

Franklin Township



April 2026
A Product of the Franklin Township Planning Commission

Master Plan

Franklin Township Lenawee County, Michigan



Community Master Plan

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Background

What is a Master Plan?


A Master Plan is a document and policy guide designed to help communities create a vision of what they want to look like in the future. Master Plans help guide communities in their decisions on land use development and preservation. Master Plans are written and adopted by a local Planning Commission and might also be adopted by a local legislative body, although Master Plans are not laws on their own (Michigan Association of Planning). The following are the major features discussed in this master plan:

- Demographics
- Housing
- Natural Features
- Economic Development
- Land Use
- Transportation Systems

The plan serves as a guide to future development, zoning, and land use decisions within the township.

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).

This Master Plan is an update from the 2010 Franklin Township Master Plan. It offers a comprehensive analysis of the current existing conditions of the township.



It showcases the trends that the township is currently experiencing. Public engagement is utilized to understand the opinions of the community in regard to the development and land use strategies that are discussed within the Master Plan.

Why is a new Master Plan Necessary?

The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires each community to review their Master Plan every 5 years. Region 2, the regional planning agency assisting with the creation of the Master Plan, began work on the update in 2024. This included a survey for public engagement to help with the creation of the Master Plan.

How does the Master Plan guide the Township?

The plan will include policy recommendations and strategies for staff and elected officials. This includes both short term and long term strategies in a variety of municipal issues.

Updating and reviewing the plan in the future will be necessary to help the township with short term and long term goals for the future.

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Master Plan Components

Part 1:

The first part of this land use plan investigates demographic and land use trends in Franklin Township. The purpose of this demographic and land use analysis is to understand the current state of the township, which aids land use and developmental plans. This section contains information on the employment, educational attainment, place of work, income, household occupancy and tenure, age of housing, land use and building permits.

Part 2:

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.

Part 3:

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.

Acknowledgements

Thank you to all individuals and groups that have helped assist with the creation of this Master Plan. This includes:

- Franklin Township Planning Commission
- Franklin Township Board of Trustees
- Franklin Township Community Members
- Region 2 Planning Commission

History

Franklin Township Geography

Franklin Township is located in the southeast 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 Connections

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.

Franklin Township Population History

The 2020 population of Franklin Township was 3,063- a decrease of 111 from the 2010 population of 3,174. More recent estimates estimate the population of the Township at 3,027 people as of the 2023 census estimate - a 4.63 percent decrease since 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.

Franklin Township Beginnings

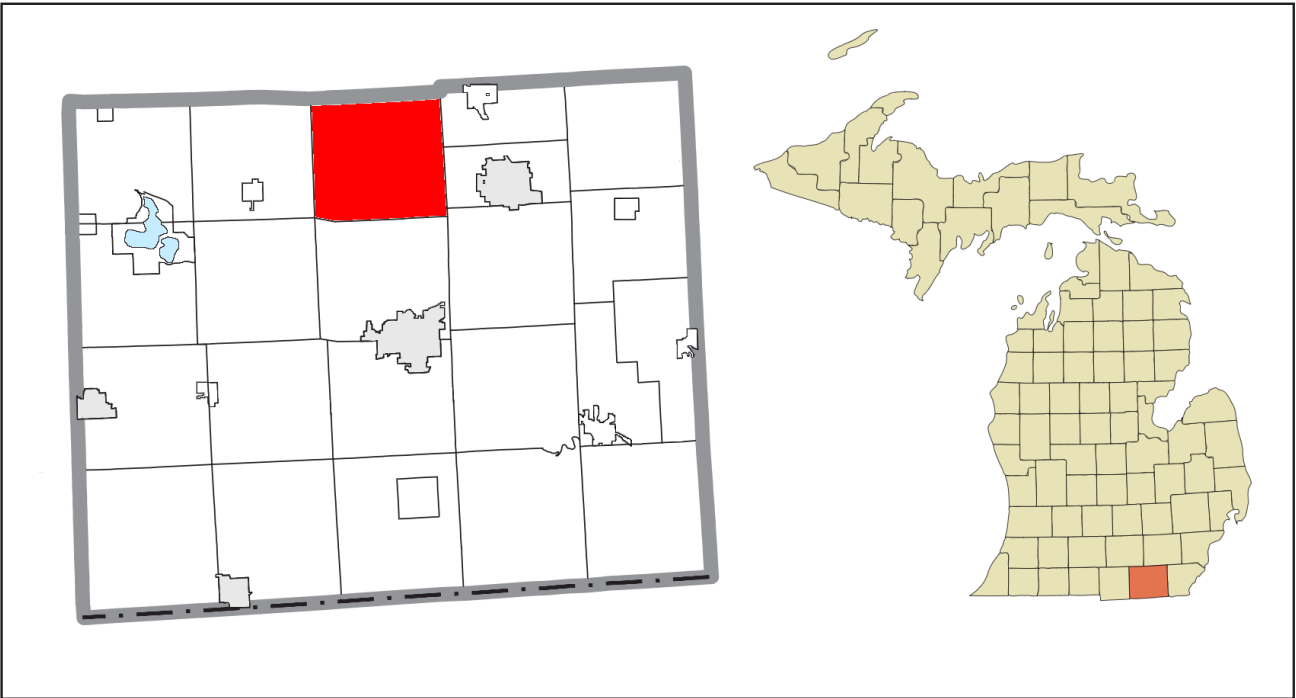
Franklin Township was first explored in 1826 by Horace Case. Settlers began settling in Village of Tipton in 1828, soon expanding into the surrounding area. In 1831 the Township of Franklin was established, named after Benjamin Franklin. The Franklin Center School was established in 1833 and Tipton Community Church in 1837. Later in 1883 the Toledo-Milwaukee Railroad came to Franklin Township. Since then, Franklin Township and Tipton generated many of their first developments in the Village of Tipton, on Evans and Sand Lakes, while the major portion of the Township remained a rural and agricultural community.



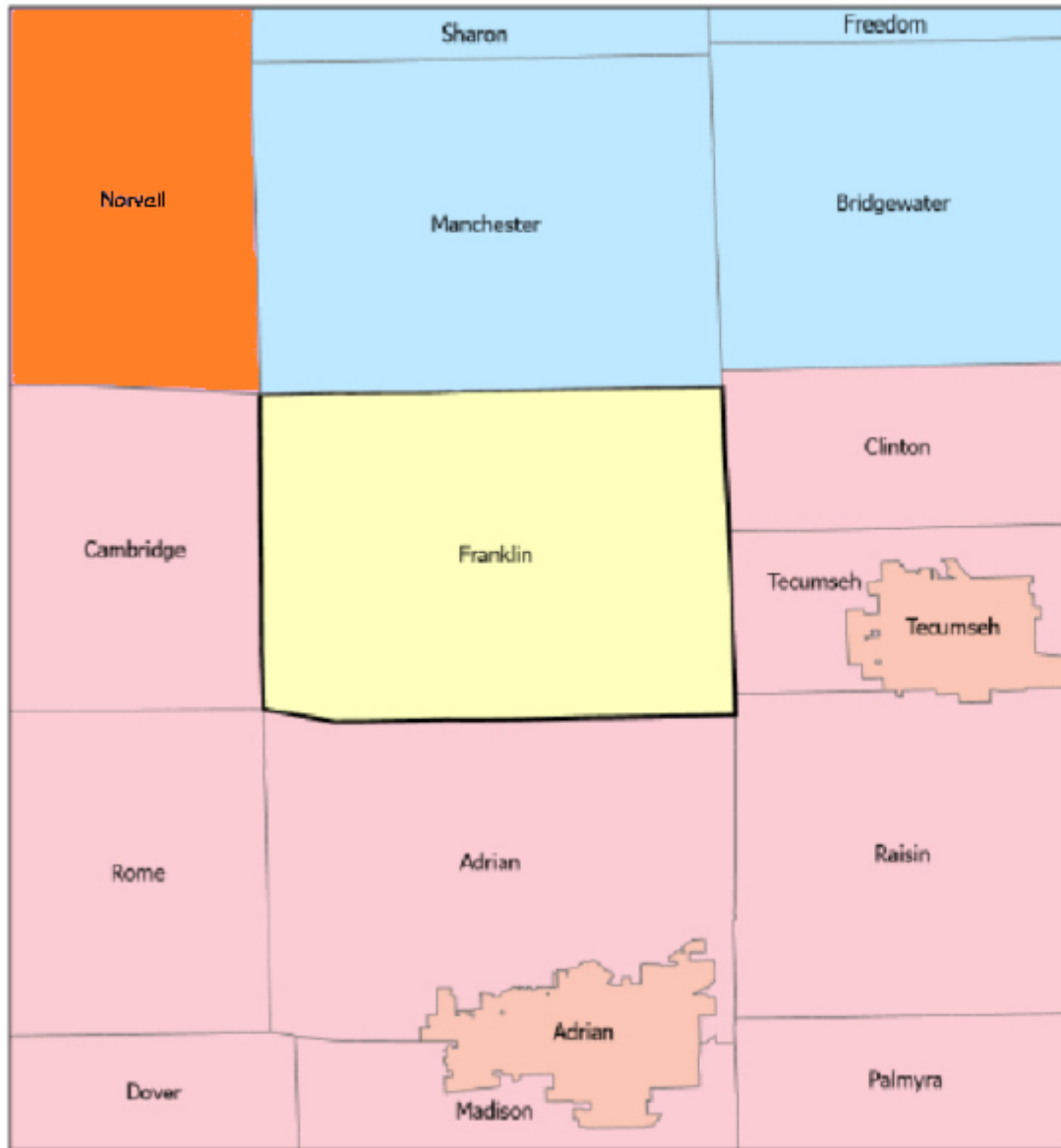
Inventory of Existing Conditions

Location and Regional Setting

Franklin Township sits in the northern part of Lenawee County. This county is located in the southernmost point of Michigan bordering Hillsdale County, Monroe County, Washtenaw County, Jackson County, and the state of Ohio. Lenawee County has a population of 97,520 making it the 21st most populous county in Michigan.



