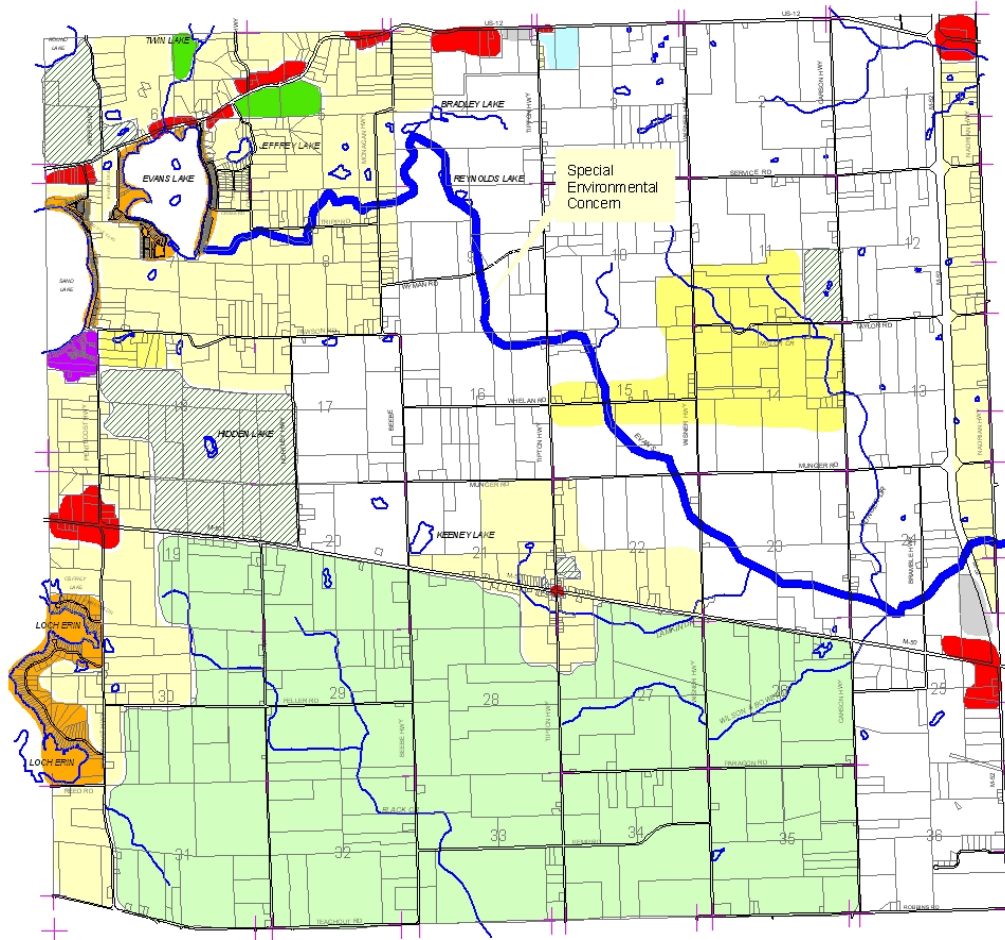
-  Agricultural
-  Farmland Preservation
-  Low Density Residential
-  Suburban Estates Residential
-  Lake Residential
-  High Density Residential
-  Mobile Home Residential
-  Commercial
-  Commercial Recreation
-  Industrial
-  Parks/Public Land



Miles
0 0.25 0.5 1



Adopted: December, 2000
Revised: December, 2008



Zoning Plan

What is a Zoning Plan?

The Franklin 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, a zoning plan describes for 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 districts 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 while 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

