



*Source: Ameal Day*

# **Parma Township Master Plan**

**2016 Edition**

*6/22/16 (3rd) Draft*

The 2016 edition of the Parma Township Master Plan was adopted by the Parma Township Planning Commission on September 7, 2016

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Parma Township Planning Commission Chair

The 2016 edition of the Parma Township Master Plan was approved by the Parma Township Board on October 10, 2016

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Parma Township Clerk

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*Source: Ameral Day*

## CHAPTER 1 **INTRODUCTION**

## Why Plan?

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

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

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

## What is a Master Plan?

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

## Master Plan Principles

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

- **The Plan is flexible** — The document is not meant as a monument cast in stone, never to be adjusted or changed given that it plans for the next 20 years. The plan is a general guide to be used by the government to give direction for the future of Parma Township. It should be reviewed periodically and altered as general conditions in the community change.



- **The Plan allows for orderly development** — The land use allocations reflected in the plan are based upon the best available projections of future population levels for the Parma area. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of our residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.
- **The Plan must encourage public understanding and participation** — The plan should be written in a way that aids public understanding of the planning process and describes how goals for Parma Township are to be achieved.
- **The Plan must be the result of a general consensus of the community** — Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The Plan must balance property rights** — The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The Plan is not a zoning map** — The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that future zoning districts will take the shape of the plan as rezoning requests are received and reviewed by each community.
- **Zoning is not a substitute for a Master Plan** — The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the Plan puts zoning decisions at risk of invalidation** — Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for the Parma area.

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

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

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

The connection between the master plan and the zoning ordinance of Parma Township is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning maps is a critical one. That link is established through the zoning plan element of the master plan.

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

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

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

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

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

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

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

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

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

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

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

## **Keeping the Plan Current**

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

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

This document is the third update to the Parma Township Master Plan. The Township adopted its first master plan in 1975 and updates to the document were completed in 1991 and 2006.

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

- Meetings of the planning commission where the Plan was included on the agenda (open to the public);
- A community planning survey (provided to a sample of property owners);
- A public hearing on the Master Plan.

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

Three distinct bodies in the Township are charged with planning and zoning: the planning commission, the zoning board of appeals, and the township board. All of their decisions and recommendations should be based upon the Master Plan. Decisions not based upon the Plan should trigger the review and possible amendment of the document.

### **Planning Commission**

Development and approval of the Master Plan is an important responsibility of the planning commission. The commission is charged with the development of zoning and other ordinances (over which the township board has final authority). In this capacity, a subcommittee of the com-

mission met to develop the Master Plan. The planning commission also recommends approval or rejection of requests to the township board for rezonings and various other zoning proposals.

### **Zoning Board of Appeals**

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.

### **Township Board**

As the legislative body for the Township, the township board is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. It also appoints members to the planning commission and the ZBA.

### **Other Planning Efforts**

Township staff and other township committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, historical districts, and the other plans. Future updates to those plans should complement the goals of the Master Plan. In turn, those documents should be consulted whenever the Plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.



*Source: Ameral Day*



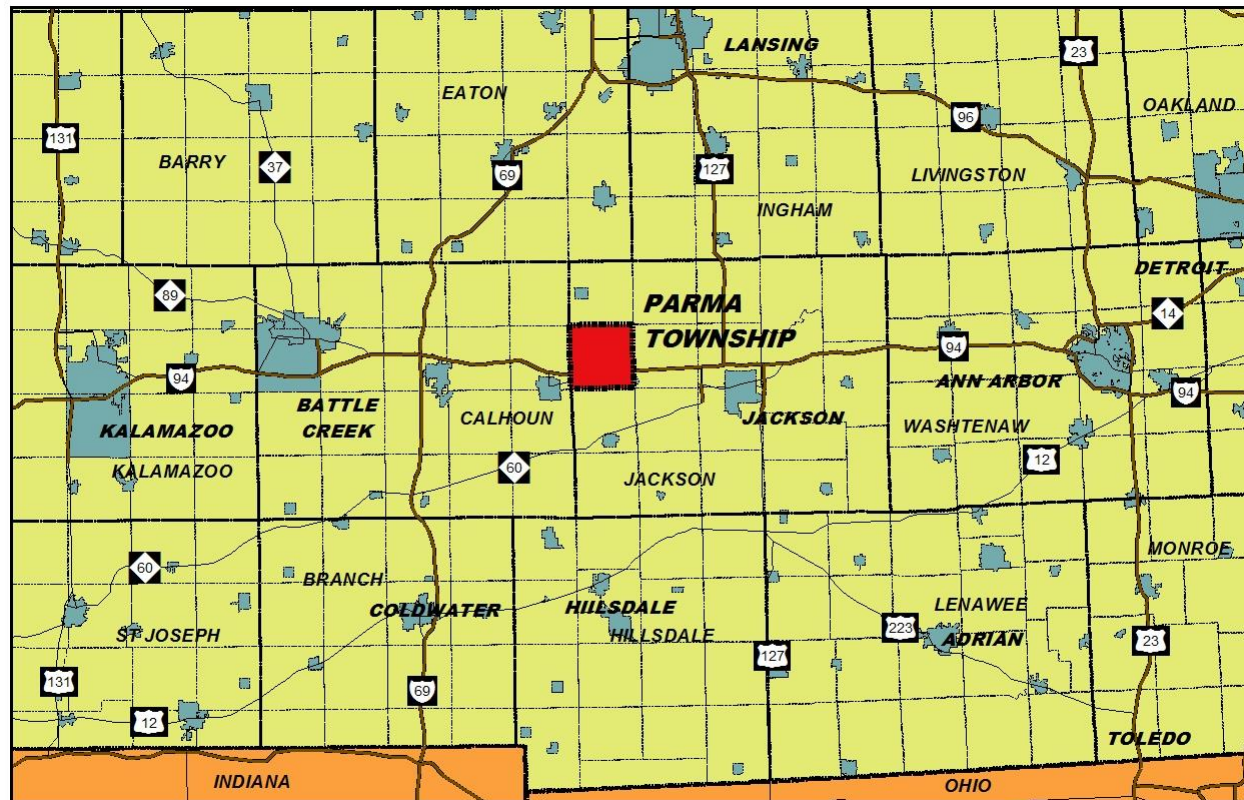


*Source: Ameal Day*

CHAPTER 2  
**COMMUNITY DESCRIPTION AND ISSUE IDENTIFICATION**

## Location

Parma Township is located in northwestern Jackson County, west of the Village of Parma (please see the base map) and east of the City of Albion. The Village of Parma extends into the southeastern edge of the Township along Michigan Avenue and south of Interstate 94 (I-94). The Township is bordered on the north by Springport Township, on the east by Sandstone Township, on the south by Concord Township, and on the west by Sheridan Township (Calhoun County). Ann Arbor, Lansing, and Battle Creek are all located within an hour's drive of the Township.





## Early History

The original inhabitants of Jackson County were Indians of numerous tribes including the Pottawatomie, Kickapoo, Sac, Shawnee, and Fox. With the opening of the Erie Canal in 1825, eastern travelers began arriving in larger numbers to Michigan. Horace Blackman, a New Yorker, registered the first claim in Jackson County in 1829. As the County's first settlers arrived in the 1830's, the County was divided into numerous townships. The first township was Jacksonburg and consisted of the entire county. Jacksonburg Township was subsequently divided into four townships by 1833: Jacksonburg, Spring Arbor, Napoleon, and Grass lake. The number of townships had increased to ten by 1836.

Elihu Goold was the Township's first permanent settler, arriving in the Township in the fall of 1832. His family followed in 1833. Early settlers continued to settle in the area now known as Parma Township. On March 11, 1837, Parma Township was formally organized under an act of the Legislative Council, directing that: *All that portion of the county of Jackson designated in the United States survey as township 2 south, of range 3 west, be and the same is hereby set off and organized into a separate township, by the name of Parma and the first township meeting therein shall be held at the house of John Graham, in said township.* The first township meeting was held the following month at the home of John Graham at which time John Barnum was elected the Township's first supervisor. Just eight years later, a railroad station was established in the southeast corner of the Township along the Michigan Central Railroad and the town center of the Township began to take hold. James Gould prepared a plat in 1849 for this town center and called it Groveland. In 1864, the village dropped its original name and has since been known as Parma Village. The Township, including Parma village, continued to grow over the years and by 1880, the village had a population of approximately 1,000 and included three churches, thirteen stores, one steam-flouring mill, a door and blind factory, and numerous small shops.

## Population/Demographics

See Appendix A for detailed population trend information. However, the data contained in that appendix is summarized below:

- **General Population.** The population of Parma Township —minus Parma Villagers living within the Township—was 2,504 in 2010, according to the U.S. Census. The population of the Township has grown considerably from 1930 through 1980 (i.e., 43.7% per decade on average). Negative growth occurred during the 1980s (i.e., -6.9% for the entire decade). However, since then, the population has continued to grow at a slower rate (i.e., 7.9% per decade during the 1990s and 2.4% during the 2000s). The continuation of this modest growth rate will result in a population of 3,398 by 2030 and 3,461 by 2040.
- **Generations.** The median age of township residents was estimated to be 38.5 years during the 2009-2013 time period according to the American Community Survey (ACS). This can be attributed, in part, to the fact that 'Baby Boomers' are estimated to be the largest generation consisting of an estimated 26.1% of the population.

- **Race and Ethnicity.** It is estimated that 94.52% of Township residents were white during the 2009-2013 time period, according to the ACS. Only an estimated 1.4% of residents considered themselves to be Latino/Latina.
- **Households.** The ACS estimated that 75.6% of Township households are comprised of families of which 43.2% have children living at home. Almost all of the non-family households (i.e., an estimated 91.5%) were comprised of a single householder. The average household size was estimated to be 2.90 people compared to 3.42 people in family households.
- **Housing.** The ACS estimated that 87.3% of housing units in the Township are single-family detached homes and an estimated 11.4% were comprised of mobile homes. Only 1.8% of units were in duplexes. Each of the other housing types was comprised of less than 1.0% of housing units.
- **Household Income.** The median household income in the Township was estimated to be \$48,333 during the 2009-2013 time period. The median family income was estimated to be \$57,500 and the per capita income was estimated to be \$19,565.
- **Commuting.** It is estimated that the majority of employed residents (88.9%) drove to their work place alone and an estimated 6.5% of commuters carpooled. The average travel time (i.e., one-way) was estimated to be 25.4 minutes during the 2009-2013 time period.

## Natural Features

Parma Township has a wealth of natural resources.

### Topography

The Township's topography can be generally described as flat to gently rolling. The vast majority of the Township reflects grades of 5% or less though gently rolling topography is evident throughout nearly all areas of the Township. Those areas of the Township with a more level character include both drainage courses and upland areas. While there are numerous areas throughout the Township which have grades approaching 10% or more, these areas are comparatively few in number and acreage, typically reflect elevational differences of less than 40 feet, and are often situated along drainage courses and bottomlands. No areas in the Township appear to approach 15% grades. Grades approaching 10% or more can present particular challenges for larger scale developments. Development upon sloped areas can lead to excessive soil erosion, sedimentation of water courses and increased construction costs, and often result in heightened alteration of the natural landscape. It is generally recommended that development be strongly discouraged where grades approach 15% or more.

The Township's topography does not generally fall or rise in a consistent pattern as one traverses the Township. Lowland areas are evident throughout the Township as are upland areas. The principal lowland areas are defined by the Rice Creek bottomlands in the Township's west central area and the Spring Brook bottomlands in the north central region of the Township. There are approximately 140 feet in total topograph-

ic relief between the Township's highest and lowest points. The lowest elevation in the Township is approximately 932 feet above sea level and is found along Rice Creek east of Calhoun Road, the western Township limit (see the topography map). The high elevation in the Township of 1,072 feet above sea level is located south of Interstate (I-94) and west of Gibbs Road.

### **Aquatic Resources**

Approximately two thirds of Parma Township drains into the South Branch of Rice Creek. Rice Creek drains the majority of the lower two thirds of the Township in addition to portions of the Township's northwest area, and serves as an Intercounty Drain. Rice Creek originates near the I-94/Concord Road interchange and travels north and west before exiting the Township 1.25 miles south of Devereaux Road. Rice Creek empties into the Kalamazoo River in Calhoun County which subsequently empties into Lake Michigan (please see the water resources map).

The majority of the Township's northern regions drain into Spring Brook which originates near Devereaux Road and Callahan Road, and travels in a northeast direction before exiting the Township one half mile west of Hoag Road. Spring Brook drains into the Grand River in Eaton County which ultimately drains into Lake Michigan. Portions of the Township's northeast corner drain into the Grand River via Sandstone Creek, which originates in neighboring Sandstone Township. Those lands in the Township within 1 to 2 miles north and northwest of Parma Village drain into Mackey Brook which feeds into Sandstone Creek. There are numerous creeks and other small tributaries which collect runoff and feed into the Township's primary drainage courses noted above.

There are no water bodies in the Township in excess of ten acres in size. There are, however, vast expanses of wetlands throughout the Township which facilitate runoff collection and storage, in addition to facilitating ground water recharge. These wetlands are generally associated with drainage courses in the Township, the largest wetland area being the Spring Brook drainage corridor.