Map 1



Franklin Township and Surrounding Municipalities

Legend

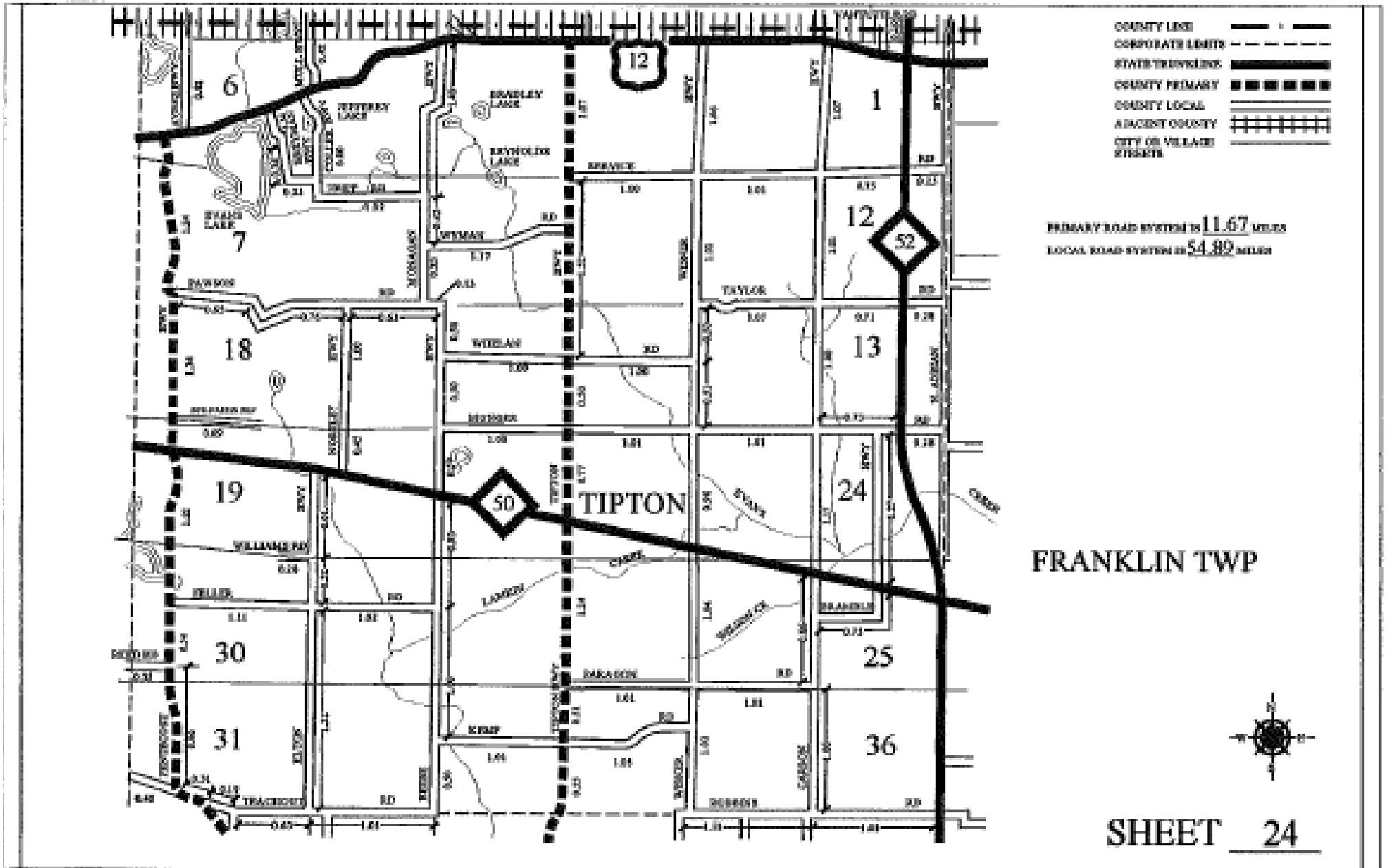
- Washtenaw County Municipalities
- Jackson County Municipalities
- Franklin Township Borders
- Lenawee County Municipalities

Region 2
PLANNING COMMISSION

N

0 2.5 5 Miles

Map 2



Physical Setting/ Natural Features

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, the southeast corner of the Township, where elevations of 830-850 feet are common.

Soils

Franklin Township has a variety of soils that are present in the area. Map 3 showcases the soils and what areas that they are located in. The key showcases a wide variety of soil classifications that are difficult to understand without context. Below provides the information for many of the soil classifications commonly found in the township.

Miama Series (MhB, MhB2, MhC2) soils are moderately well drained soils and a moderately deep to dense till. This soil series is a productive soil that corn, soybeans, and wheat can grow on. This soil is found in many mid-west states including Ohio, Michigan, Illinois, and Wisconsin.

Blount Series (Bntaa and BntaaB) soils are poorly drained soils with a high clay content. These soils are not very productive soils and will be difficult to

build upon for both development and agricultural uses without tile drainage.

Pewamo Series (PbA) is a poorly drained soil with silty clay loams. These are generally wetlands and are difficult to use for agricultural or development uses without proper drainage. Can be used for corn, soybeans, small grains, and hay.

Gilford Series (GhA) is a poorly drained soil of sandy loam. These can be used for different uses both agricultural and development but because of how fast this soil type drains, because of its sandy nature, it can create issues for agricultural uses. Can be used for growing corn, soybeans, wheat, and oats.

Fox Series (FcB, FcC, FcD) are well-drained soils that have a gravelly layer underneath. Because of the higher levels of sand the soil can dry out quickly which can be an issue for some crops. The sources of sand and gravel can be good for development and construction.

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 unsuitable and limited soils can generally be overcome with little difficulty. Many unsuitable soils limitations can also be overcome using modern engineering techniques. However, the 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 map provides 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.

Public/Private Status of lakes in Franklin Township

Figure 1

Lake	Approximate Acentage 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	Private
Jeffery Lake	9	Private
Hidden Lake	5	Private
Bradley Lake	5	Private
Keeney Lake	12	Private
Reynolds Lake	30	Private

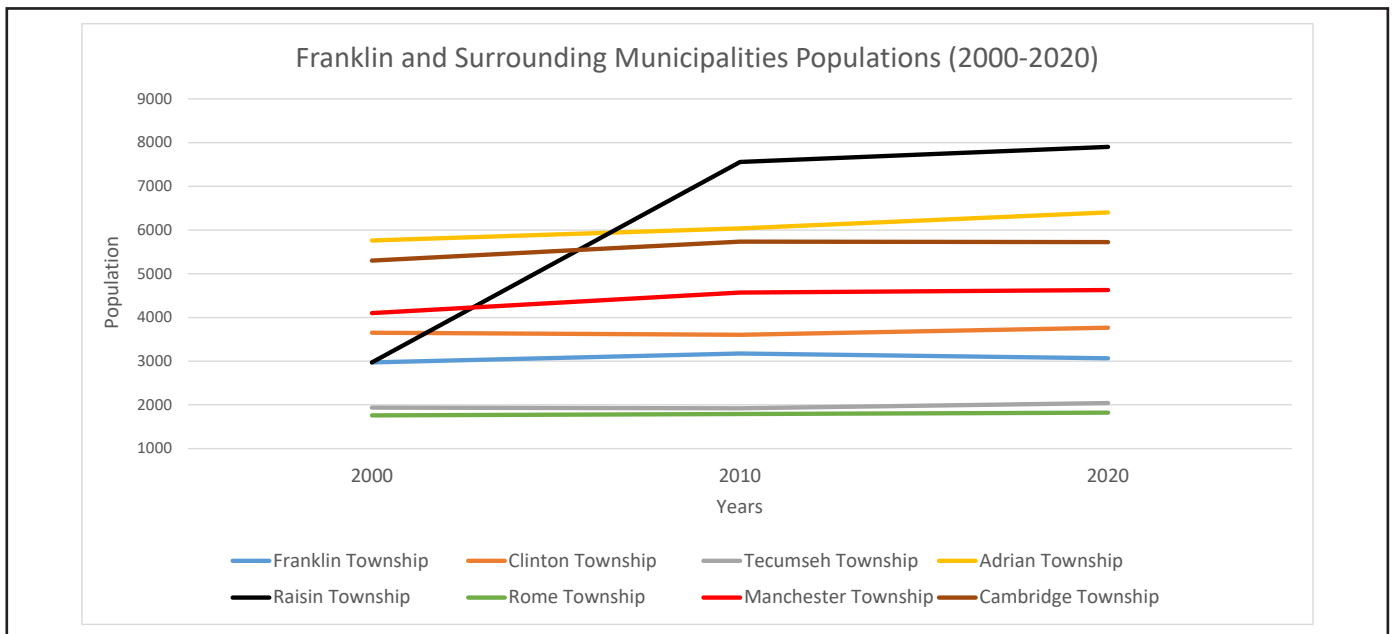
Source: U.S Census

Demographics

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 2



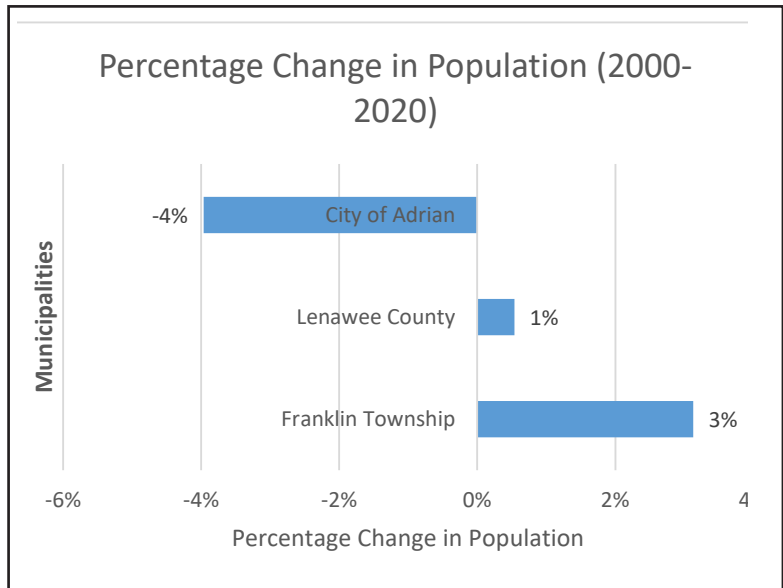
Source: U.S Census

Figure 2 shows the population trends of Franklin Township compared to surrounding municipalities

Franklin Township has seen a slight increase in population over this twenty-year period. Franklin Township saw initial growth between 2000-2010 and then a slight decrease in population from 2010-2020. The other surrounding municipalities have had slight to moderate increases in population over the twenty-year period as well, but not seeing the decline from 2010-2020 that has occurred in Franklin 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 3 shows the relative growth changes between 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.

Figure 3



Source: U.S Census

Figure 3 shows the population trends of Franklin Township over time compared to other municipalities

Migration

The United States has large amounts of movement and geographic mobility, and many within Franklin have moved from different places within Lenawee County as well as outside the county. The largest percentage of people that have moved to Franklin Township moved from a different county.

Figure 4 below shows the different percentages of individuals that have moved in Franklin Township, Lenawee County, and in Michigan. Out of these different levels of government analyzed Franklin Township had the largest moved percentage totals. Franklin has very small amounts of people moving to it from within the same county compared to Lenawee County, which could be contributing to the population stagnation that has been occurring with Franklin Township.