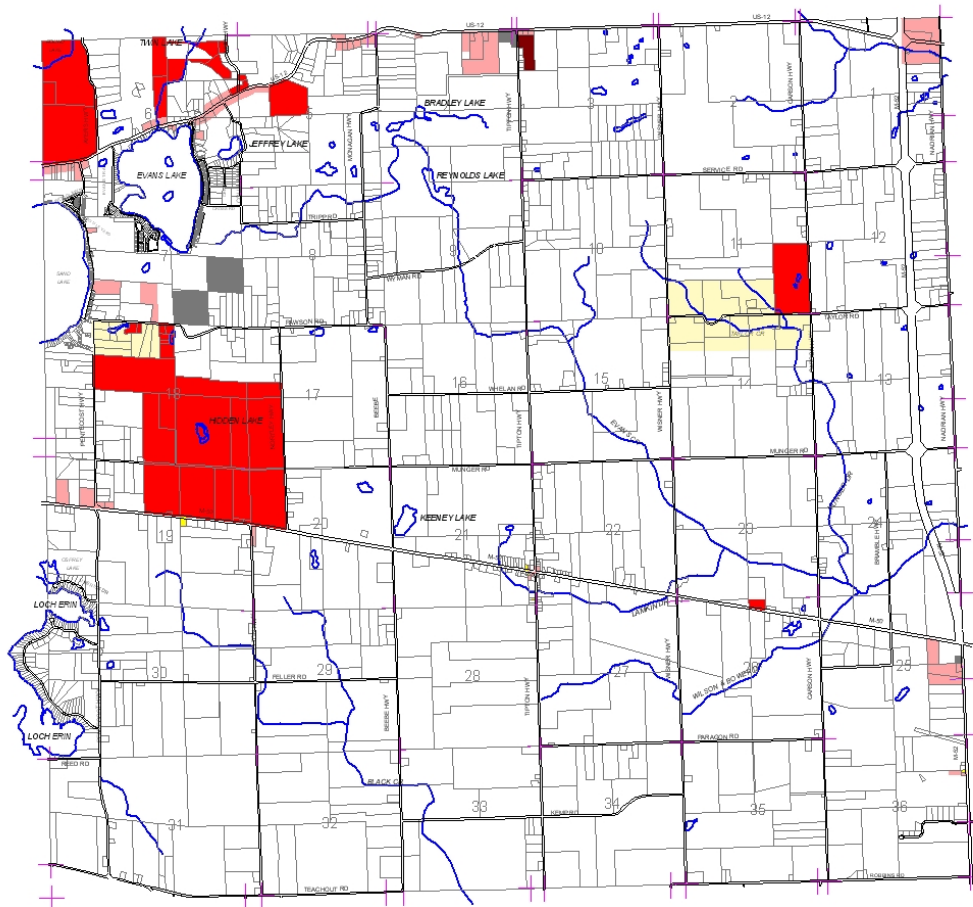
The Franklin Township zoning ordinance currently divides the Township into the following zoning districts (see zoning map on following page):

Agricultural district (AG-1). The purpose of the Agricultural district is to protect land best suited for agricultural purposes from encroachment of incompatible land uses. Uses are generally limited to single-family homes, farms, schools, public and semi-public uses, and recreational uses.

Suburban Estate district (SE). The purpose of the Suburban Estate district is to permit the development of land in rural areas that are generally not suitable for agricultural purposes with uses and densities that preserve the rural nature of the area and discourage urban sprawl. Permitted uses include uses permitted in the AG-1 zoning district as well as public and semi-public uses, recreational, and other similar uses.

Single-Family Residential district (R-1). The Single-Family Residential district was established to accommodate single-family dwelling in appropriate areas of the township. The R-1 district allows a variety of low-intensity uses including single-family dwellings, schools, public and semi-public uses, and recreation.

Evans and Sand lakes are among those areas served by the R-1 district. An overlay district was added in 2008 to provide flexibility from some small lakefront lots to allow them to develop without the need for variances.



Franklin Township
Lenawee County, Michigan

ZONING

ZONING DISTRICTS

-  AG Agricultural District
-  SE Suburban Estate District
-  R-1 Single Family Residential District
-  RM Multiple Family Residential District
-  RMH Mobile Home Park District
-  C-1 General Commercial District
-  CR Commercial Recreation District
-  M-1 Light Industrial District



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Revised: April 4, 2007

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Multiple-Family Residential district (RM). The Multiple-Family Residential district was designed to allow higher-density residential concentrations with a variety of housing types such as attached dwellings, townhouses, and garden apartments. The RM district allows permitted uses from the R-1 district, multiple-family units, and other intensive uses such as hospitals, group housing, and bed and breakfasts.

Mobile Home Park district (RMH). Intended primarily to accommodate mobile home parks, the Mobile Home Park district also permits compatible uses such as schools, public utilities, and golf courses.