Lands abutting or in close proximity to drainage courses, including streams, ponds, and lakes, and drains are subject to flood conditions where the drainage courses do not have the capacity to accommodate the rate of runoff from a single rainfall or numerous rainfalls over a relatively short period of time. Historically, no flooding of any large scale significance has occurred in Parma Township. This is due in large part to the comparatively limited development within the Township, and the existence of a township-wide network of drainage courses and wetlands to carry and store runoff. Flooding is further curtailed because many of the Township's water courses originate in the Township, making it a headwaters area (initial waters collection point for area drainage courses) where comparatively limited amounts of runoff need to be accommodated as opposed to larger drainage areas further downstream.

The North Branch of the Kalamazoo River, in the vicinity of the southwest corner of the Township, and the South Branch of Rice Creek, between Calhoun and Pickett Roads are within 100-year floodplains according to the Federal Emergency Management Agency (FEMA). It should be noted

that improperly managed land development practices within the Township, as within any community; can further impact flood conditions both in the Township and in communities downstream.

### **Agriculture & Greenways**

The Agricultural Preservation Area Map contained in the *Jackson Community Comprehensive Plan* places the majority of Parma Township in an Agricultural Preservation Area (please see the countywide future land use, resource categories, map). The only areas excluded are those around the Village of Parma and the Interstate 94 interchange with Eaton Rapids Road (M-99), including the unincorporated “Amberton Village”. The countywide document’s Jackson County Greenways Plan also recommends greenways along the shores and adjacent wetlands of the South Branch of Rice Creek and Spring Brook.

### **Township Facilities & Services**

The Township does not have an economic center. Instead, most of those resources are distributed among Interstate 94’s interchanges with Michigan Avenue, Concord Road, and Eaton Rapids Road (M-99). This is due to the nearby City of Albion and Village of Parma, which is partially located within Parma Township.

#### **Township office**

The Parma Township Community Hall is located at the intersection of Eaton Rapids Road (M-99) and Comdon Road, north of the Interstate 94 interchange with M-99. The Township’s administrative office is open several days a week. The community room is also utilized by the Township Board and its various commissions, boards, and committees.

#### **Police & Fire Protection**

The Township does not provide police and fire protection directly.

- **Police department.** The Jackson County Sherriff’s Department provides police protection within Parma Township. The Township contracts with the Department for a deputy to serve the municipality specifically. The Michigan State Police also cover Parma Township.
- **Fire department.** The Parma Sandstone Fire Department serves Parma Township as well as Sandstone Township and the Village of Parma. The Parma/Sandstone Firefighters Club supports the department.

#### **Water & Sewer Systems**

There are no sanitary sewers within Parma Township, outside of the Village of Parma; private septic fields serve all development. The only portion of the Township with communal water service is the unincorporated Amberton Village (see the Public Utilities map). The remainder of the

Township, outside of the Village, is served by private wells. However, the southwest corner of the Township is crisscrossed with traditional wellhead protection areas for Parma Township (i.e., Amberton Village) and the City of Albion as well as a provisional wellhead protection area for Twin Pines Mobile Home Park. Wellhead protection areas are established to identify the area of groundwater from which a well draws water. Traditional wellhead protection areas are established by local municipalities after a ground water study has been conducted. Provisional wellhead protection areas are established by Michigan's Department of Environmental Quality using computer modeling.

### **Pipelines & Power Transmission Lines**

ITC Holdings Corporation—"the largest independent electricity transmission company in the country"—owns and operates power transmission lines which cross northern and lower-middle Parma Township. The Wolverine Pipe Line Company's Mainline System traverses the Township—coming within an eighth of a mile of the Township Hall and moving northeastward—transporting liquid petroleum products. Enbridge, Incorporated's, Line 6B transports Canadian tar sands oil across northern Parma Township.

### **Transportation**

The public road network is the primary transportation facility serving Parma Township. The Michigan Department of Transportation (MDOT) and the Jackson County Department of Transportation (JCDOT) are responsible for maintaining that road system in cooperation with the Township.

#### **Michigan Department of Transportation**

Interstate 94 (I-94) traverses the Township from east to west in the southern quarter of the municipality. Michigan Highway 99 (M-9) traverses western Parma Township from north to south, connecting to the City of Albion. Michigan Avenue (BL-94) parallels I-94, intersecting it to the east and the west. The Township advocates the following improvement project:

- Michigan Avenue – Parma Village Limit to the travel center at the I-94 interchange – roadside trail

#### **Jackson County Department of Transportation**

All other public roads in Parma Township are maintained by the Jackson County Department of Transportation with financial assistance from the municipality. The Concord Road/Callahan Road/Crawford Road corridor provides north/south access through the center of the Township. Parma Road—built to Class A standards—borders the Township's eastern edge. Devereaux Road provides east/west access in the northern third of the Township. Erie Road borders the southern edge of the Township. Along with Michigan Avenue, those roadways represent the Township's primary roadways. All other roadways outside of the Village of Parma are local roads. The Township would like to investigate the following projects:

- Miner Road – Parma Road to Callahan Road – resurface

- Gibbs Road –Michigan Avenue to Erie Road – resurface
- Comdon Road – Eaton Rapids Road (M-99) to Ludlow Road – place weight limits
- Zuehlke Road – Eaton Rapids Road (M-99) to Ludlow Road – place weight limits

### **Railroad**

A railroad traverses the southeast corner of the Township, including the Village of Parma. The right-of-way is owned by the Michigan Department of Transportation. Norfolk Southern runs freight on the railroad and AMTRAK provides passenger service.

### **Airport**

The Jackson County Airport—Reynolds Field—is located in Blackman Township. However, the eastern half of Parma Township is located in Zone D of the Airport (see the Transportation map). Any proposed structure over 200 feet high must obtain a permit from the Airport before it can be constructed. This regulation ensures that adequate flight approaches to the Airport are maintained.

### **Education**

Parma Township is served by four K-12 school districts (see School District map). The majority of the Township is served by Springport Public Schools and the Western School District. Concord Community Schools extend into the Township from the south and Albion Public Schools extend into the municipality from the west (this may change in the foreseeable future). No school facilities are located in the Township.

Many higher education options are available to Township residents. Spring Arbor University (SAU) is a Christian liberal arts institution located in nearby Spring Arbor Township. Jackson College and Baker College also have nearby campuses in Jackson County. Numerous colleges and universities are located within an hour's drive of the Township, including Kellogg Community College, Albion College, Michigan State University and the University of Michigan.

### **Intergovernmental Relations**

Cooperation between governmental units is essential for the efficient use of resources. Therefore, it is the Township's desire to cooperate with other governmental units in pursuits toward the public good. However, the Vision and Goals of the Township should be subordinated to activities of higher governments only when the greater good of the larger population is clearly articulated and, where necessary, adequately funded by those making conflicting requirements.

## Existing Land Use

An inventory of existing land use is an important factor in the development of a future land use map for Parma Township. Assessing data compiled by the Township was utilized to determine existing land use in 2015. The township assessor assigned a numeric code to each property as part of the assessment process which was then translated into a broad land use category (please see the existing land use map):

### Agricultural

Agriculture is still an important land use in the Township with more than half (59.61%) of the township dedicated to this land use in 2015. Although 20.89 square miles were dedicated to agriculture, it appears that many properties often commingle with other land uses distributed unevenly throughout the township. Further encroachment upon agricultural properties by other land uses may continue unless otherwise abated. However, it should also be pointed out that it is likely that the percentage of land dedicated to agriculture would be higher if an actual physical inventory of land use were conducted.

### Residential

Residential properties covered more than a third (38.36%) of the township in 2015. Residential neighborhoods are distributed throughout the township and are often located adjacent to agricultural land. The close proximity of some residences and farmland increases the potential for conflict. Many of those residences are built on large lots, creating substantial unformed and non-contiguous open space.

### 2015 Existing Land Use

Land Use	Sq Feet	Acres	Sq. Mi.	%
Agricultural	582,353,378.64	13,368.99	20.89	59.61%
Residential	374,774,994.00	8,603.65	13.44	38.36%
Commercial	10,693,762.20	245.50	0.38	1.09%
Industrial	3,846,740.04	88.31	0.14	0.39%
Institutional/Other	5,217,181.20	119.77	0.19	0.53%
Total	976,886,056.08	22,426.22	35.04	100.00%

### Commercial

Commercial properties occupied slightly more than one (1.09%) percent of the township in 2015. Most of the commercial properties are concentrated along Michigan Avenue and the I-94 interchanges with Eaton Rapids Road (M-99) and Concord Road as well as Michigan Avenue.

### **Industrial**

Industrial properties occupy slightly more than a third (0.39%) of a percent of the township in 2015. Most of the industrial properties are located in the vicinity of the Village of Parma and Michigan Avenue at its intersections with Comdon and Ludlow Roads.

### **Institutional**

Institutional properties occupy slightly more than half (0.53%) percent of the township in 2015. It includes 3.00 acres of operating railroad property as well as churches, cemeteries, and various local and state governments.

### **Survey Results**

The Parma Township Planning Commission wanted to take community opinion into account during the preparation of this edition of the *Parma Township Master Plan*, so a 6-question survey was developed. Respondents returned 153 surveys (see Appendix C for greater detail).

1. The overwhelming majority of respondents answered ‘yes’ when asked: “Should our Township strive to maintain the existing Rural Agricultural/Residential character?”
2. The overwhelming majority of respondents answered ‘yes’ when asked: “Should our township strive to protect unique natural features, including topography, soils, lakes, streams, drains, and their respective watersheds?”
3. Almost half of respondents answered ‘yes’ when asked: “Should our Township encourage additional Residential Development?”
4. Over half of respondents answered ‘yes’ when asked: “Should our Township encourage additional Commercial Development along the I-94 corridor?”
5. Over half of respondents answered ‘yes’ when asked: “Should our Township encourage Light Industrial Development along the I-94 Corridor?”
6. Over half of respondents answered ‘excellent’ or ‘good’ when asked: “How would you rate the Township Fire Department?”





*Source: Ameal Day*

CHAPTER 3  
**COMMUNITY POLICIES AND PLANS**

To effectively plan for the Township's wellbeing with regard to future land use and public services, it is necessary to clarify the goals and objectives of the Township. Planning goals are statements that express the Township's long range desires. Each goal has accompanying objectives which are the general strategies that the Township will pursue to attain the goal.

## Vision Statement

*The coming ten to twenty years will witness the growth of Parma Township while maintaining intact the fundamental qualities of the community which have always made it such a desirable place to reside. The Township's historical rural landscape will continue to dominate throughout most areas of the community. The area's wetlands, woodlands, and fields will continue to serve as an open space network within which wildlife will be abundant, surface waters will be pristine, and recreational opportunities will be ample. The natural environment of the Township will continue to reflect a high level of integrity as all new land uses place environmental protection as a prerequisite to a healthy community and successful agricultural, residential, commercial and industrial activities.*

*Much of the Township's resources and rural character will be maintained through accommodating low density residential development in a responsible and orderly manner. The protection of natural resources and open spaces will be a vital concern in both small and large scale development projects including an emphasis on maintaining rural and panoramic views as seen from the county road network. Open spaces will be preserved for continued agricultural use and wildlife habitats. Farming will continue throughout the Township and future residential development will be of such density and design to minimize disinvestment in agriculture. Higher density residential developments will be located only where adequate road, sewage disposal, and potable water facilities are adequate to accommodate the needs of such land uses, as will be the case with expansion of future commercial and industrial uses.*

*Opportunities for modest expansion of commercial and industrial development will exist. The Michigan Avenue and 1-94 corridors will continue to be the primary locations of future commercial and industrial land uses and such uses will be clustered at key nodes along these corridors rather than encroaching indiscriminately into agricultural and residential areas along the corridors. Future commercial and industrial development will provide new employment opportunities and will be orderly located to minimize conflicts with neighboring land uses and assure ease of access for shoppers and workers.*

*Public services will continually improve as the Township grows. Fire and police protection will be available to meet the needs of the growing community and the Township will continue to rely predominantly upon on-site sewage disposal and private wells for potable water. All improvements to public services, including roads, will be largely keyed to the Township's population and activity centers and/or those areas of the Township intended to accommodate the future higher levels of growth and development. Both gravel and paved roads will*

*be adequately maintained and the paving of gravel roads will occur only when there are sufficient support and funds, and existing or projected traffic levels demand such improvements.*

*Persons and families will continue to thrive in the growing community, nurtured by the high quality of life and the responsiveness of Township officials to local needs. Public participation will continue to play an important role in Township decision-making and the community will exist as a cohesive entity living in balance with its natural assets.*

The above "vision statement" provided an initial flavor of Parma Township's goals with regard to accommodating future growth and development. The following goals and objectives are comprised of concise statements which support the "vision statement" while also being more comprehensive in scope.