Comparative Migratory Patterns for Selected Communities , 2023 Percentage Persons 5 Years and Older

Figure 4

Estimated Percentage of Individuals that Moved to Home from Different Areas

	Within Same County	Within Same State, Different County	Moved From Different State	Moved From Abroad	Moved Percentage Totals
Franklin Township	2.0%	9.0%	3.5%	0.0%	14.5%
Lenawee County	5.0%	3.9%	1.9%	0.1%	10.9%
Michigan	6.3%	3.5%	1.4%	0.4%	11.6%

Source: 2023 U.S Census

Figure 4 shows the population trends of Franklin Township over time compared to other municipalities

Household Population

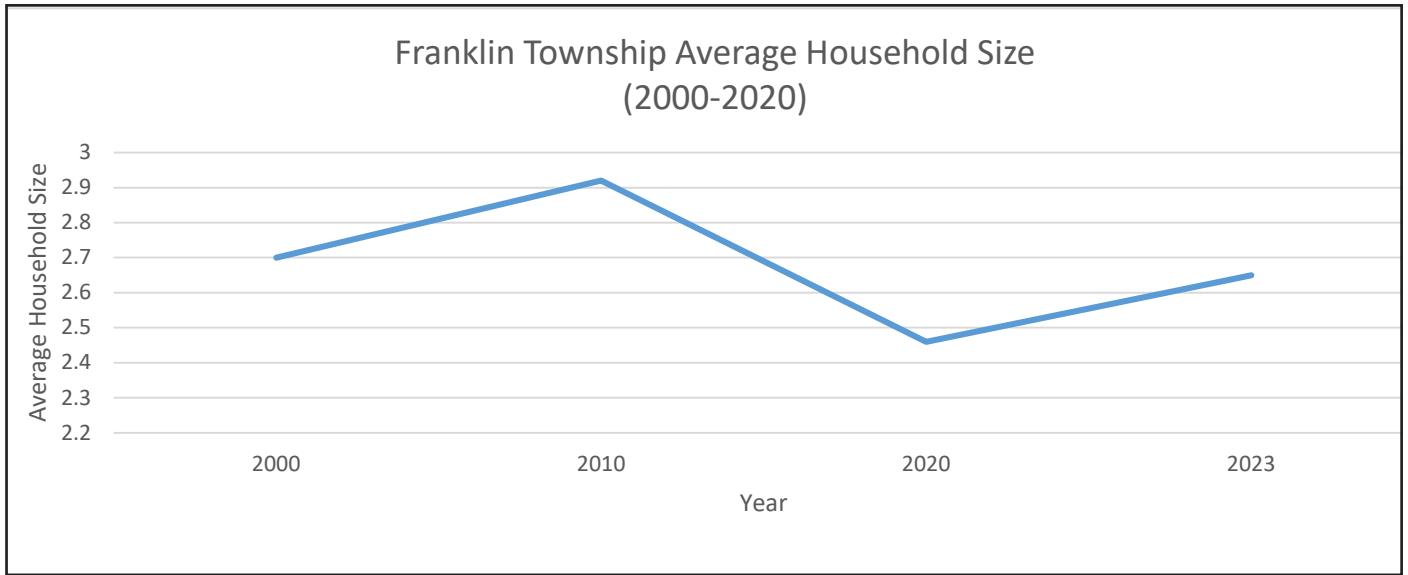
Households are made up of families and non-families. A family contains a head-of-household and others living in the same dwelling related to the householder. Families consist of married couples as well as other types of familial units. Non-family households contain a person living alone or a group of unrelated individuals. In 2023, the census estimated 75.3% of Franklin Township's households were family households and 24.7% were non-family households.

This estimation numbers 285 non-family households in Franklin Township in 2023 and 868 family households. Of the family households 782 were married couple households.

Household Size

Franklin Township has seen fluctuations in its average amount of people living in a household size in recent years. It was originally following the common trend of a reduction of household size, but saw an increase in household size in 2010. Figure 5 shows that Franklin Township follows county, state and national trends in reduced household size. Not pictured is that the household size in 2023 has increased in 2020 to 2.65 from 2.46. Factors that are impacting the household size fluctuations in recent years is likely economic. In 2010 the rise of household size is likely linked to the recession at the time and the necessity to live in shared living spaces. The rise in people per household in 2023 is likely linked to the high prices of housing, requiring individuals to live in larger sized households for affordability reasons.

Figure 5

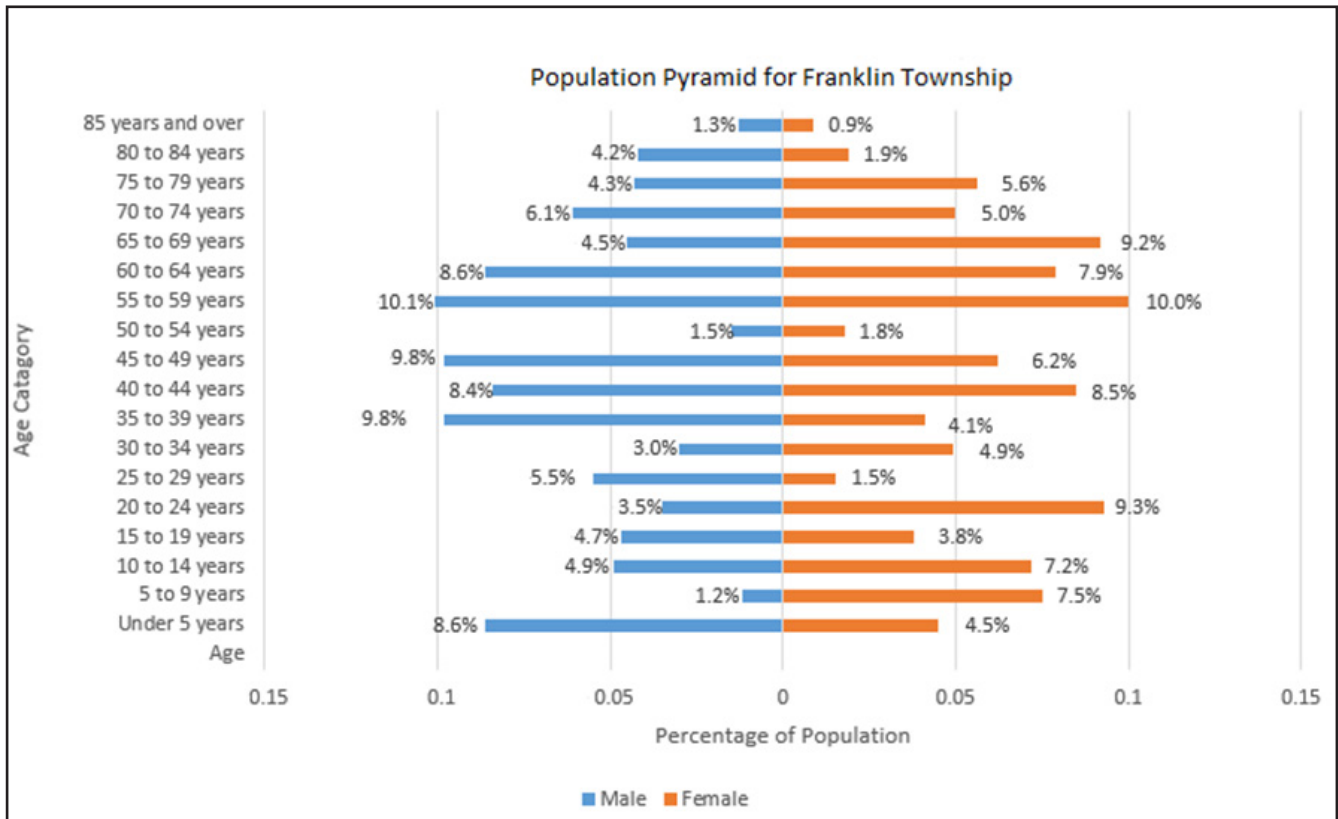


Source: U.S Census

Population Pyramid

Figure 5 shows the average household size over time.

Figure 6



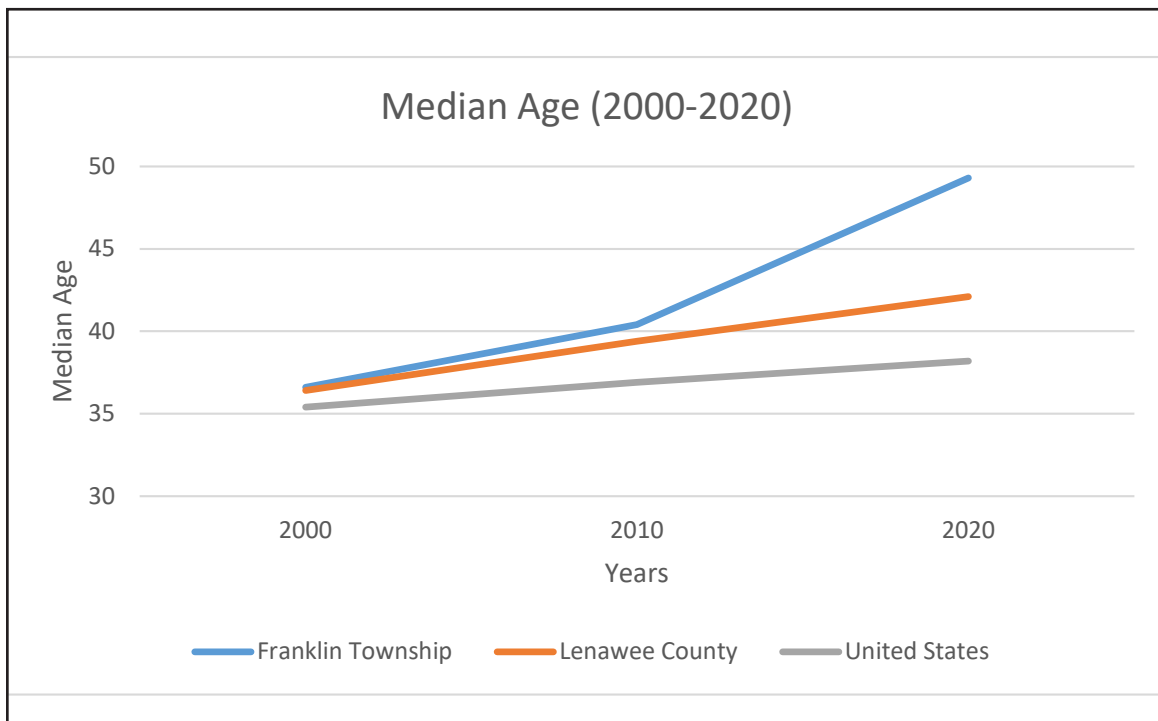
Source: U.S Census

Figure 6 showcases a population pyramid for Franklin Township.