General Commercial district (C-1). The General Commercial district is intended to allow for retail and service uses conveniently located to nearby residential uses. C-1 generally allows for less intensive uses (e.g. beauty shop, banks, medical offices) as permitted uses, and more intensive uses (e.g. service stations, open air businesses) as conditional uses.

Commercial Recreation district (CR). The purpose of the Commercial Recreation district is to provide for commercial and public recreation in areas that are suitable for preservation. Allowed uses in CR include marinas, skating rinks, recreation, parks, race tracks, camping, country clubs, and bed and breakfasts.

Industrial district (M-1). The Industrial district is intended to permit industries to locate in planned areas. Industrial uses may be integrated with other types of land use but with limitations placed to reduce adverse effects on neighboring uses. The M district allows a variety of manufacturing uses, warehousing, retail establishments, mining, and processing. Performance standards are provided to ensure that the effects of industrial use are reduced.

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

	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Building Height	Maximum Lot Coverage
			Front	Side	Rear		
<i>AG-1, Agriculture</i>	1 acre	210'	50'	15'	40'	35'	35%
<i>SE, Suburban Estates</i>	5 acres	220'	100'	15'	40'	35'	30%
<i>R-1, Single-Family Residential</i>	15,000 sq. ft. 9,600 sq. ft. *	100' 80' *	50'	20' 10' *	40' 35' *	35'	30%
<i>RM, Multiple-Family Residential</i>	Dependant upon number of dwelling units.	N/A	35'	20'	35'	35'	30%
<i>RMH, Mobile Home Park</i>	20 acres for park with 4,000	400' on primary	50'	25'	50'	15'	30%

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	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Building Height	Maximum Lot Coverage
			Front	Side	Rear		
	sq. ft.per dwelling site.	road for park.					
<i>C-1, General Commercial</i>	N/A	N/A	30'	20' †	30'	35'	N/A
<i>CR, Commercial Recreation</i>	N/A	N/A	50'	20'	50'	35'	N/A
<i>M, Industrial</i>	N/A	N/A	50'	20'	50'	35'	N/A

*Public sanitary sewers available.

†Required only when abutting residential zoning district.

N/A - Does not apply.

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. Areas indicated as agricultural and farmland preservation are currently implemented with the use of the AG-1, 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 districts can be used to implement the low-

density residential future land use designations:

- AG-1, Agriculture
- SE, Suburban Estates
- R-1, Single-Family Residential

Suburban Estates Residential. Two suburban estates areas are generally addressed on the future land use plan map. These low-density residential areas are implemented using the SE, Suburban Estates zoning district.

Lake Residential. Lake residential areas are located in the vicinity of the three lakes in the western portion of the township. This designation is implemented using the R-1 zoning district as well as a new flexible overlay district that is intended to address legally non-conforming substandard lots in certain lakefront locations.

High-Density Residential. A high-density residential area is generally indicated on the future land use map. This plan designation is to be implemented with the RM, Multiple-Family Residential zoning district.

Mobile Home Residential. The future land use map generally indicates an area of mobile home residential. The intent is to implement this plan designation using the RMH, Mobile Home Residential zoning district.

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

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

Commercial Recreation. Commercial recreation areas are generally shown on the future land use map and are implemented using the CR, Commercial Recreation zoning district.

Industrial Areas. The industrial future land use plan designation is intended to be implemented with the M, Industrial zoning district.

Other Plan Designations. Other future land use plan designations include the parks/public land and special environmental concern categories.

Parks/Public Land. 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.

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Special Environmental Concern. The special environmental concern area follows Evans Creek from Evans Lake to the east township boundary. No single zoning district is intended to implement this area at this time. Rather, it is possible that at some point, zoning ordinance or other provisions will be devised to buffer this area through the use of filter strips, an overlay zoning district, or other means.

PART III

PLAN IMPLEMENTATION

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Plan Implementation

The document contained herein is the land use policy of Franklin 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 land use 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. The plan should be examined at least once every two years, or 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 land use map is flexible and may be changed, the application of the policies inherent within assure a pleasant, efficient, and healthy future for land use with Franklin Township.