The following goals and objectives are important for several reasons:

- The goals and objectives provide current and potential residents of Parma Township with an overview of the intended future character of the Township.
- The goals and objectives identify and outline the basic parameters which should be used in guiding future land use and public services in the Township.
- The goals and objectives serve as references upon which future rezonings and land development decisions can be evaluated

The goals and objectives are divided into the following major categories:

- Growth Management
- Community Character and Environment
- Residential Development
- Commercial & Industrial Development
- Transportation & Roads
- Public Services

## **Goals and Objectives**

### **Growth Management**

Guide future development in a manner which is consistent with the natural limitations of the land, the preservation of open spaces, natural resources, and rural character, and the planned provision or expansion of necessary public facilities and services.

- Limit new growth and development that require set levels of public facilities and services until the time such levels of services become available.
- Provide for the preservation of open spaces through a coordinated future land use plan and related regulations which permit reasonable use of land while discouraging development which leads to premature consumption and/or loss of natural resources and open spaces, including farmlands.
- Wherever legally permissible, local regulations should require new developments to pay for the direct and indirect Township costs associated with that development. These costs should not be imposed on existing residents. Exceptions should be made where public interests and benefits may be at stake.
- Recognize that intergovernmental coordination in growth management and planning decisions is essential because Parma Township is a critical link in a regional network of communities.
- Develop and maintain a meaningful communication program with area municipalities and county agencies to discuss local and area-wide public facilities and services, needs, land use conditions and trends, contemporary planning issues, and strategies to address short and long term needs and issues in a mutually beneficial manner.
- Continually provide regular opportunities for substantive public input on growth and development issues facing the Township and the future character of the Township.

### **Community Character & the Environment**

Preserve the rural character of Parma Township and its environmental integrity, including the continuation of local farming operations and protection of farmland resources.

- Recognize that the Township's open spaces, including woodlands, fields, and farmland, are a fundamental component of the Township's rural character and should be protected while still providing a land owner with reasonable use of his or her land.

- Assure that the quantity and quality of new development does not unreasonably create increases in air, noise, land, and water pollution, or the degradation of land and water resource environments including aquifers and groundwater resources, and that all development and land uses be in compliance with applicable local, county, state, and federal regulations.
- Enact standards for residential, commercial, and industrial development which encourage protection of environmentally sensitive areas, open spaces, and the landscape's natural assets.
- Enact standards for residential, commercial, and industrial development which encourage new development to be designed in scale with its surrounding.
- Limit disruptions to the Township's prevailing rural character by limiting the future locations within which new or expanded commercial and industrial development may occur.
- Encourage the use of programs and tools designed to preserve open spaces.
- To the extent that residential development occurs in agricultural areas, encourage such development to be sited on less productive farmland.
- Require that new development prevents disturbances to, and premature destruction of, farmland areas through responsible and innovative development and site planning.

### **Residential Development**

Provide for a broad range of housing opportunities which respond to the varying economic, family stage, and lifestyle needs of the Township, encourage a stable and attractive housing stock, and are sensitive to the Township's rural character.

- While maintaining single family low density homes as the primary housing option in the Township, seek to assure housing alternatives to meet the needs of all Township residents.
- Encourage innovative residential development which incorporates the preservation of natural resource systems and open spaces within the site planning process as well as the preservation of the Township's rural character.
- Prohibit residential development densities in areas where public services and/or natural conditions are inadequate to support the proposed density.

- Provide opportunities for home-based occupations within residential dwelling units in appropriate areas of the Township and under conditions which will not negatively impact the residential character, appearance, and quality of life experienced by surrounding residential properties and neighborhoods.

### **Commercial & Industrial Development**

Provide opportunities for the expansion of commercial and industrial land uses in a manner which minimizes the impact upon adjacent land uses, responds to the rural and "small town" character of the community, and assures adequate services to meet the needs of these land uses.

- Evaluate the opportunities and constraints for new commercial and industrial development presented by the Township's natural features and available public facilities and services in order to identify the appropriate locations for future commercial and industrial development and the conditions necessary to accommodate such development.
- Assure that commercial and industrial land uses have adequate provisions for sewage disposal, storm water management, potable water, and other critical public health and welfare concerns.
- Provide standards for the division of land and access management along major roadways which allows for commercial and industrial development while minimizing 'strip development'.
- Assure that elements for preservation of the Township's rural character are incorporated into new commercial and industrial developments by establishing appropriate site design and building standards, including screening and protection of natural resources.
- Prevent the premature conversion of land to uses other than their planned use for future commercial or industrial development to assure their long term availability for commercial and industrial development.
- Assure that new commercial and industrial development does not adversely impact the normal use and enjoyment of adjoining land uses through appropriate buffering and other techniques.

### **Transportation & Roads**

Maintain a transportation network throughout the Township which moves vehicular traffic in an efficient and safe fashion, utilizes road segments specifically designed to accommodate higher traffic flows where higher traffic levels are being generated, and encourages safe and functional opportunities for alternative modes of transportation including walking and bicycling.

- Identify priority road segments for maintenance and improvement, based upon the planned future land use pattern in the Township and existing and projected traffic patterns, and systematically undertake these projects.
- Discourage high traffic generating land uses and development patterns along the Township's secondary roads until the time when such roads have been improved to accommodate such development.
- Adopt land use and/or other regulations which minimize the potential for traffic congestion and safety hazards along adjacent roadways, and minimize "strip" development.
- Encourage plans to expand alternative transportation facilities, including walkways and bicycle trails, in coordination with public facilities, neighboring municipalities and regional efforts.

### **Public Facilities & Services**

Expand the Township's public facilities and services as necessary for maintenance of the public health, safety, and welfare, provided such improvements are consistent with the Master Plan's proposed future land use pattern and do not encourage excessive growth over vast areas of the Township.

- Identify those areas of the Township which, due to existing conditions and the planned future land use pattern of the Township, may be in need or will be in need of improved public services (e.g., police and fire protection services, sewage disposal, potable water, storm water management, etc.).
- Establish a realistic schedule of capital improvements (i.e. CIP) which identifies the timing, cost, funding source, and need of each planned improvement, so that improvements can be adequately planned for in a priority based manner and tax dollars can be wisely spent.
- Continue to develop and maintain a meaningful communications program with adjoining municipalities and regional agencies to discuss and investigate both infrastructure-based and non-infrastructure-based public facilities and services, needs, opportunities for shared facilities and services, and alternative strategies for contracted services versus Township-operated services.

### **Future Land Use Plan**

The Master Plan represents a vision of how Parma Township might look in the future. The horizon is 2040 or almost 25 years. 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 future development will be consistent with the goals adopted in this Plan.

The Master Plan consists of policies that address future land use and development of Parma Township over the life of the Plan. However, the Plan itself has no regulatory authority and must rely upon other tools for implementation, most notably the Zoning Ordinance. The Plan simply suggests where various land uses should be located. The Zoning Ordinance carries out the policies of the Plan by regulating the type of use that a parcel may have, the location of uses, and the bulk and density of development throughout the Township.

The Future Land Use Plan presented here is not static (please see the Future Land Use map). It is designed to be a flexible document that can and should change as the community changes. Even though the Plan is long range in nature (i.e., 20+ years), it should be periodically reviewed and updated as Parma Township grows and changes. There will be times when it will be necessary to deviate from the Plan. Changing land use patterns may cause certain areas on the Future Land Use map to become obsolete for a suggested use. When this happens, the Planning Commission may be required to interpret the most appropriate type of use for an area. Interpretation of a specific site should be made with regard to the impact on the surrounding area.

The Future Land Use map was not designed, nor was it intended, to mirror the Zoning Map. Zoning is the tool used to carry out (i.e., implement) the Plan. Therefore, the Zoning map will not look exactly like the Future Land Use map. As the community grows and rezoning requests become necessary to accommodate development, future rezonings should be consistent with the Plan in most cases or the Plan should be amended to reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the Plan. However, in areas where several requests are made for rezoning, it may be necessary to consider amending the Plan if changing land use patterns warrant a change in the Plan. The Future Land Use Plan is comprised of nine land use categories within Parma Township (see the Future Land Use map). A description of each land use category is presented below.

### **Agricultural**

Agriculture continues to be the predominant land use within the Township. The Agricultural Preservation Area map contained in the *Jackson Community Comprehensive Plan* places the majority of Parma Township in an Agricultural Preservation Area (please see the countywide future land use map). Accordingly, properties outside of the I-94/Michigan Avenue corridor and the unincorporated villages of Devereaux and Amberton are recommended for agricultural uses.



## Residential

- **Low Density Residential.** This land use category is intended primarily for low density (i.e., single-family) residential development. This category covers the largest area of the Township within the I-94/Michigan Avenue corridor, including the unincorporated village of Amberton. The unincorporated village of Devereaux in the northwest corner of the Township is also recommended for low-density family residential development.
- **Medium Family Residential.** This land use category is intended primarily for medium density (i.e., a mix of single-family, two-family, small multiple-family, and mobile home/manufactured housing) residential development. The category covers portions of the I-94/Michigan Avenue corridor in the vicinity of the Michigan Avenue interchange and the Village of Parma.

## Commercial

- **Local Commercial.** This land use category is intended for local retail commercial and service businesses intended to primarily serve Township residents. The category covers a portion of the I-94/Michigan Avenue corridor directly to the north of the Eaton Rapids Road (M-99) interchange along Comdon Road.
- **Highway Commercial.** This land use category is intended for regional retail commercial and service businesses which are best suited along streets designed to accommodate higher traffic volumes. Uses which may be considered appropriate for this category include fast-food restaurants, gas stations, and other general retail uses. The category covers portions of the I-94/Michigan Avenue corridor at the interchanges with Parma Road, Michigan Avenue, Concord Road, and Eaton Rapids Road (M-99) as well as the intersection of Michigan Avenue with Ludlow and Comdon Roads.

## Light Industrial

Light Industry continues to be a small use within the Township and generally accommodates existing businesses. The category covers a small portion of the I-94/Michigan Avenue corridor at the intersection of Michigan Avenue with Ludlow Road, east of the Eaton Rapids Road (M-99) interchange. The category also includes a small area along the railroad at the western limit of the Village of Parma.

**Institutional**

The Future Land Use map also identifies where various institutions are located within the Township. Public and private institutions (i.e., the township hall, cemeteries, churches, non-profit radio stations, and county and state owned properties) are small but important components of the Township which contribute to its quality of life. The overlay category also identifies the proposed underlying land use category if that institution ever ceases to exist.