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 55 and 74 as seen in Figure 6. The higher category brackets are older populations, with the brackets containing the ages 35- 49. holding a large percentage of the population. The pyramid being top heavy showcases a somewhat aging population which could create issues in the future, potentially putting a strain on social services and creating workforce issues. The large age bracket of under five years of age could help to counteract this in the long run as well. There are certain age brackets where there are sizeable differences in populations of sex, like in the under 5 years old age bracket, 20-24 years old age bracket, and the 35-39 years old age bracket. These differences may be somewhat skewed by the smaller population of these ages in Franklin Township.

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 continue to age. Figure 7 shows a comparison of the Franklin Township trends with Lenawee County and the United States from 2000-2020. It shows that the median age increased at a moderate pace compared to Lenawee County between 2000-2010, and became much higher than Lenawee County and the United States by 2020. The United States has seen lesser increase in age over this time period compared to both Franklin Township and Lenawee County.

Figure 7



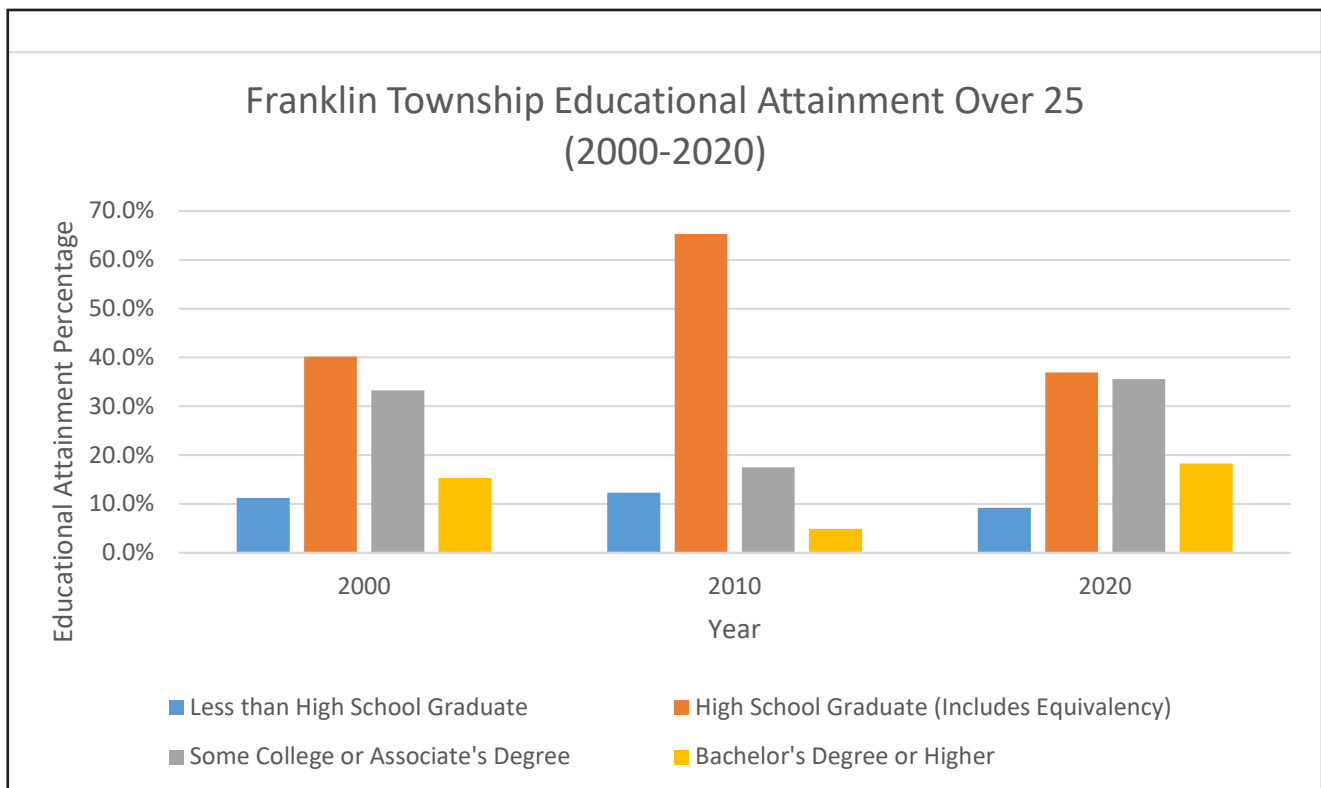
Source: U.S Census

Figure 7 showcases Franklin’s median age over time compared to Lenawee County and the United States

Educational Attainment

As shown in Figure 8, higher levels of education are being achieved in Franklin Township. The figure compares educational attainment for residents 25 years of age and older between 2000 and 2020.

Figure 8



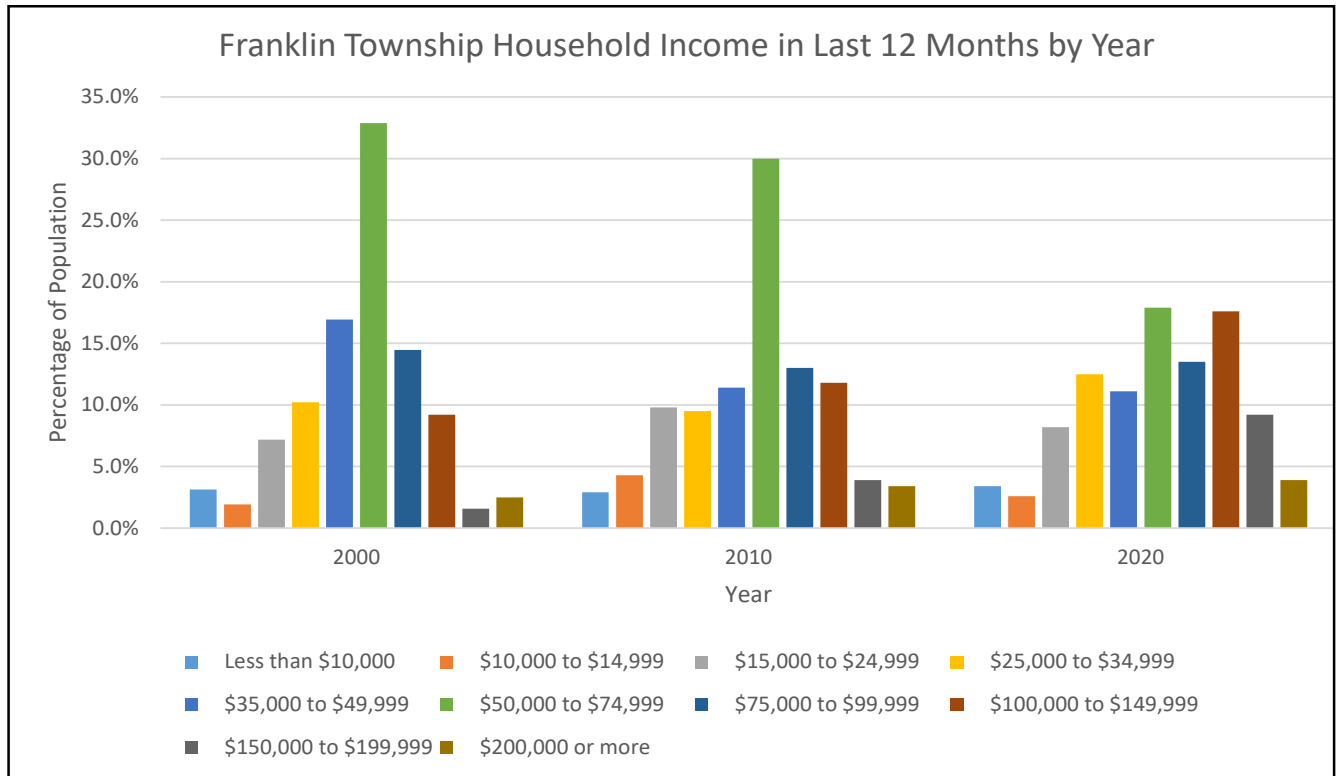
Source: U.S Census Figure 8 showcases Franklin's educational attainment over time.

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 and a bachelor's degree or higher. A total of 90.8% of residents 25 years and older had at least a high school diploma, and 18.3% earned a bachelor's degree or higher as of the 2020 census. The 2023 Census showed that there were 736 residents age 3 and above who were enrolled in school. Of these, 55 were enrolled in nursery school, 377 were enrolled in elementary or high school, and 304 were enrolled in college or graduate school.

Income

Income levels are rising in Franklin Township. This is common in rural areas of Lenawee County as levels of education improve, resulting in higher salaries. New residents that have achieved higher educational attainment moving to rural areas help facilitate higher incomes.

Figure 9



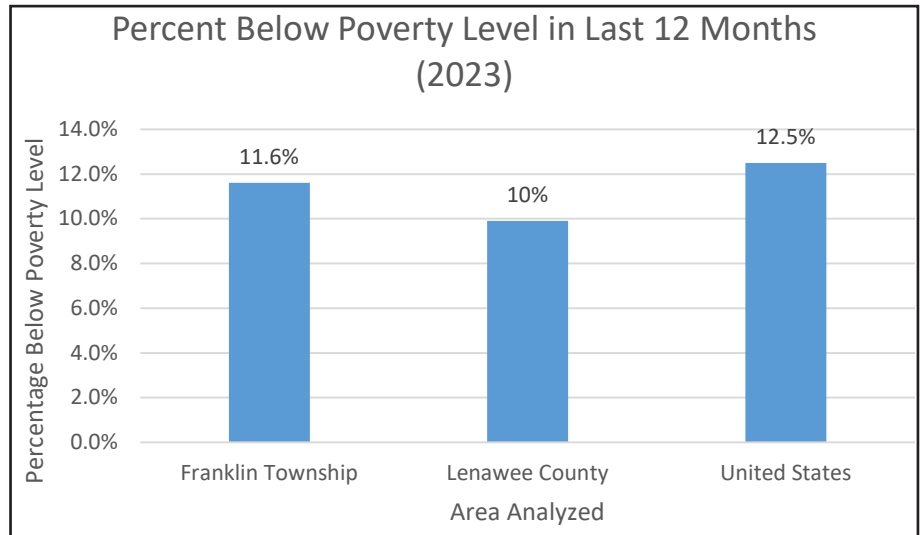
Source: U.S Census

Figure 9 showcases Franklin’s household income over time.