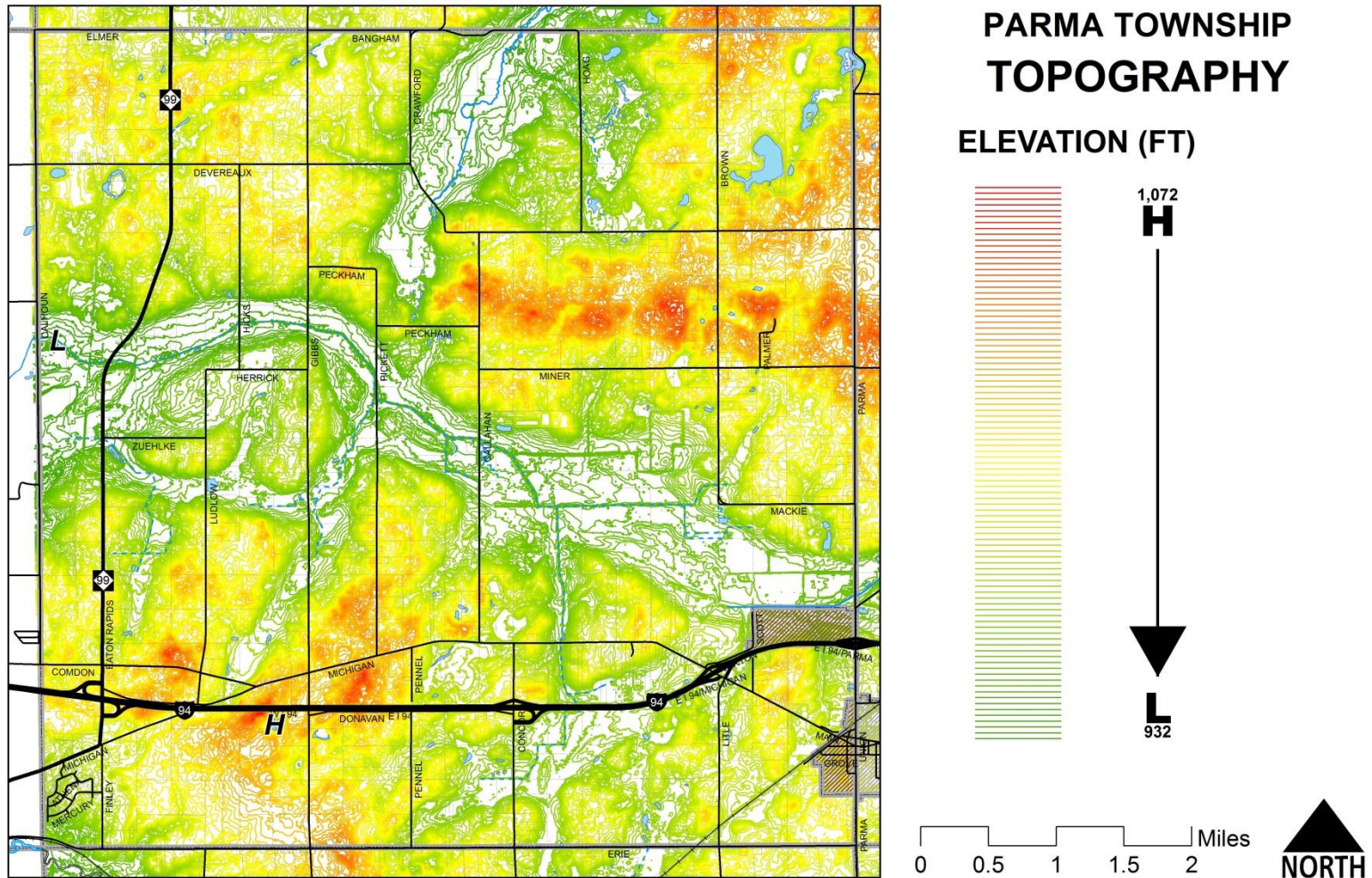


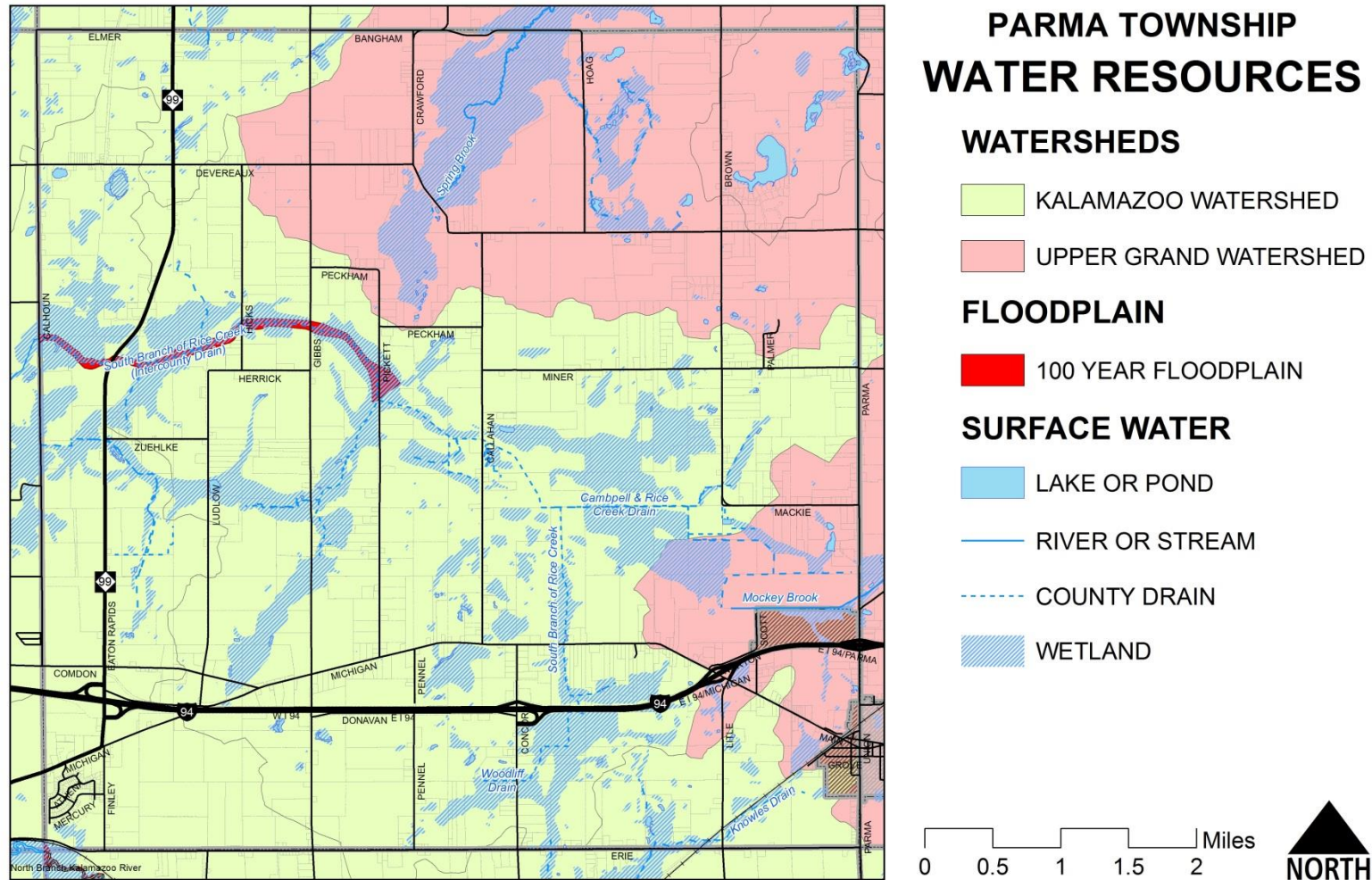
*Source: Ameral Day*

## APPENDIX A **MAPS**

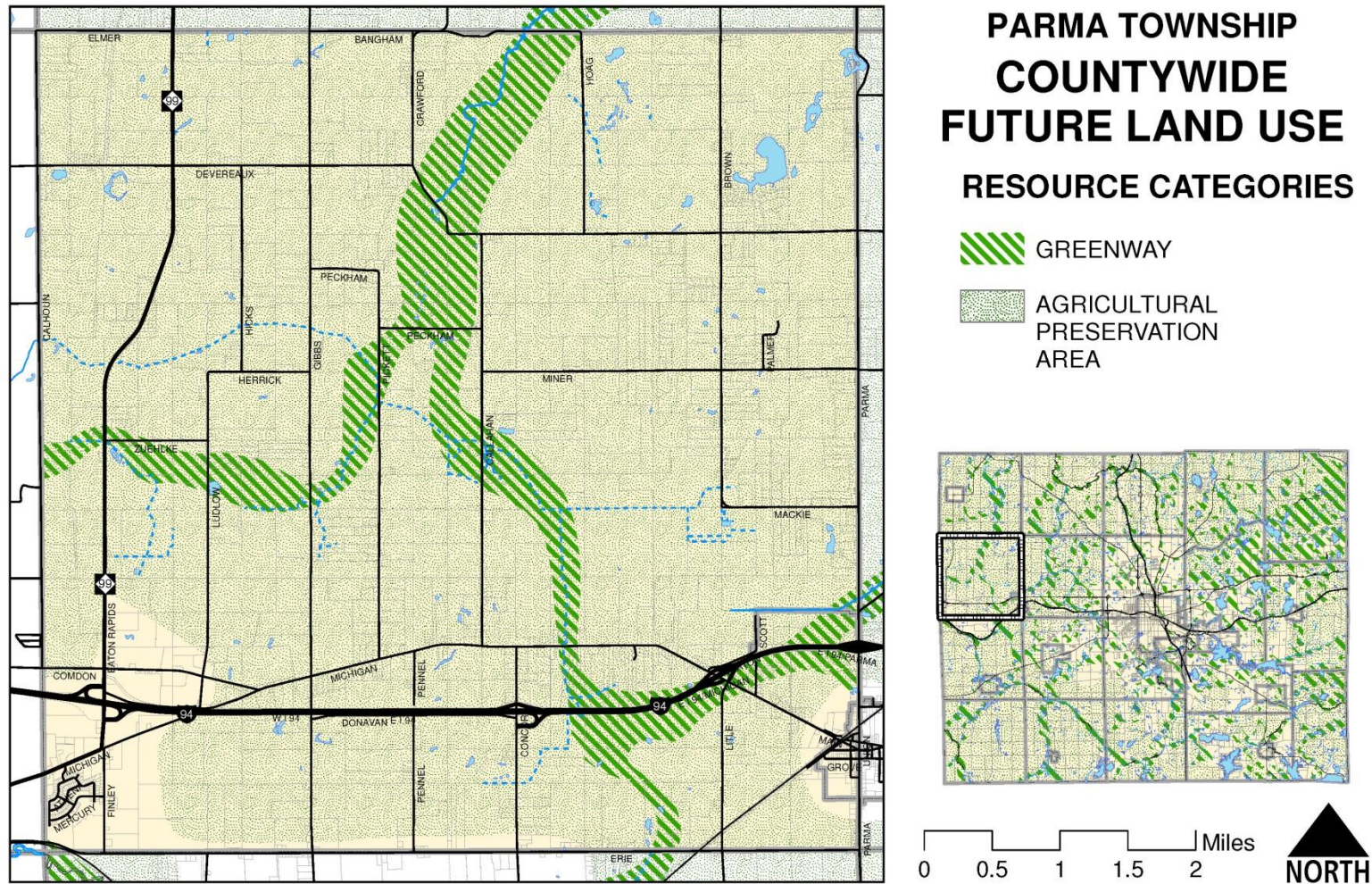




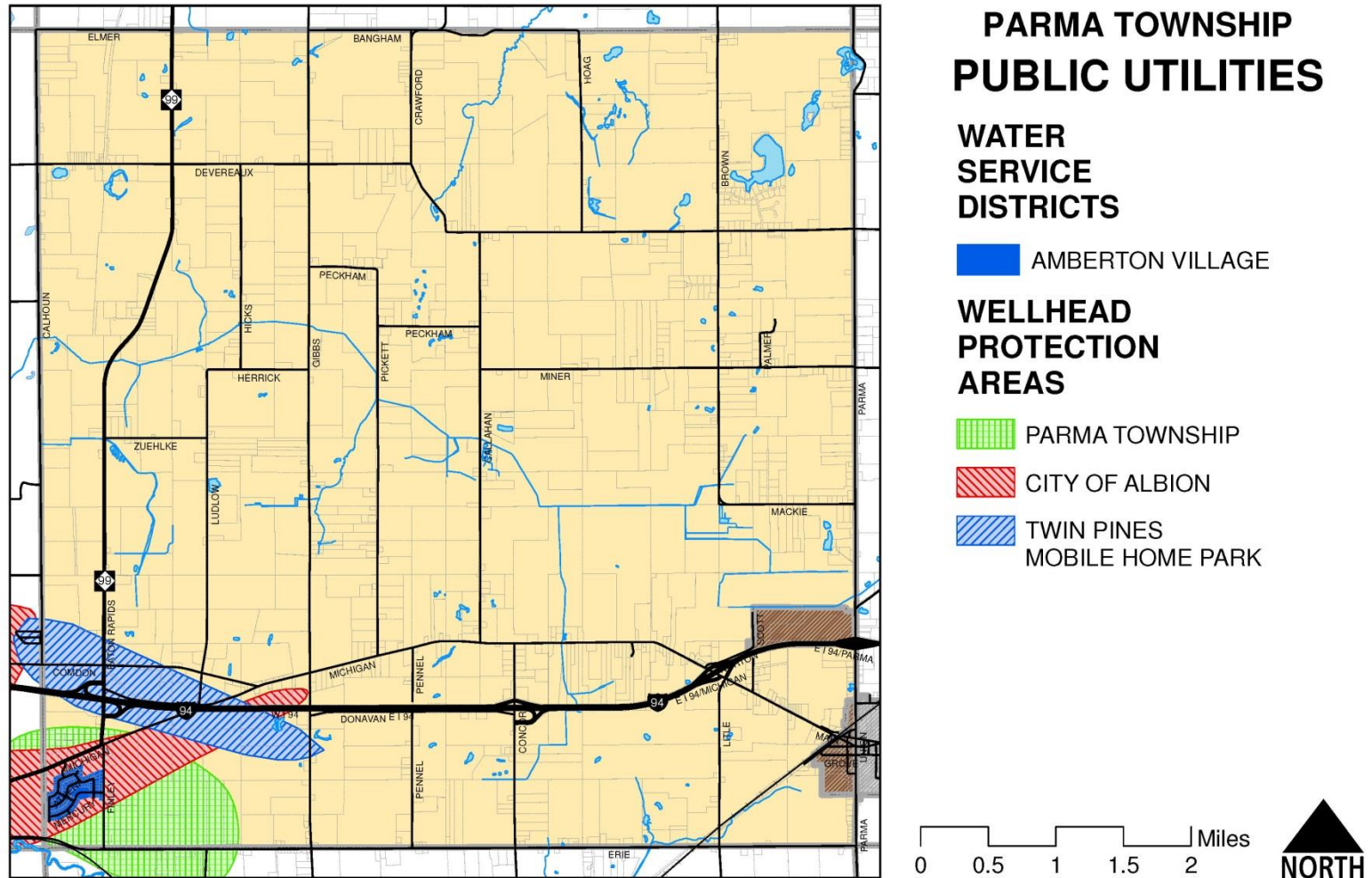




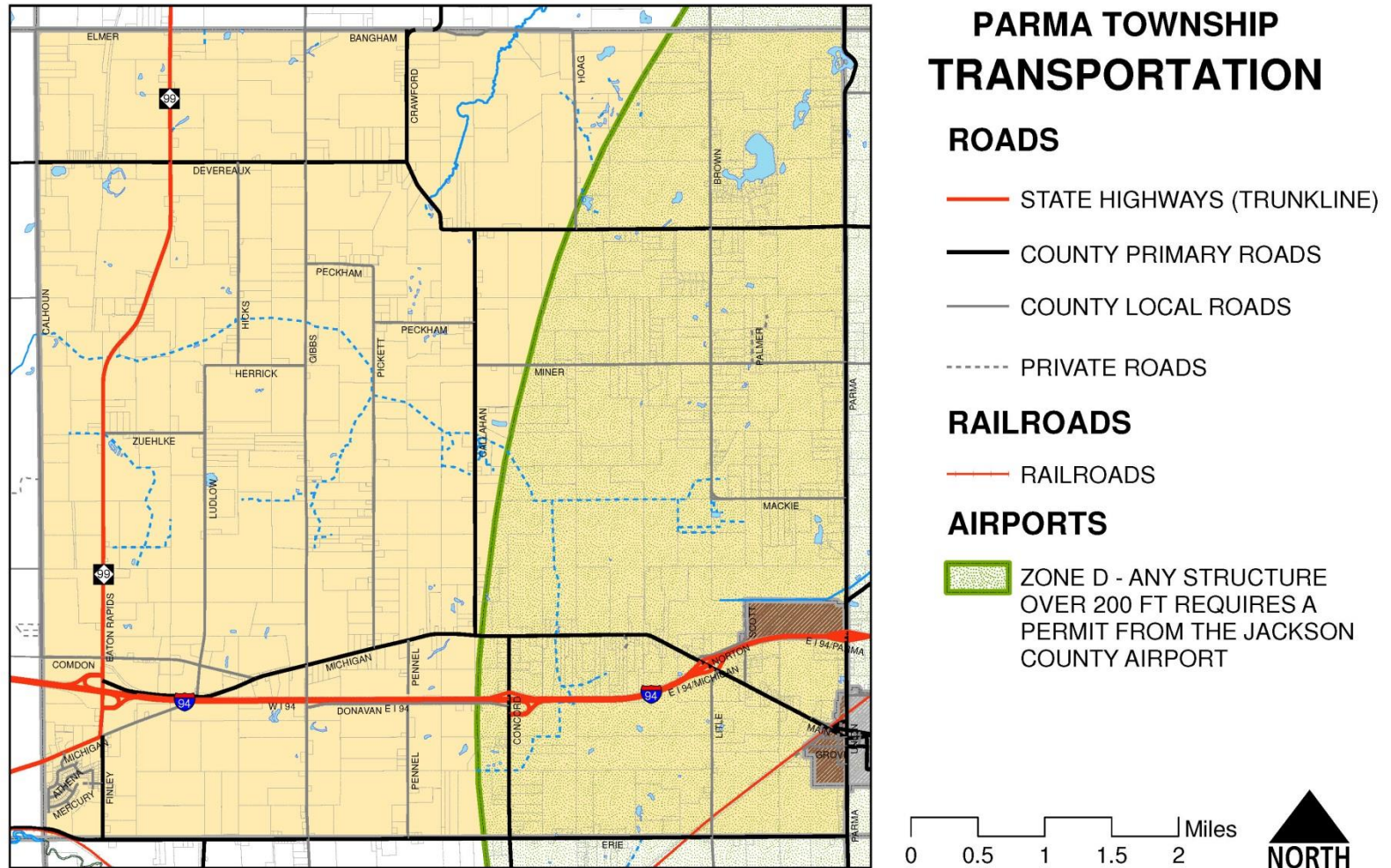


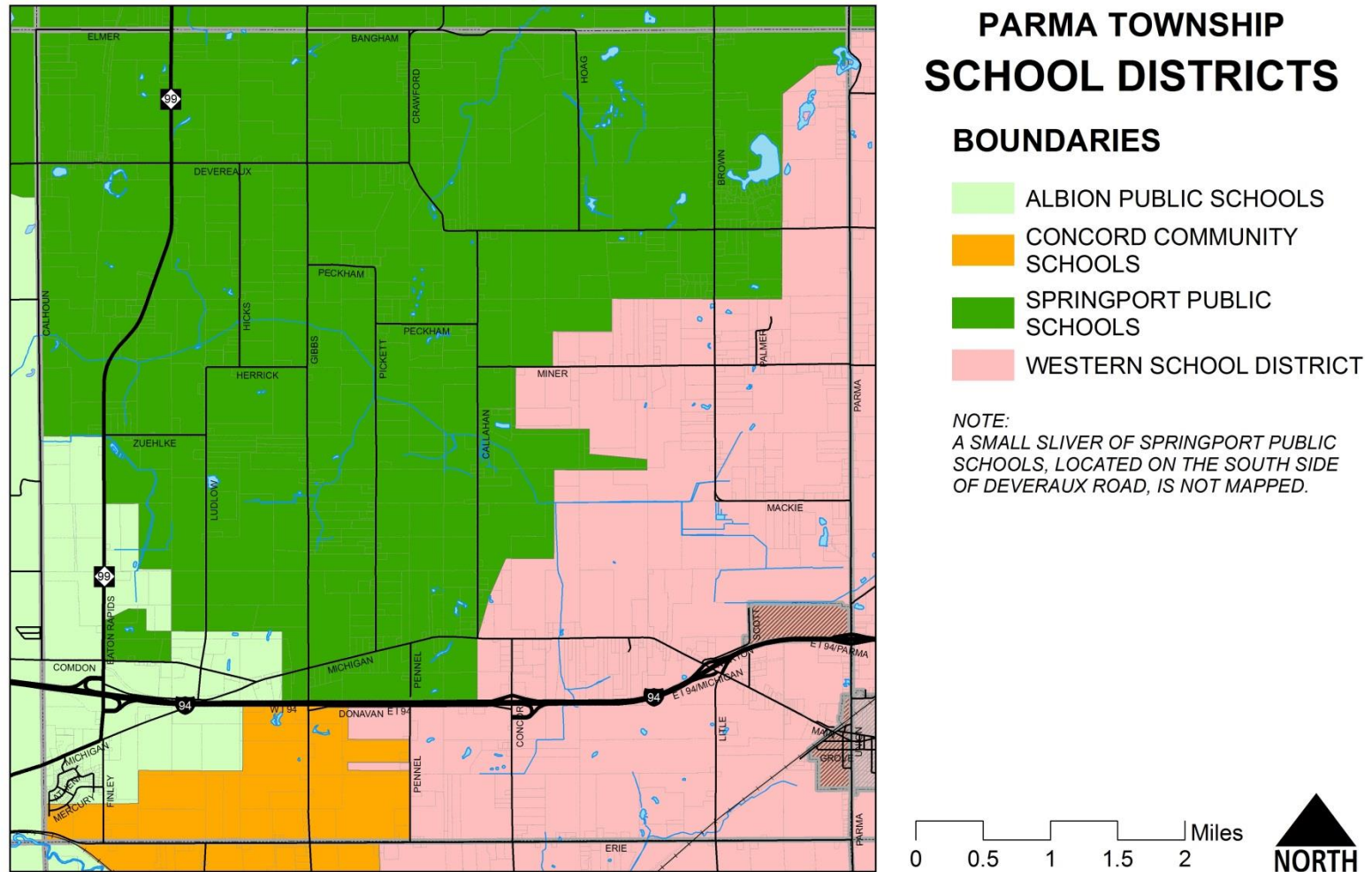




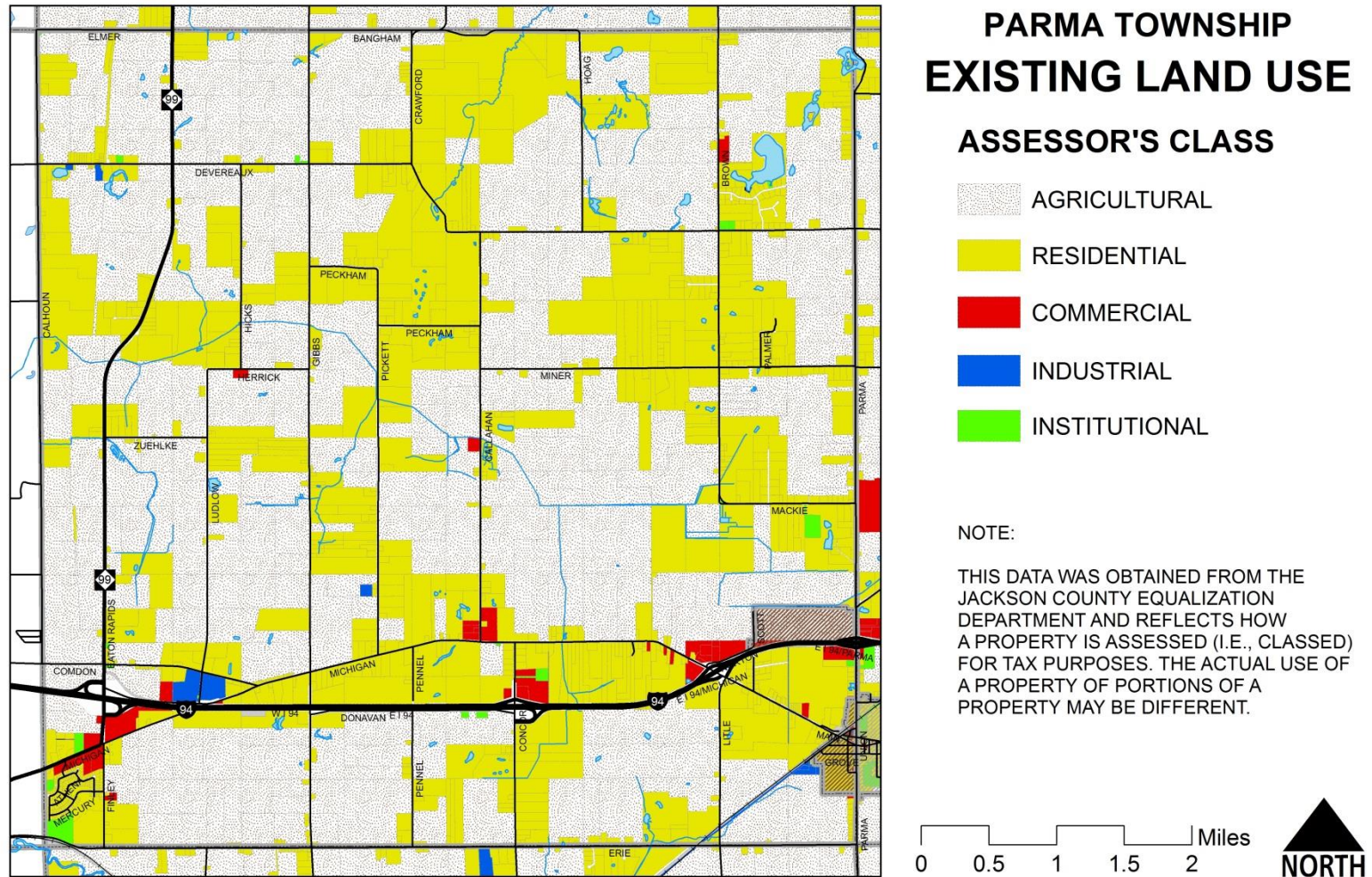




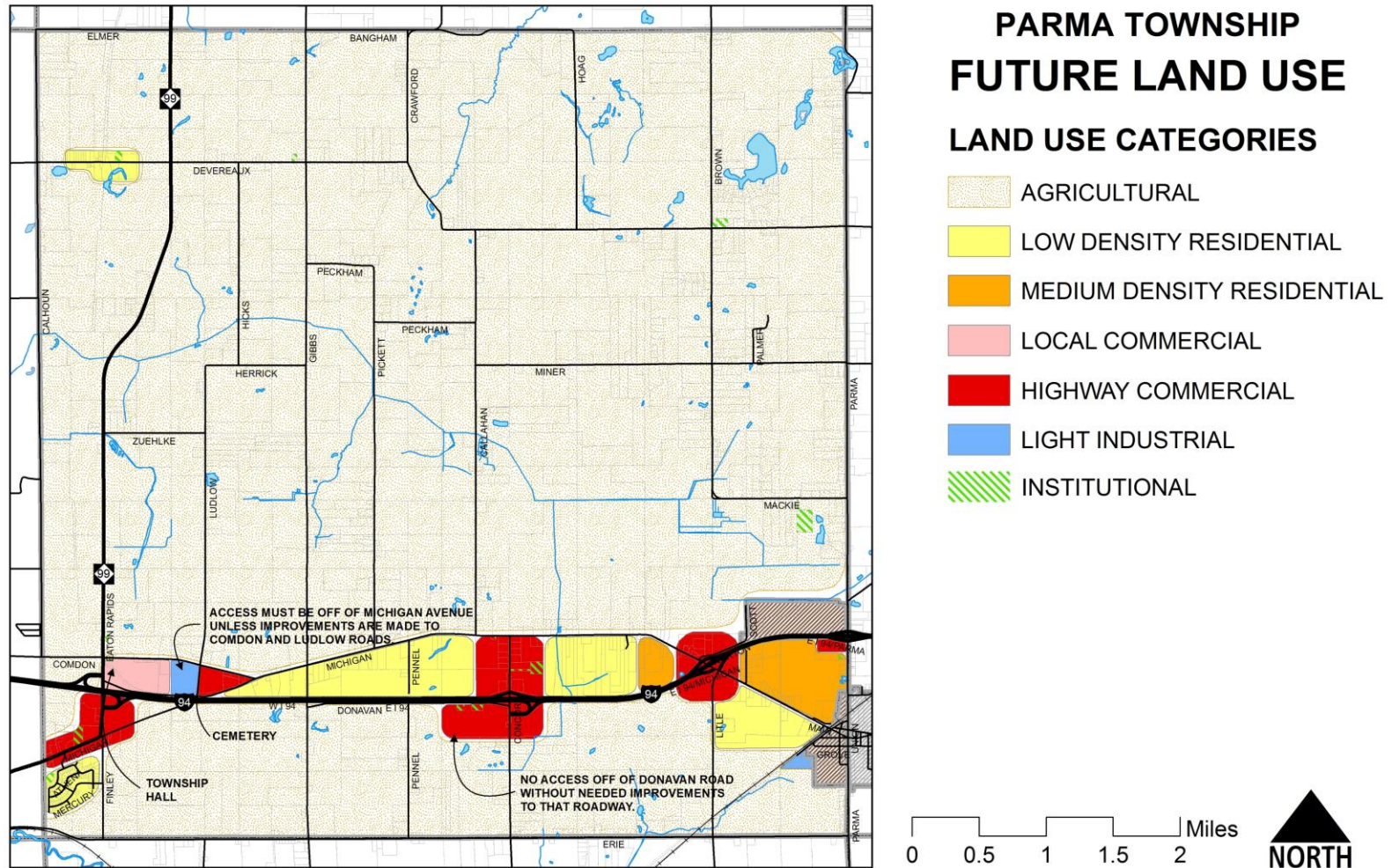




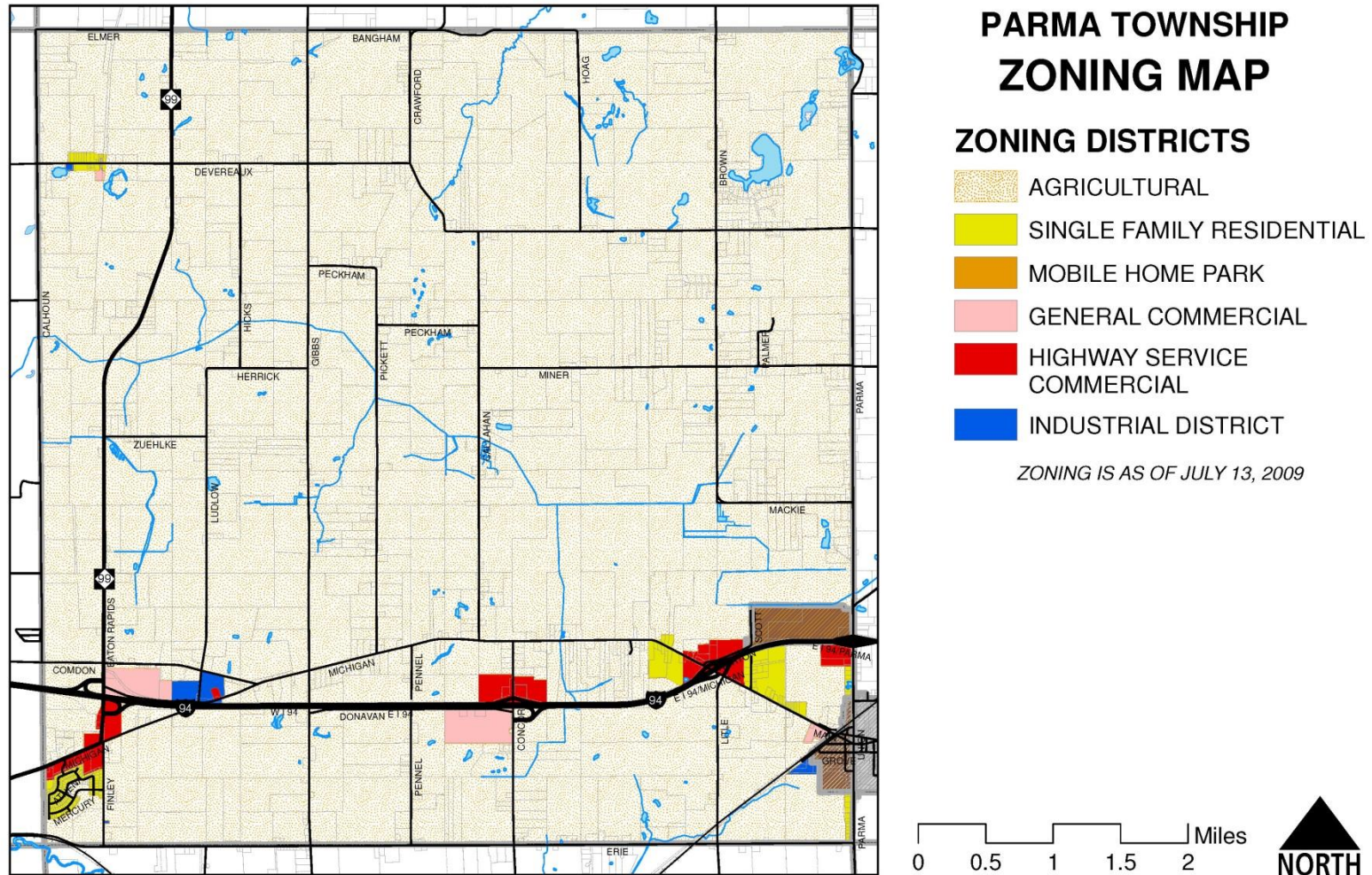














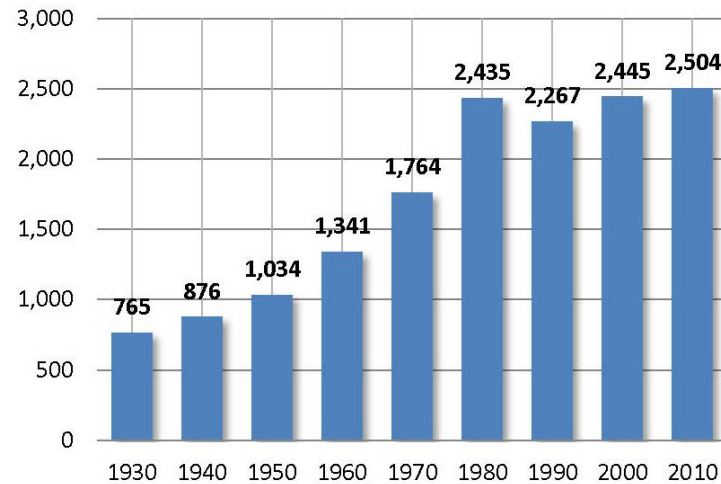


*Source: Ameral Day*

APPENDIX B  
**DEMOGRAPHICS**

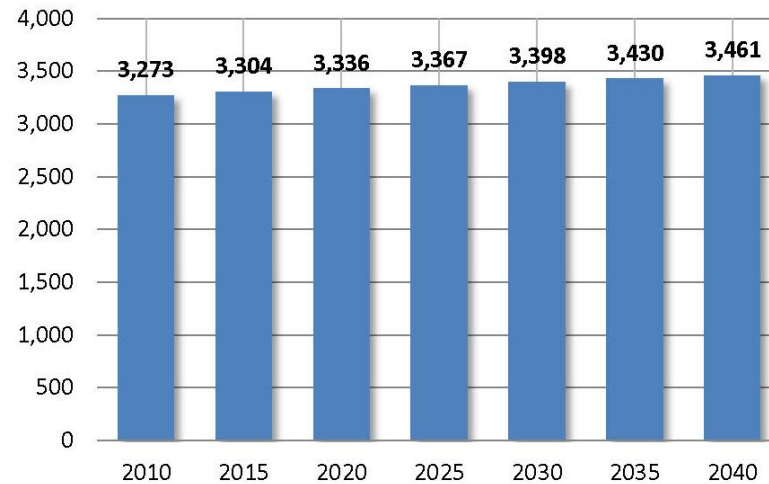
## Population History & Projections

### Population History



- Parma Township's population growth (outside the Village of Parma) was 227.3% between 1930 and 2010, or an average of 28.4% each decade
- Population growth was an average of 43.7% per decade between 1930 and 1980, followed by a loss of 6.9% between 1980 and 1990
- Population growth increased to 7.9% between 1990 and 2000, but decreased to 2.4% between the Year 2000 and 2010

### Population Projections



- The Michigan Department of Transportation estimates that the population of Parma Township (including all of the Village of Parma) will grow 5.7% between 2010 and 2040, or an average of 1.0% every 5 years  
*(If the 769 inhabitants of the Village of Parma in 2010 are subtracted from the total population in 2010 and estimated total population in 2030, the Township's estimated population will increase from 2,504 people to 2,692 people)*



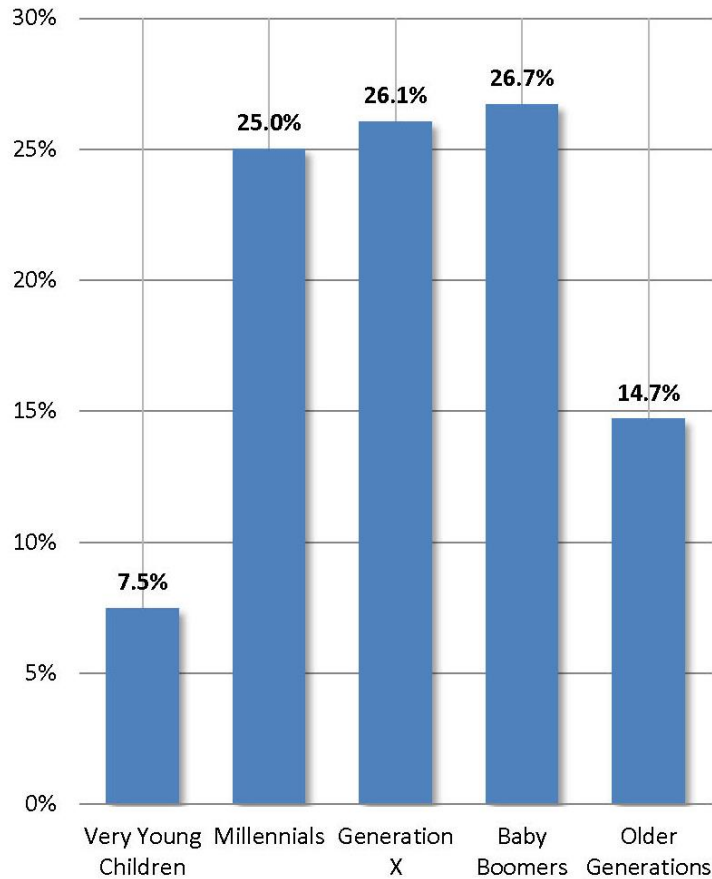
## American Community Survey

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The use of estimates provided by the U.S. Census Bureau's American Community Survey (ACS) provides more up-to-date demographics. Reporting jurisdictions the size of the Parma Township are provided five-year average estimates on a regular basis. The reporting period available and utilized for this plan is 2009-2013.