Income is often measured in terms of household income. Figure 9 shows the trend in household income in Franklin Township from 2000 to 2020. It can be observed that income has risen substantially as the largest income group in 2000 was the income bracket \$50,000 to \$74,999. This is still slightly the highest income bracket but now the income brackets of \$75,000-\$99,999 and \$100,000-\$149,999 have made big gains in percentage of population to be close to the percentage of population that’s in the lower household income brackets. The Township median household income was \$86,350 in 2023. This compares to \$60,380 in Clinton Township, \$59,450 in Cambridge Township, \$82,179 in Adrian Township, \$92,813 in Tecumseh Township, \$86,265 in Manchester Township, \$86,925 in Raisin Township, and \$84,500 in Rome Township.

Franklin Township has a poverty rate of 11.6%, which is higher than Lenawee County and lower than the overall poverty level of the United States. Even with the overall raising of incomes in the township there is a decent percentage of the population that remains at a low income that would need to rely on affordability options within the township.

Figure 10

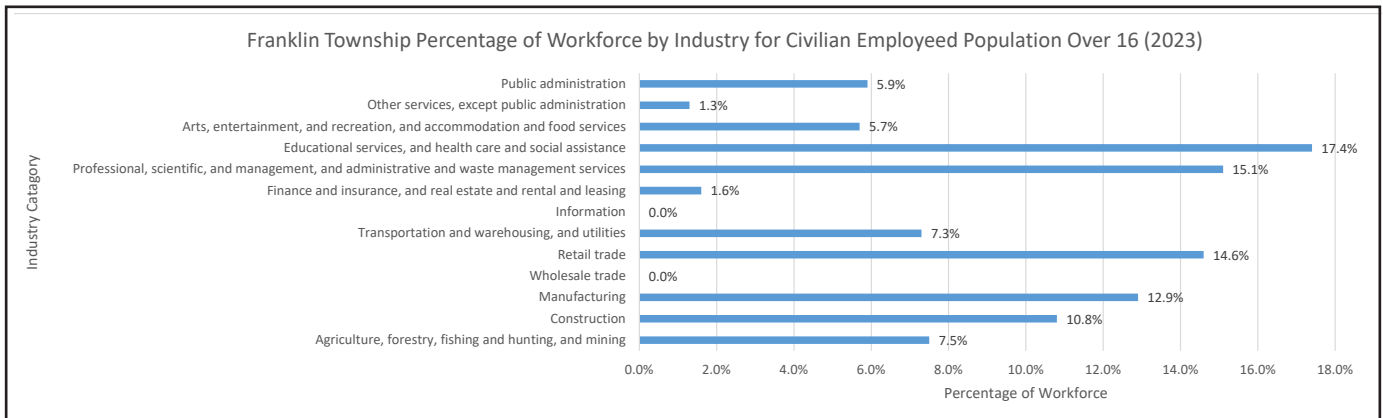


Source: U.S Census

Figure 10 showcases Franklin’s poverty level compared to Lenawee County and the United States

Employment

Figure 11



Source: U.S Census

Figure 11 showcases Franklin’s workforce by industry.

Figure 11 shows that educational services, except public administration to have the highest percentage of the civilian workforce within the township. Manufacturing, professional; scientific; management; administrative; and waste management services, and retail trade had large percentages of the civilian workforce as well. The workforce is varied except for information and wholesale trade industries.

In 2023, just under half of Franklin Township’s workers were employed in Lenawee County. The average commuting time of 33.7 minutes in 2023. The means of transportation to work are overwhelmingly with driving alone in a personal vehicle with 87.2% of workers using that mode of transportation. 12.8% of workers work from home leaving a small percentage of workers carpooling and almost no workers using a non-motorized form of transportation.

2025 Population Forecast

Population forecasting is difficult because of the impact economic fluctuations have on the growth and decline of certain communities. Michigan Demographics created a graph to represent initial predictions for population change in 2025. With the current aging population of Franklin Township assumptions are a slight decrease in population in the initial future.

Figure 12

Population Trends Based Upon 2010-2020 Population Change

2000	2010	2020	2030	2040
2970	3174	3063	2958	2856

Source: U.S Census

Figure 12 shows possible population trends over time.

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

Housing units increased to 1,565 in 2020, up from 1,313 in 2010. However, recent Census estimates do not fully reflect the number of homes currently built in the Township.

The economy greatly effects that pace of housing construction. With the population stagnant it is unlikely there will be a large increase in the number of total housing units unless economic and population trends change.

Occupancy and Tenure

Of the 1,414 housing units in Franklin Township in 2023, 1,153 were occupied and 261 were vacant. Of the occupied units, 1,035 were owner-occupied and 118 were renter-occupied. Of these vacant units, 231 were second homes occupied on a seasonal basis.

The percentage of seasonal dwelling units is high in Franklin Township making up 18.46% of total housing stock. Figure 13 provides a comparison of Franklin Township's occupancy and tenure rate with other communities in the area. There is some variation in the percentage of housing stock that is owner occupied compared to the rest of the homes, but the percentages fall between 70-91%. Franklin Township does have a substantial amount more seasonal vacant homes compared to nearby municipalities. 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.

Figure 13

Comparison of Occupancy and Tenure Status for Area Communities, 2023 By Percentage of Total Housing Units

Municipality	Owner-Occupied	Renter-Occupied	Vacant Seasonal/ Recreation	Other Vacant
Franklin Township	73.2%	8.3%	16.3%	2.1%
Clinton Township	78.6%	14.3%	1.5%	5.6%
Tecumseh Township	90.7%	6.7%	1.5%	1.0%
Adrian Township	89.8%	5.4%	1.5%	3.3%
Raisin Township	89.2%	7.5%	0.0%	3.3%
Rome Township	86.0%	5.5%	4.0%	4.5%
Cambridge Township	67.6%	8.1%	22.7%	1.6%
Manchester Township	79.0%	14.1%	2.1%	5.7%

Source: U.S Census

Age of Housing Stock

The housing stock in Franklin Township is aged with the highest category of housing being built in 1939 or earlier. The census data does not reflect the structures of homes built in recent years. According to township data 42 homes were built since 2020.

Figure 14

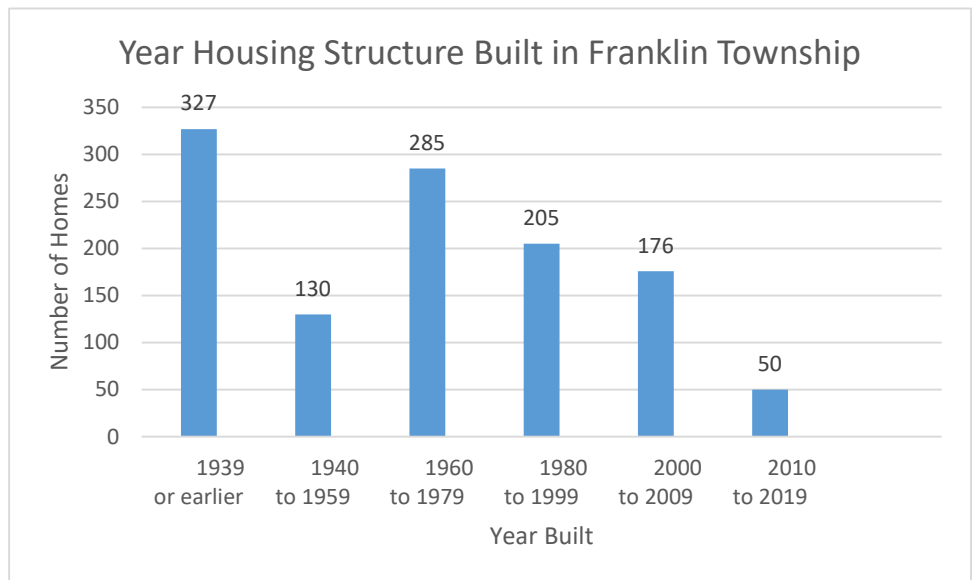


Figure 14 showcases the years homes were built in Franklin Township

Figure 14 shows that the number of homes built in the township also were high during the 1960's and 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 accumulation of all of the existing rural dwellings that were in existence long before any significant building spurts occurred in the township.

General Housing Characteristics

In 2023, the vast majority of homes in Franklin Township were one-family detached dwellings. One-family dwellings making up 1,099 of the Township's 1,153 occupied housing units. The other dwellings in the Township consisted of 12 two-family or multiple-family units, thirteen apartments of 10 or more units and 29 mobile homes.

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

Figure 15

Sources of Home Heating Fuel, 2023

Fuel	Number of Homes
Utility gas	610
Bottled, tank, or LP gas	322
Electricity	102
Fuel oil, kerosene, etc.	87
Coal or coke	0
All other fuels	32
No fuel used	0

Source: U.S Census

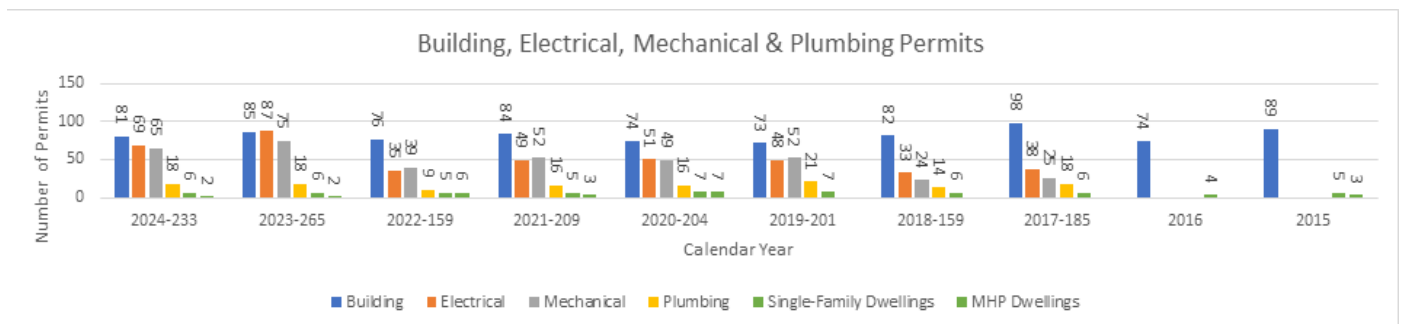
Figure 15 shows home heating sources for homes within the township.

Housing Costs

Like nearly everywhere else, housing values rose in Franklin Township during the 2020s. The 2023 census puts the median home value at \$258,600. These values represent large increases compared to the median home values of \$220,500 in 2020 and \$171,000 in 2010. Rent has seen some fluctuations in recent years. The median rent in 2023 was \$728 which is higher than the median rent of 2020 of \$513 but lower than the median rent of 2010 of \$867.

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 2023, there were 259 homeowners and 67 renters in Franklin Township who paid more than 30 percent of their income on housing costs. These are high figures accounting to around 28% of the occupied housing units. This means very real affordability issues for the homes within Franklin Township.

Figure 16



Featured above are the building, electrical, mechanical, and plumbing permits that were approved by the township throughout the years. This can help showcase some of the growth and activities that have occurred through the approval of different things related to building.

Existing 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. These are the most up to date surveys that cover Franklin Township and while somewhat out of date they give us the best understanding of current land uses within the 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 the 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 in Tipton; near Loch Erin, and Evans and Sand lakes. In general, the highest

densities are found in the northwest quarter of the 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.

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. Franklin Township also has Cohen Park with pickleball courts.

Public/Semi-Public

There are also several cemeteries in the 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 cell towers on Pawson Road, Elton Highway, and Carson Highway, Service Road, US-12, and Whelan Road. Consumers Energy offers gas and electric in the Township. Citizen Gas offers gas to the Township. Midwest Energy offers electrical and broadband to the Township. Verizon and Frontier also offer services in the Township.

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.

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.

Fire

Sand Lake Volunteer Fire Department is a volunteer/paid on-call fire department. The department operates out of two stations, one located at 1300 W. US 12, and the other located at 9555 Tipton Hwy. The department provides conventional fire protection utilizing:

- Three NFPA class 1 engines
- One type 3 engine
- Two type 7 wildland fire apparatus.

The department also operates a rescue squad for non complicated technical rescues/medical response, and a state licensed Basic Life Support (BLS) ambulance that has the capability to transport patients to local hospitals, if the primary transport agency is unavailable. The department also maintains mutual aid agreements with other agencies through Mutual Aid Box Alarm System (MABAS) that allows for assistance during large events such as fires,

hazardous material spills, technical rescues, or natural disasters.

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 ProMedica Charles and Virginia Hickman Hospital, or one of the Ann Arbor Hospitals

Schools

There are three school districts in Franklin Township: Clinton, Tecumseh and Onsted schools.

Central Sewer

There are two public sewer systems serving three lakes in Franklin Township. These are Loch Erin and the Wamplers Lake facilities. The Loch Erin sewage system serves only residential uses on Loch Erin, has a capacity of 1,000 dwellings of which 960 units have been allocated. Pre-planned residential development near the lake will bring the system close to capacity. The Wamplers Lake sewage system serves in three Townships, including Sand and Evans Lakes in Franklin Township with 125 additional connections in Franklin

Township. The Wamplers Lake treatment system was expanded into Franklin Township in the 1990's. This system is shared between Townships and has a remaining system capacity of 150-250 connections on a first-come, first-serve basis. The sewer lines exist along US-12 and extend south along Pentecost Hwy to serve Sand Lake and south along Evans Trail and Breyman Hwy to serve Evans 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 remainder of the roads in the Township are classified as local paved and local gravel roads with the larger portion being gravel. 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.



- Townships
- Water_Mains
- Pressure Main
- Gravity Main
- Lenawee Roadway
- Lenawee Parcels

**Wampers Lake Sanitary Sewer
FR Twp.**



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- ▭ Townships
- Water_Mains
- Pressure Main
- Gravity Main
- Lenawee Roadway
- Lenawee Parcels

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Loch Erin Sanitary Sewer
FR Twp.



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Survey Results

Through the efforts of Region 2 and Franklin Township staff a community survey was administered. A variety of questions were asked in areas relating to housing, commercial opportunities, and a variety of questions related to their perspective living in the township. This section is going to go over the survey results, and the possible implications of the results.

The first set of questions ask about a variety of questions related to land use and various programs that interact with the township. To summarize the table :

- There is more satisfaction with the business types than dissatisfaction.
- There are more responders who do not want to encourage housing outside of single family residential than there are who want to encourage other housing types.
- There is a neutral/somewhat negative view of the Volunteer Transportation Program.
- There is a neutral viewpoint about the Lenawee Transportation Authority (county bus).
- There are mixed opinions about an expansion of the sewer system in the lake area.
- There are mixed opinions for strategically planning commercial facilities.
- There are more responders who do not want to strategically plan for more industrial opportunities.

Survey Responses to Community Questions

Figure 17

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
I am satisfied with the mix of business types within Franklin Township.	25.97% 40	20.78% 32	30.52% 47	13.64% 21	9.09% 14	154
Franklin Township should encourage varied housing types, outside of single-family residential.	9.03% 14	14.19% 22	18.71% 29	20.00% 31	38.06% 59	155
I have myself, or know someone who has, used the Volunteer Transportation Program offered by the Lenawee County Department on Aging.	4.26% 6	4.26% 6	55.32% 78	7.09% 10	29.08% 41	141
Does the Lenawee Transportation Authority (county bus) meet your needs?	2.78% 4	2.08% 3	79.17% 114	6.94% 10	9.03% 13	144
For those who reside in the lake area, should there be an expansion of the sewer system in the future?	12.06% 17	13.48% 19	34.75% 49	6.38% 9	33.33% 47	141
The Township should strategically plan for more commercial facilities.	10.39% 16	24.03% 37	25.32% 39	16.88% 26	23.38% 36	154
The Township should strategically plan for more industrial opportunity.	3.82% 6	19.75% 31	23.57% 37	16.56% 26	36.31% 57	157

The next questions of the survey were related to the parks and recreation facilities within Franklin Township. There is a positive view of the recreational facilities of Lenawee County. Along with this information there were more responders in agreement with the statement "Should the Township develop a Township-managed park and/or a walking trail within the existing township-owned property."

Figure 18

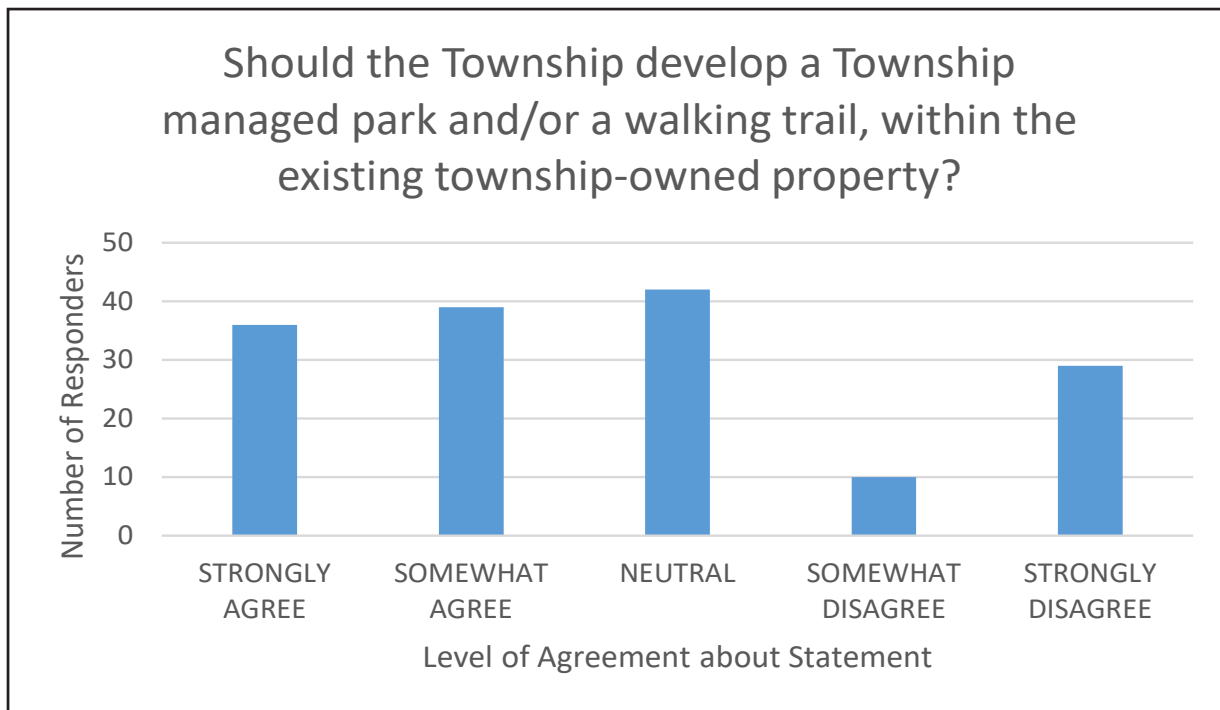


Figure 17 showcases community opinion from a survey on township-managed park/walking trails

Figure 19

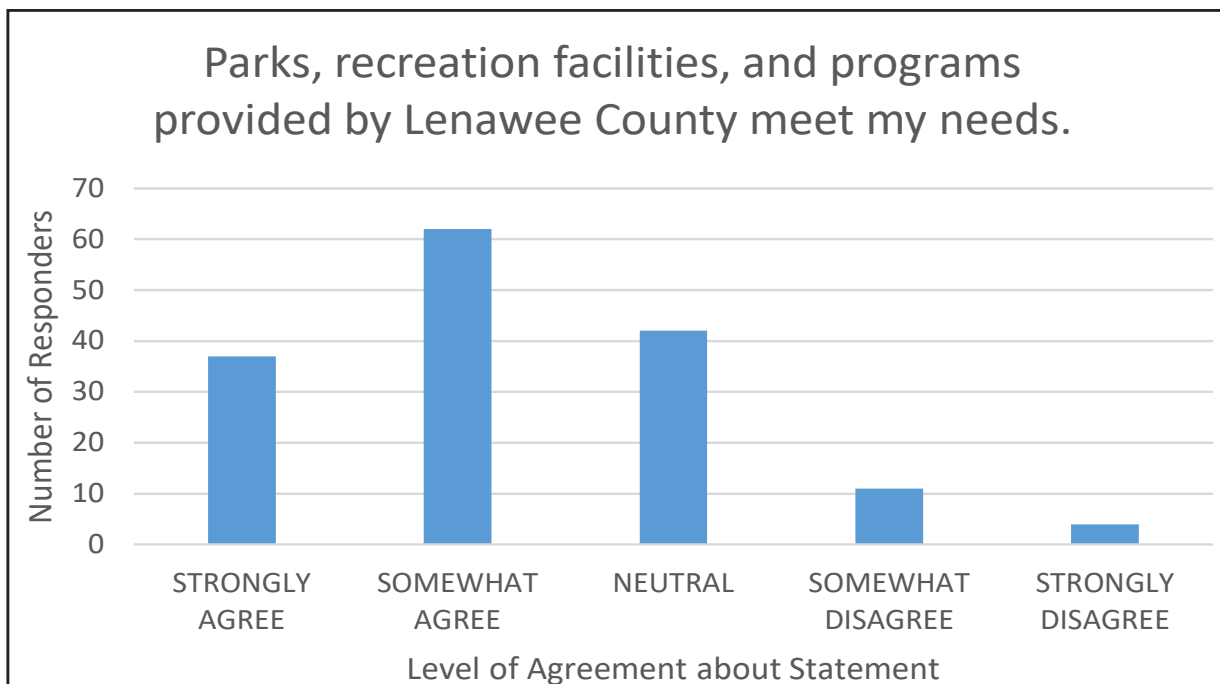


Figure 18 showcases community opinion from a survey about the parks, recreational facilities, and programs in Lenawee County.