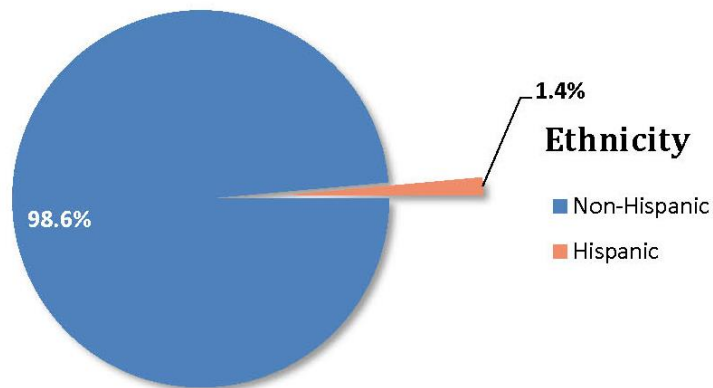
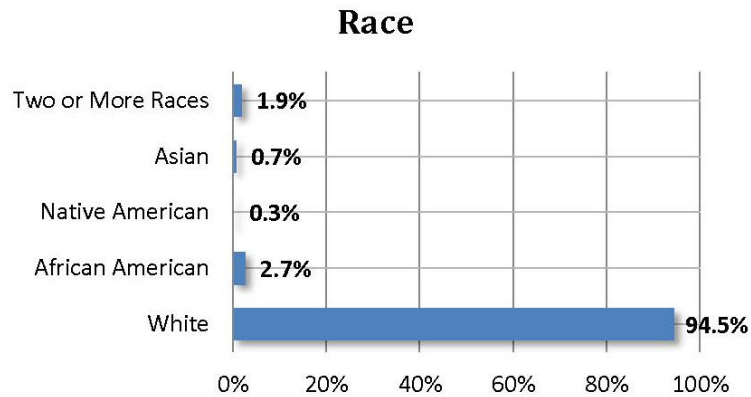
*It should be noted that the data reported for Parma Township includes the portion of the Village of Parma contained within the Township. Therefore, the percentages are more important than the estimated numbers.*

## Generations



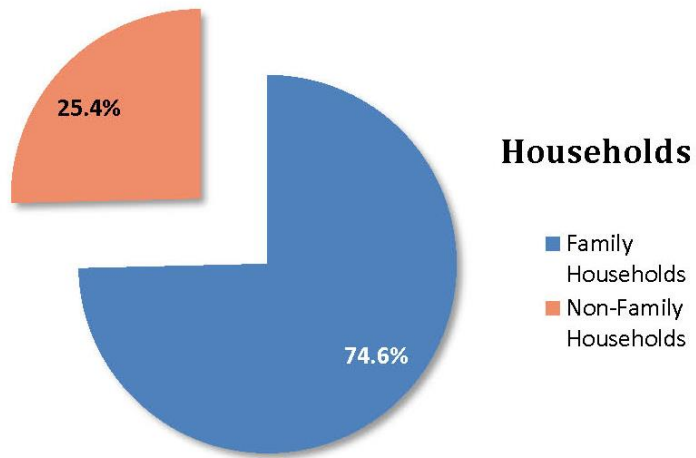
- 'Baby Boomers' (people between 45 and 64 years of age in 2010) are estimated to be the largest age group in the Township with 26.7% (n=728) of the population
- 'Generation X' (people between 25 and 44 years of age in 2010) are estimated to be the second largest age group in the Township with 26.1% (n=710) of the population
- 'Millennials' (people between 5 and 24 years of age in 2010) are estimated to be the third largest age group in the Township with 25.0% (n=682) of the population
- Older Generations' (people 65 years of age or older in 2010) are estimated to account for 14.7% (n= 401) of the Township's population
- 'Very Young Children' (people less than 5 years of age in 2010) are estimated to only account for 7.5% (n=204) of the Township's population
- The median age of the population is estimated at 38.5 years

## Race & Ethnicity

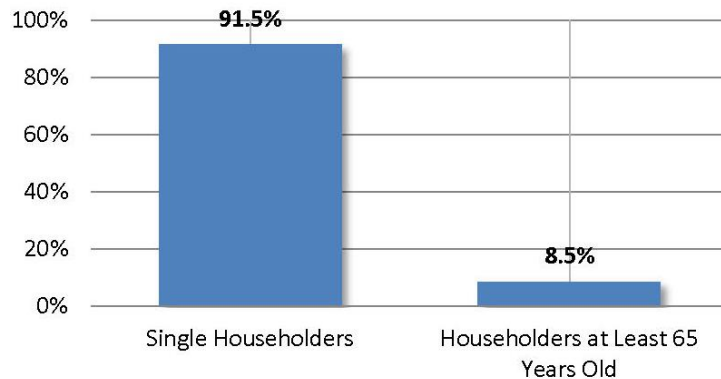


- The Township has a very homogeneous population
- Race
  - An estimated 94.5% (n=2,575) of residents are white
  - An estimated 2.7% (n=74) of residents are African American
  - An estimated 1.0% (n=25) of residents are Asian or Native American
  - An estimated 1.9% (n=51) of residents are members of 2 or more races
- Ethnicity
  - An estimated 1% (n=39) of residents are Hispanic
  - *Ethnicity is separate from race and Hispanics are also members of 1 or more races*

## Households

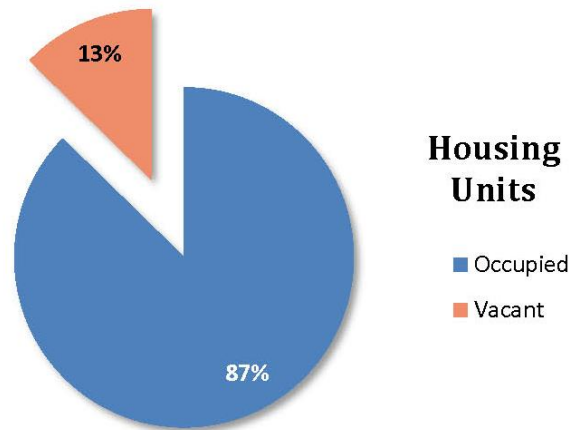


### Non-Family Households



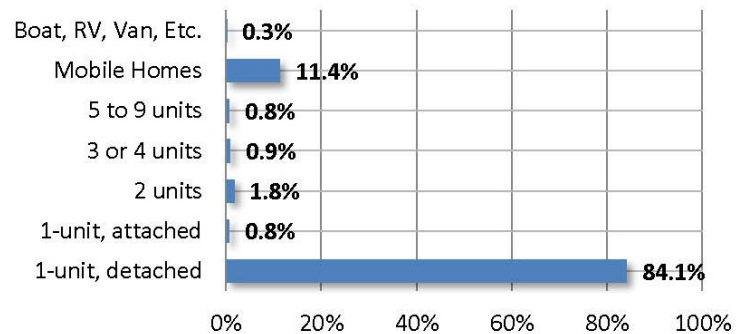
- Township households have an estimated average size of 2.90 people
- Family Households
  - An estimated 74.6% (n=694) of Township households are comprised of families
  - An estimated 43.2% (n=300) of families have children under 18 years of age living at home
  - Average family size is estimated to be 3.42 people
- Nonfamily Households (n=236)
  - An estimated 91.5% (n=216) of non-family households in the Township are comprised of a single householder
  - An estimated 8.5% (n=98) of non-family households in the Township have a householder at least 65 years old

## Housing Units



- An estimated 87.3% (n=930) of housing units are occupied, resulting in an estimated 12.7% (n=135) vacancy rate
- Those housing units include the following estimates:
  - 1-unit detached = 84.1% (n=896)
  - 1-unit attached = 0.8% (n=8)
  - 2 units = 1.8% (n=19)
  - 3 or 4 units = 0.9% (n=10)
  - 5 to 9 units = 0.8% (n=8)
  - Mobile homes = 11.4% (n=121)
  - Boat, RV, van, etc. = 0.4% (n=3)

## Housing Unit Types



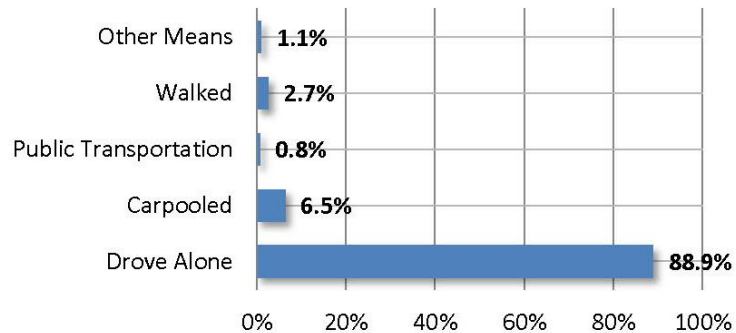
## Household Income



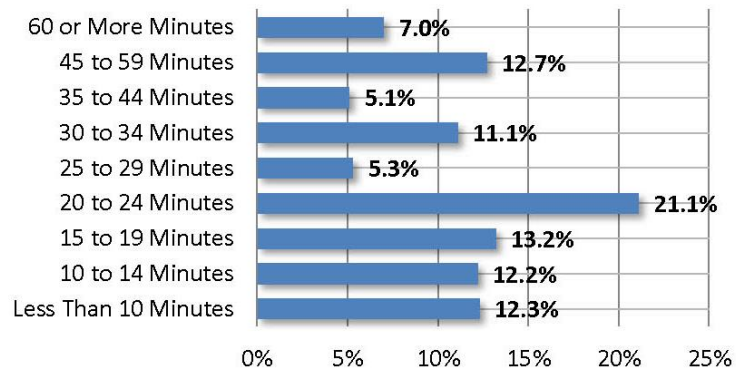
- Annual median household income in the Township is an estimated \$48,333 and annual mean household income is an estimated \$54,993
  - An estimated 23.9% (n=222) of households have an estimated income 27.4% (n=255) of less than \$25,000
  - An estimated 27.4% (n=255) of households have an income of \$25,000-\$49,999
  - An estimated 35.2% (n=327) of households have an income of \$50,000-\$99,999
  - An estimated 13.5% (n=126) of households have an income of \$100,000-199,999
- Annual median family income in the Township is an estimated \$57,500 and annual mean household income is an estimated \$62,037
- Annual per capita income in the Township is an estimated \$19,565

## Commute to Work

**Workers Mode of Travel**



**Travel Time to Work**



- Workers mode of travel to work
  - An estimated 88.9% (n=1,009) of commuters drive alone
  - An estimated 6.5% (n=74) of commuters carpool
  - An estimated 0.8% (n=9) of commuters took public transportation
  - An estimated 3.7% (n=43) of commuters walked or used some other means
- Travel time to work
  - Mean travel time to work is an estimated 25.4 minutes
  - An estimated 24.5% of workers travel less than 15 minutes
  - An estimated 39.6% of workers travel 15-29 minutes
  - An estimated 28.9% of workers travel 30-59 minutes
  - An estimated 7.0% of workers travel 60 or more minutes







*Source: Ameal Day*

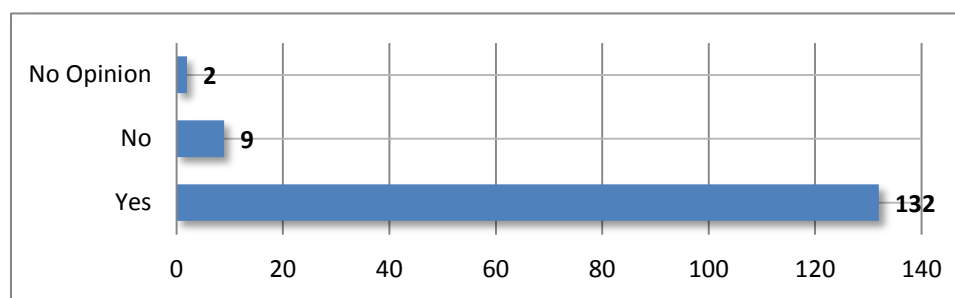
APPENDIX C  
**SURVEY RESULTS**

The Parma Township Planning Commission wanted to take community opinion into account during the preparation of this edition of the *Parma Township Master Plan*. It was decided that a public opinion survey was the most productive way to collect that information. A 6-question survey was developed and distributed to Township residents by U.S. Mail during the summer of 2015. Respondents completed 153 surveys and returned them to the Parma Township Hall via the U.S. mail or hand delivery.

**7. Should our Township strive to maintain the existing Rural Agricultural/Residential character?**

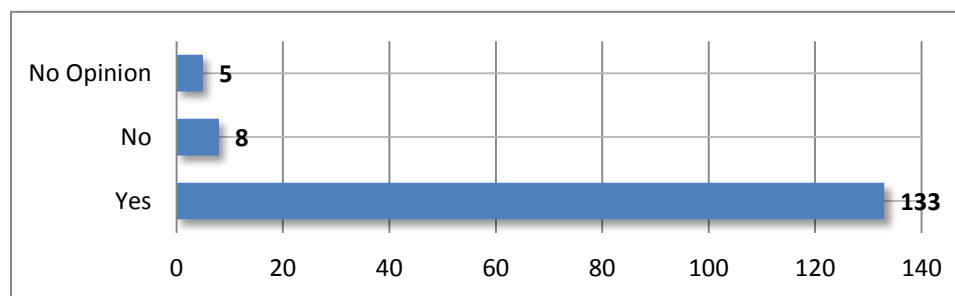
When asked “should our Township strive to maintain the existing Rural Agricultural/Residential character” 92.3% of question respondents (n=143) answered “yes”. Only 6.3% of respondents answered “no” and 1.4% had “no opinion”.

Mapping created for the Jackson County Community Master Plan places the majority of Parma Township in an area recommended for agricultural preservation (see Map X).



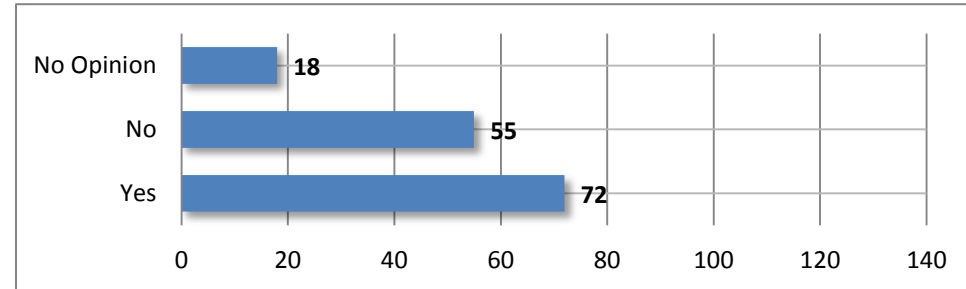
**8. Should our township strive to protect unique natural features, including topography, soils, lakes, streams, drains, and their respective watersheds?**

When asked “should our township strive to protect unique natural features, including topography, soils, lakes, streams, drains, and their respective watersheds” 91.1% of question respondents (n=146) answered “yes”. Only 5.5% of respondents answered “no” and 3.4% had “no opinion”.



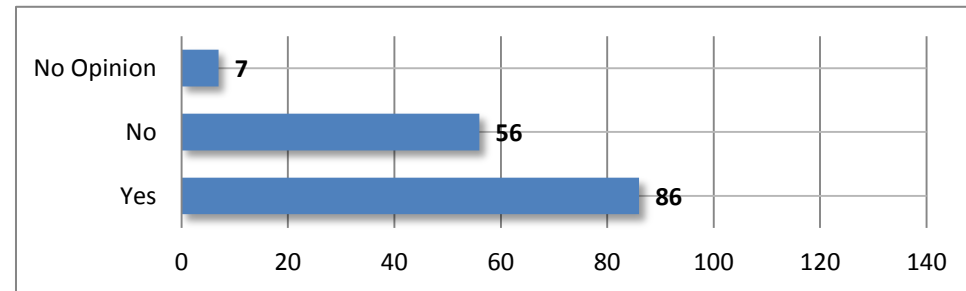
**9. Should our Township encourage additional Residential Development?**

When asked “should our Township encourage additional residential development” 49.7% of question respondents (n=145) answered “yes” and 37.9% answered “no”. Only 12.4% had “no opinion”.



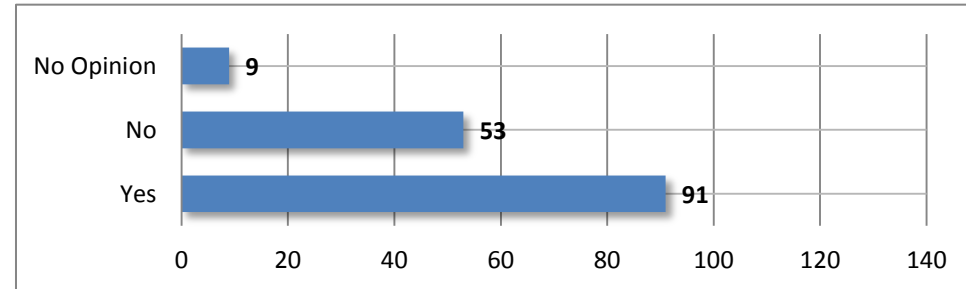
**10. Should our Township encourage additional Commercial Development along the I-94 corridor?**

When asked “should our Township encourage additional commercial development along the I-94 corridor” 57.7% of question respondents (n=149) answered “yes” and 37.6% answered “no”. Only 4.7% had “no opinion”.



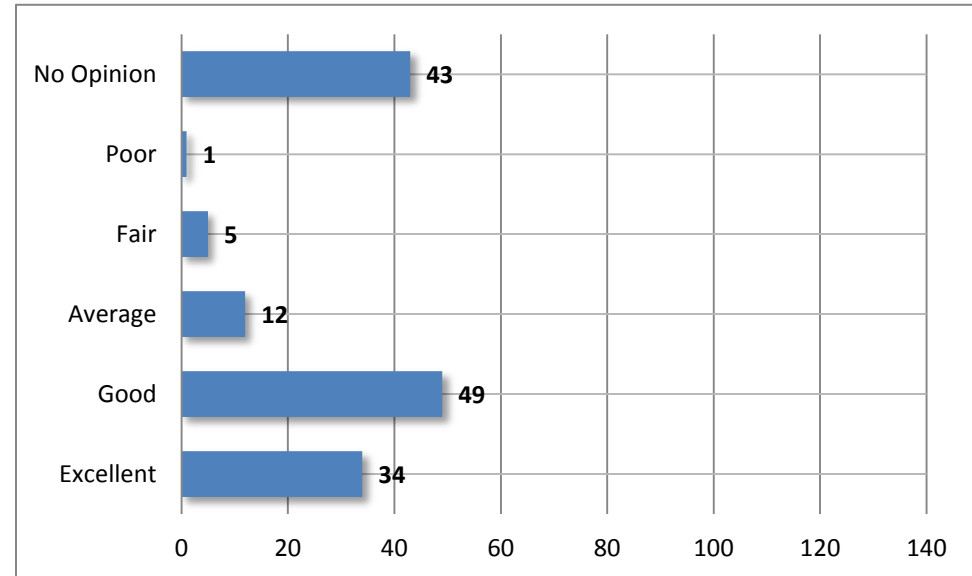
**11. Should our Township encourage Light Industrial Development along the I-94 Corridor?**

When asked “should our Township encourage light industrial development along the I-94 Corridor” 59.5% of question respondents (n=153) answered “yes” and 34.6% answered “no”. Only 5.9% had “no opinion”.



**12. How would you rate the Township Fire Department?**

When asked “how would you rate the Township fire department” 23.6% of respondents (n=144) to the question answered “excellent” and 34.0% answered “good”. Another 8.3% of respondents answered “average” and another 3.5% answered “fair”. Only 0.7% answered “poor”. Those with “no opinion” comprised 29.9% of respondents.





*Source: Ameral Day*

APPENDIX D  
**ZONING PLAN**

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

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

## **Zoning Districts**

Article IV of the Parma Township Zoning Ordinance established the following zoning districts (please see the Zoning Map):

### **Agricultural District (AG-1)**

*This district is composed of those areas of the Township whose principal use is and ought to be farm operation. The regulations of this district are designed to conserve, stabilize, enhance and develop farm products and related resource utilization activities, to minimize conflicting uses of parcels, lots, buildings, and structures detrimental to or in compatible with farm operations, and to prohibit uses of parcels, lots, buildings and structures which require streets, drainage, and other public facilities and services of a different type and quantity than those normally required by farm operations. The regulations of this district are also meant to preserve the reasonable residential rights of farms with resident owners and/or operators.*

### **Single-Family Residential District (RS-1)**

*This district is composed of those areas of the Township whose principal use is and ought to be single) family dwellings on moderately small-sized lots. The regulations of this district are designed to create a predominantly suburban character in those areas which are served by central sewer and water supply systems or areas where these facilities can reasonably be expected in the future. In addition to the dwellings permitted in this zoning district, certain residential and public uses are permitted which have been strictly regulated to make them compatible with the principal uses of this district.*

**Single-Family Residential District (RS-2)**

*This district is composed of those areas of the Township whose principal use is various types of residential units, including single-family detached, two-family dwellings, single family attached, and multi-family dwellings. The regulations of this district are designed to create a predominantly suburban character in those areas which are served by central sewer and water supply systems or areas where these facilities can reasonably be expected in the future.*

**General Commercial District (C-1)**

*This district is composed of those areas of the Township whose principal use is and ought to be general retail, service, and restricted and repair business activities which serve the entire Township and surrounding area. This district has been located within the Township to permit the development of these business activities; to protect adjacent agricultural, residential, and industrial areas against the encroachment of incompatible uses; and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.*

**Highway Service District (C-2)**

*This district is composed of those areas of the Township whose principal use is and ought to be highway service. This district has been located within the Township to permit the development of these business activities, to protect adjacent agricultural, residential, and industrial areas against the encroachment of incompatible uses, and to lessen congestion on public highways and streets.*

**Industrial District (I-1)**

*This district is composed of those areas of the Township whose principal use is and ought to be light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter. This district has been located within the Township to permit the development of these industrial uses, to protect adjacent agricultural, residential, and commercial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses*

*which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district, have been excluded.*

### **Mobile Home Park/Manufactured Housing Development District (MHP/MHD)**

*It is the intent of the Mobile Home Park/Manufactured Housing Development District to provide opportunities for the development of mobile home parks/manufactured housing developments to meet the varied housing needs of the Township's present and future residents while similarly limiting excessive public costs and demands placed upon public facilities and services which may be associated with such housing developments. It is the intent of this district that all mobile home parks/manufactured housing developments be adequately served by public facilities and services and provide for a healthy residential environment. The regulations established by the Mobile Home Commission Act (Michigan Public Act 96 of 1987, as amended) and the Mobile Home Commission Rules govern all mobile home parks/manufactured housing developments and shall apply to all mobile home parks/manufactured housing developments in Parma Township.*

### **Dimensional Standards**

The following bulk, height, and setback restrictions for each district are included in Article IV of the Parma Township Zoning Ordinance:

Zoning District	Minimum Lot Size Per Dwelling Unit		Maximum Building Height			Maximum Coverage of lot by all buildings in percent of lot area	Minimum Yard Setback in Feet			Remarks
			Principal		Accessory		Front ***	Sides	Rear	
	Area in Sq. Ft.	Width in Ft.	Stories	Feet	Feet					
Agricultural (AG-1)	1 acre	150	2-1/2	35	80	10	40	20	35	All uses
Single-Family Residential (RS-1)	12,500	100	2-1/2	35	16	30	20	10 Total 20 35*	30 50**	Single-Family With Central Sewers
	15,000	100								Single-Family Without Central Sewer
	1 acre	100								All Other Uses

(continued)



Zoning District	Minimum Lot Size Per Dwelling Unit		Maximum Building Height			Maximum Cover- age of lot by all buildings in per- cent of lot area	Minimum Yard Setback in Feet			Remarks
			Principal		Accessory		Front ***	Sides	Rear	
	Area in Sq. Ft.	Width in Ft.	Stories	Feet	Feet					
Single-Family Residential (RS-2)	12,500^	100	2-1/2	35	16	30	20	10 Total 20 35*	30 50**	Single-Family With Central Sewers
	15,000^	100								Single-Family Without Central Sewer
	1 acre^	100								All Other Uses
General Commercial (C-1)	10,000	75	2-1/2	35	25	25	50	25	25	With Central Sewers
	15,000	100								Without Central Sewers
Highway Service (C-2)	10,000	75	2-1/2	35	35	35	50	25	25	With Central Sewers
	15,000	100								Without Central Sewers
Industrial (I-1)	20,000	80	2-1/2	35	35	35	35	25	25	With Central Sewers
	1 acre	150								Without Central Sewers

\* Corner lot, side yard in the street side.

\*\* Lot abutting a water body.

\*\*\* Front yard setbacks shall be measured from the street right-of-way line.

\*\*\*\* Any corner lot shall have front setbacks to both streets.

^ Or as required by the Jackson County Health Department (JCHD), the Department of Environmental Quality (DEQ), the Jackson County Drain Commissioner, or other government agencies

## Rezoning Criteria

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

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's master plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?

- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

### **Relationship to the Future Land Use Map**

The remainder of this element equates the various Zoning Districts included on the Zoning Map with the various land use categories included on the Future Land Use Map.

#### **Agricultural**

Agricultural areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:

- Agricultural District (AG-1).

#### **Residential**

The following residential areas 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 currently equates to those areas:
  - Single-Family Residential District (RS-1)
- **Medium Family Residential** — Medium density residential areas are addressed generally on the Future Land Use Map. The following zoning districts currently equate to those areas:
  - Single-Family Residential District (RS-2)
  - Mobile Home Park/Manufactured Housing Development District (MHP/MHD)

## Commercial

The following commercial areas are included on the Future Land Use Map:

- **Local Commercial** — Local commercial areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:
  - General Commercial District (C-1)
- **Highway Commercial** — Highway commercial areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:
  - Highway Commercial District (C-2)

## Light Industrial

Light industrial areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:

- Industrial District (I-1)

## Institutional

Institutions are also included on the Future Land Use map as an overlay land use category:

- **Institutions** — Institutions are addressed generally on the Future Land Use map. However, no zoning district equates to institutions.





*Source: Ameal Day*

APPENDIX E  
**CAPITAL IMPROVMENTS PROGRAM**

## What is a Capital Improvements Program?

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

## Why Prepare a Capital Improvements Program?

Section 65 of the MPEA —the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3865), as amended— requires that Parma Township “annually prepare a capital improvements program of public structures and improvements,” upon the adoption of this Master Plan. Given that the Planning Commission was exempted from this task, the Township Board must “prepare and adopt a capital improvements program [(CIP)], separate from or as a part of the annual budget.” Alternately, the task can be delegated the Township Supervisor (or a designee), “subject to final approval by the” Township Board. The CIP shows “those public structures and improvements, in the general order of their priority, that in the commission’s judgment will be needed or desirable and can be undertaken within the ensuing 6-year period . . . [and] shall be based upon the requirements of the [Township] for all types of public structures and improvements. Consequently, each agency or department of the [Township] with authority for public structures or improvements shall upon request furnish the Planning Commission with lists, plans, and estimates of time and cost of those public structures and improvements.”

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

## Developing a Capital Improvements Program

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

### Establishing Objective Criteria

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

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

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

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

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

### Establishing a Process

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

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

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

- Establish financial capacity for financing public works proposals over the next six years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- Select projects to be undertaken during the coming year which become the capital budget. The remaining projects become part of the capital improvements program for the subsequent five years.



- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- After public review and hearing, the CIP is adopted by the township board with any agreed upon amendments.
- Implement current year of the CIP.
- Monitor projects and update the CIP annually.

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