The next section includes the opinions of responders of the public services that impact the township. This is the summary of the results:

- There are more positive responses of the Lenawee County Sheriff’s Office & State Police traffic responses compared to the negative responses.
- There were more positive responses than negative responses about the crime prevention of the Lenawee County Sheriff’s Office and State Police
- There are very positive responses for the emergency reponse of the Sand Lake Fire Department.
- There were very positive responses of rating Franklin Township as a place to live.

Figure 20

	EXCELLENT	GOOD	AVERAGE	NEUTRAL	POOR	VERY POOR
Traffic enforcement by Lenawee County Sheriff’s Office & State Police	21.85% 33	33.77% 51	25.83% 39	11.26% 17	2.65% 4	4.64% 7
Crime prevention by the Lenawee County Sheriff’s Office & State Police	17.45% 26	30.20% 45	24.83% 37	19.46% 29	4.70% 7	3.36% 5
Emergency response by the Sand Lake Fire Department	48.00% 72	34.67% 52	4.00% 6	12.00% 18	0.67% 1	0.67% 1
Overall, how would you rate Franklin Township as a place to live?	48.67% 73	37.33% 56	8.67% 13	2.00% 3	2.00% 3	1.33% 2

The survey also gathered information about the respondee and their relationship to the Township. The vast majority of responders were residents in Franklin Township and most were property owners in the township. No responses indicated employment in the township, indicating that the residents are either retired or commute outside of the Township for work. The responses came from older generations with Baby Boomers being the majority response followed by Generation X and then the Silent Generation. The age brackets for the different generations are as followed:

- Silent Generation: <1945
- Baby Boomers: 1946-1964
- Generation X: 1965-1979
- Millennials: 1980-1994
- Generation Z: 1995-2009

Generation Alpha: 2010-Present

Most responders had above \$100,000 household income with the second biggest category being \$50,000-\$99,999 household income bracket. Most responders submitted not applicable (e.g retired) when describing where they worked. This is further evidence that many of the responders are retired. Most responders or their children attended public school, with college being the second most selected category.

The survey has a commute times section where respondents submitted the commute times for work. The responses averaged to 30.31 miles, showcasing a sizeable average commute responders go through in the Township. This is important information because of the implications that it could have for transportation and commercial services within the Township.

The survey asked about implementing an online payment service for the Township. The majority of the responders were supportive of the measure. 58.5 percent of the responders agreed with this implementation.

The survey had multiple sections that allowed the respondee to fill in the responses with their own answer. When mentioning other types of housing that responders would like to see in the township, popular responses included:

- Condos
- Townhomes
- Affordable Housing

When asked about what services the respondee found themselves leaving the Township to obtain. Popular responses included:

- Groceries
- Restaurants
- Medical

The last section of the survey included general comments that responders could add to the survey and popular suggestions included:

- Power Stability Improvements
- Road Improvements

Lenawee County Housing Strategic Plan

Lenawee County conducted a housing strategic plan that aimed to improve housing diversification and to understand the challenges Lenawee County faces in regard to housing. The report is tailored towards communities creating master plans to help influence housing in the region positively. The findings of this research are crucial to consider when Lenawee works on land use and zoning policy for housing.

This report was created in a very difficult point in housing where homes are unaffordable for many citizens and aimed to plan for housing in the future in order to alleviate these issues.

The report details a variety of housing strategies to work towards dealing with the housing crisis that is inflicting almost all communities around the country. They recommend promoting a variety of housing types within municipalities. There is a market for smaller homes as well as rentable developments in much of Lenawee County.

In the surveys produced by the housing study of important data was collected for that of Franklin Township. The sections consisted of market potential data, lifestyle cluster information, real estate data, and demographic comparisons for municipalities for the county.



Goals, Policies, and Stratagies

Land Use Plan

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:

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.

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.

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 east of Collar Highway, and a camp area south of Twin 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 near the intersection.

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 East 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.

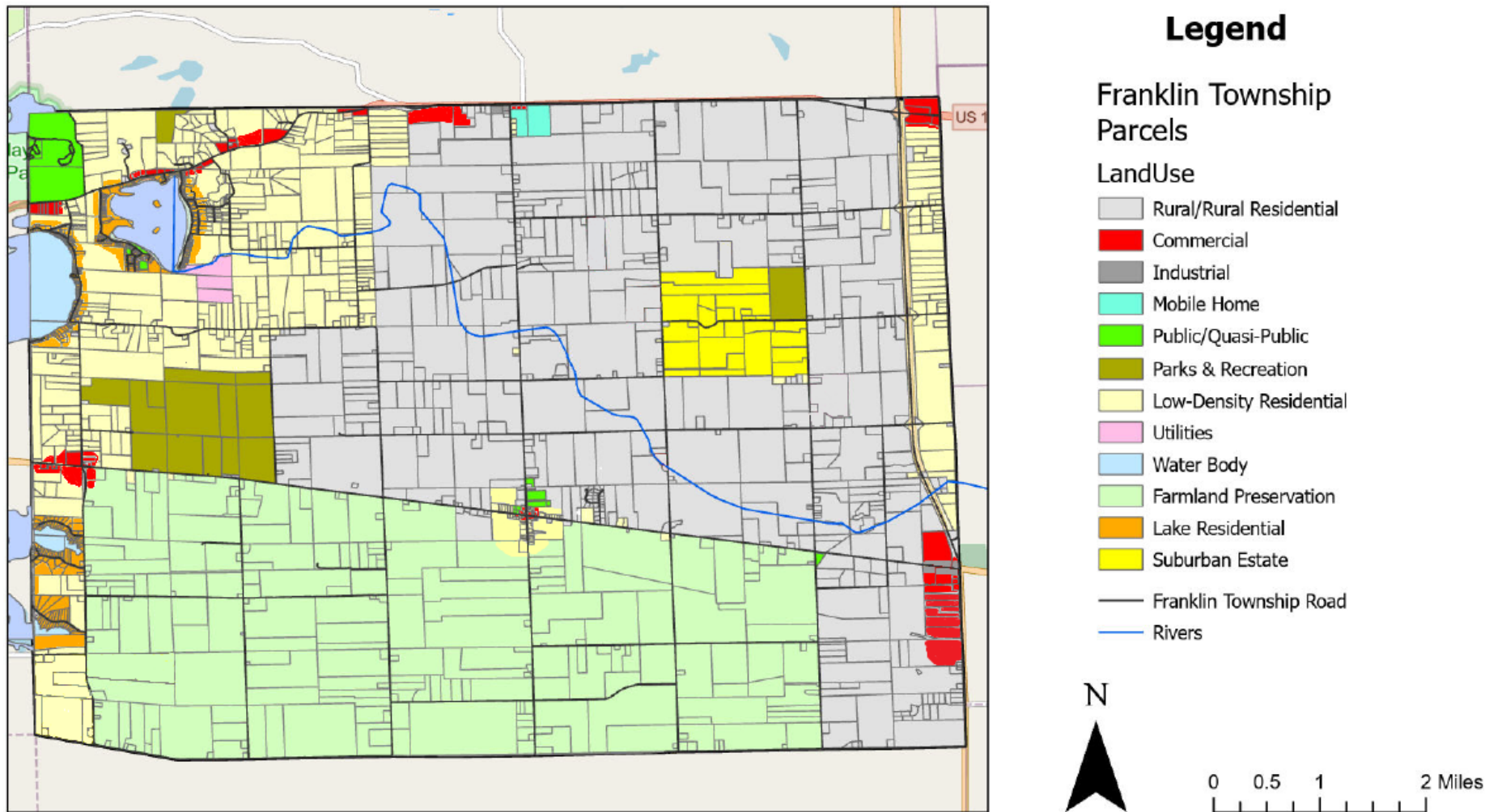
Rural/Rural Residential and Farmland Preservation

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.

Lake Residential Overlay Zone

In the growth and development of Franklin Township certain neighborhoods/residential districts have evolved, especially around Evans Lake and Sand Lake, from subdivisions that were platted in the early decades of the twentieth century and occupied by seasonal housing units, which have been, and are being converted into year-round residences. Initially these areas were subdivided into lots, which tend to be significantly smaller than the standard established by the Franklin Township Zoning Ordinance. Dwellings and accessory buildings have been constructed on them, which do not conform to minimum yard and spacing requirements.

Franklin Township Future Land Use Map



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.

Land Use Goals

- Promote the preservation of agriculture within the township.
- Expand residential areas to meet population increases, while conserving Franklin-Township's rural character.
- Promote the development of various housing types which will use space effectively and preserve the integrity of Franklin Township's rural character.
- Provide a variety of commercial uses to serve the needs of both the Township and visitors.
- Maintain scenic views along major highways and thoroughfares by regulating strip developments.
- 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 utilizing zoning and the future land use plan.
- Reduce the possibility of land use conflicts between industrial and less intensive uses.

Land Use Objectives

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

General Policies

- Use cluster residential provisions of the zoning ordinance to preserve open space, protect environmental features, and make more efficient use of land.
- Promote plans which minimize the number of driveway and street access points along major roads.
- Encourage denser development when public utilities are available through use of the sewer overlay.
- Promote mixed use development where appropriate.
- Encourage low-impact development practices to promote sustainability and keep the natural and rural character of the township.

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.
- 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.

Agricultural Policies

- Continue identifying agricultural lands within the township.
- 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 zoning techniques to preserve farmland.
- Promote low population densities in agricultural areas through less-intensive zoning district regulations.
- Restrict urban expansion into prime farmland.
- Promote a variety of farm land uses in agriculturally zoned areas to support farm businesses.

Residential Policies

- 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.
- Allow mixed use residential and commercial areas in appropriate locations to create walkable areas and promote affordability.
- Promote small-scale multi-housing developments in targeted areas to diversify the housing stock and improve affordability.

Commercial Policies

- Maintain and develop commercial uses located with easy access to residents.
- 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.
- Utilize the development plan to create specific commercial development areas which do not take away from the rural setting.
- In areas where strip development will be allowed, use controls to limit the length of the commercial development.
- Provide commercial environments that utilize a comprehensive site plan approval process with emphasis on aesthetic, as well as functional location standards.
- 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.
- 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.

- Locate commercial establishments so that they are accessible to efficient transportation systems.
- 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.
- Promote a greater variety of food services and restaurants to improve food accessibility and general food options within the Township.
- Support small business, taking advantage of the rural character of the Township by promoting agricultural businesses and agro-tourism.

Industrial Policies

- Encourage new industrial development to locate in areas of existing industrial facilities.
- Locate new industrial uses on sites which have year round 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 year round.
- 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.
- Ensure that the Township has provided sufficient buffering provisions to protect residential uses.
- 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.
- Encourage uses that do not pollute the air, soils, water, or are offensive to neighboring residents because of noise, sight, or odors.

- Promote agricultural industrial land uses in the industrial zoning district to support the agricultural sector within the Township.
- Promote infrastructure improvements by developers when approving a new industrial development.



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 includes 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

dwelling, schools, public and semi-public uses, and recreation.

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.

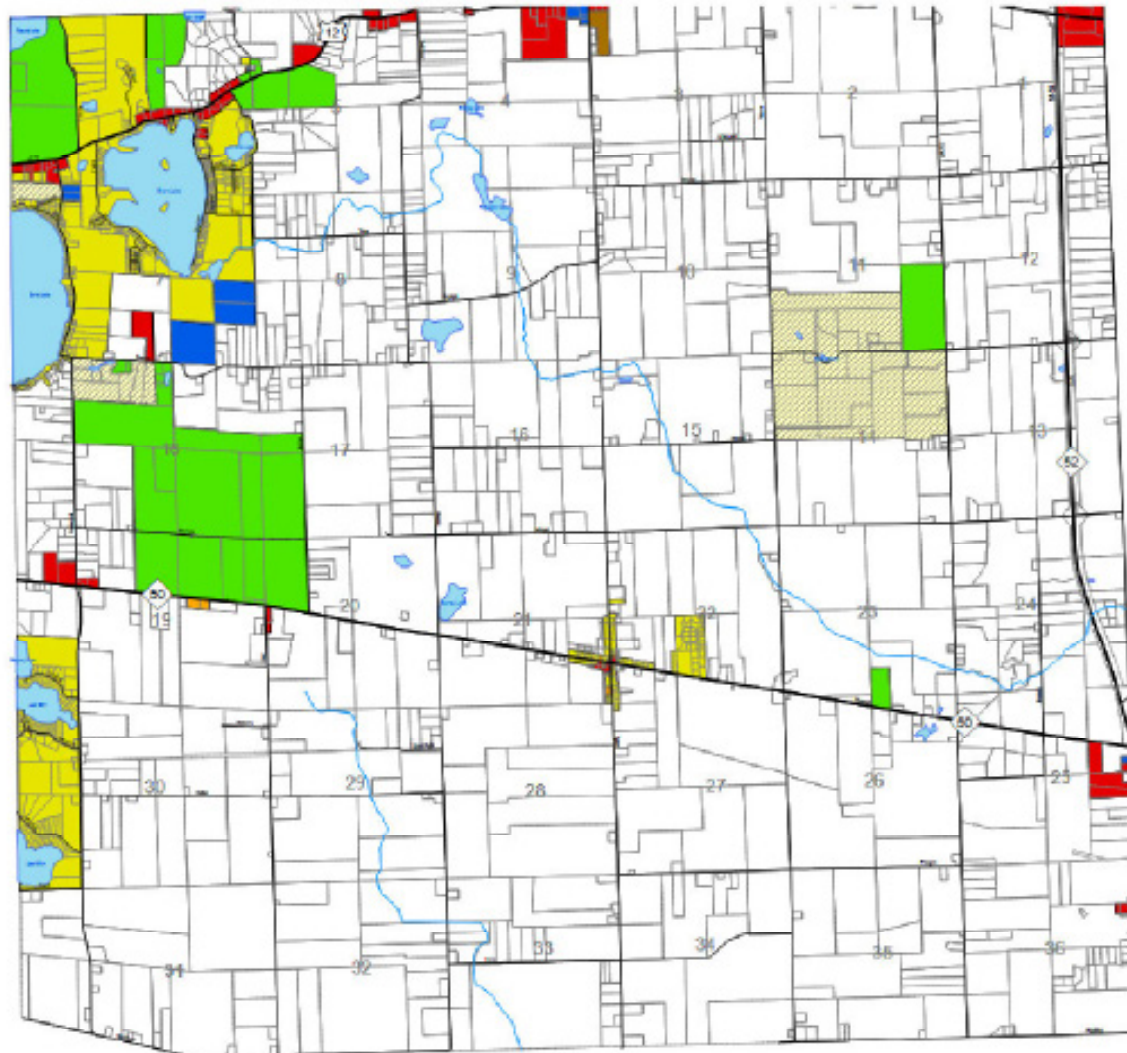
Mobile Home Park district (RMH): Intended primarily to accommodate mobile home parks, the Mobile Home Park district also permits compatible uses such as schools, public utilities, and golf courses.

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-1 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.

Franklin Township Zoning Map



Legend

Franklin Township Zoning Districts

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



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.

Figure 21

Bulk, Height, and Setback Requirements

Zoning District	Minimum Lot Size Per Dwelling Unit		Maximum Building Height (feet)		Maximum Coverage of Lot by All Buildings (In parcel of Lot Area)	Minimum Yard Setback (feet)			Minimum Floor Area per Dwelling Unit	
	Area in Sq. Ft.	Width in Feet	In Stories	In Feet		Front	Side Yard			Rear
					-		Minimum	Total		-
AG (Agricultural)	1 Acre	210	2.5	35	35	50 (e)	15 (e)	40 (e)	40 (e)	800
SE (Suburban Estate)	5 Acres	220	2.5	35	30	100	15	40	50	800
R-1 (Single Family Residential)	15,000	100	2.5	35	30	50 (1)	20		40 (i)	800
	9,000 (k)	80	2.5	35	30	50	10	35	35	800
RM (Multiple Family Residential)	(g)	-	2.5	35	30	35	20	40	35	(h)
-RMH (Mobile Home Park -1)	(i)	(i)	(i)	15	-	50	25	50	50	600
C -1 (General Commercial)	-	-	2.5	35	-	30	(f)	(f)	30	-
CR (Commercial Recreational)	-	-	2.5	35	-	50 (j)	20	40	50	-
M-1 (General Industrial)	-	-	2.5	35	-	50 (j)	20	40	50	-

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 indicated as rural/rural residential and farmland preservation are currently implemented with the use of the AG-1, Agricultural zoning district.

Suburban Estate: Areas indicated as Suburban Estate land use generally match the Suburban Estate zoning classification.

Single-Family Residential: Single-density residential areas are addressed generally on the future land use map. Areas indicated as Low-Density Residential and Lake Residential match this zoning classification.

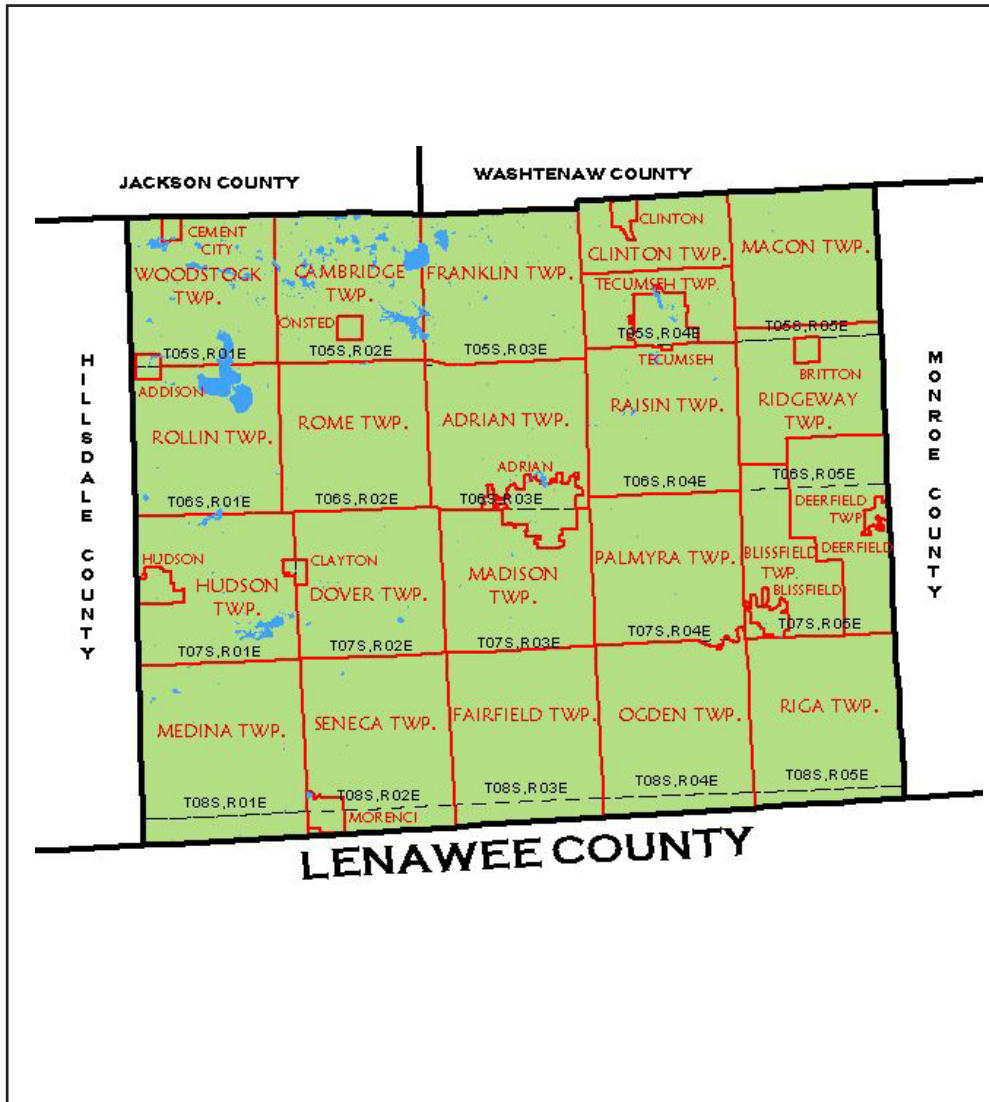
Multiple-Family Residential: Areas with this zoning classification are addressed in Low-Density Residential land use classification.

Mobile Home Park: Areas with Mobile Home Park land use classification generally match the zoning classification.

General Commercial: Areas with this zoning classification generally match the Commercial land use classification.

Commercial Recreation: Areas with this zoning classification generally match the Parks and Recreation land use classification.

Light Industrial: Areas with this zoning classification generally match the Industrial land use classification.



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.

The land uses policies outlined attempt to work towards important objectives of the township outlined by the planning commission as well as the citizens through community input. Consistent use of the ideals of this document through zoning and land use can help the township work towards these objectives. This in tandem with work for grants and township policy towards health, quality of life, and sustainability of the township.