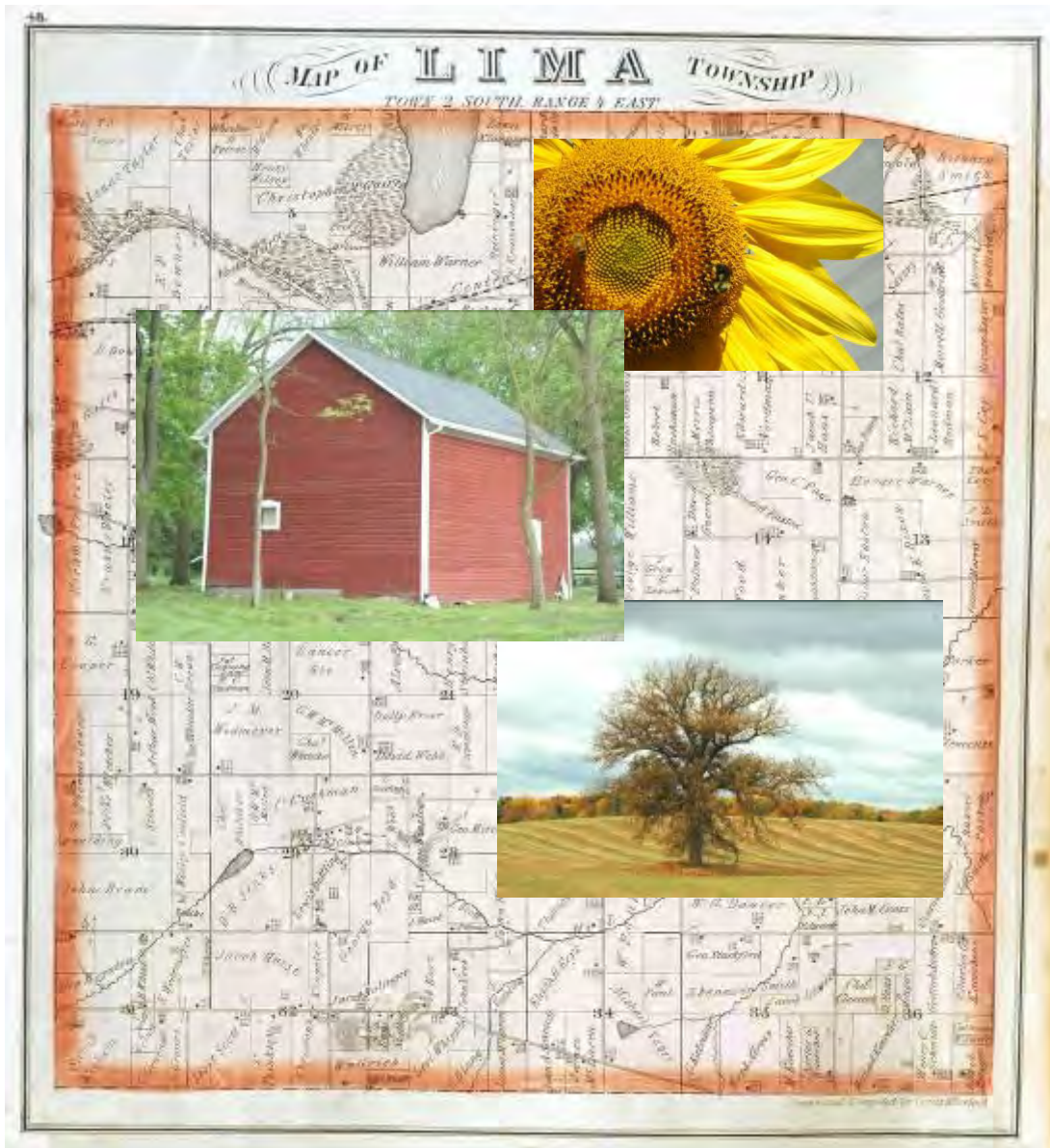


LIMA TOWNSHIP MASTER PLAN



ADOPTED XX XX, XXXX

~L I M A T O W N S H I P~

Master Plan
Washtenaw County, Michigan

Adopted by the Township Board
XX XX, XXXX

Lima Township Planning Commission

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Prepared by the Lima Township Planning Commission and the Citizens
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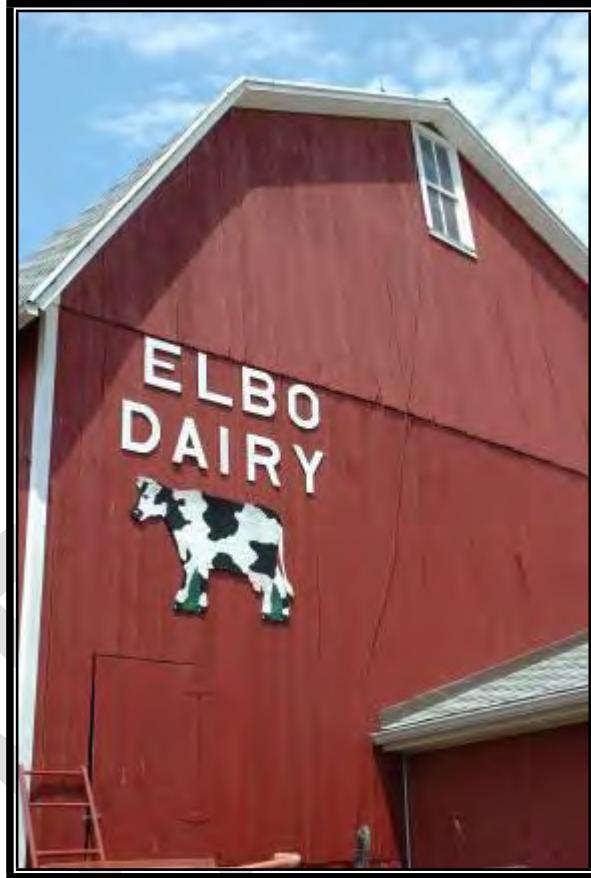
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INTRODUCTION



The Master Plan describes the general character of Lima Township. The Master Plan, which includes the Future Land Use Map, outlines goals for the future regarding residential, commercial and industrial growth and the disposition **and protection of the Township's natural resources**, including open space, farmland, wetland and woodlands. Planning is a process that involves the conscious selection of policies relating to land use, growth, and physical development of the community. The purpose of the Lima Township Master Plan is to state the goals and identify the policies and strategies regarding land use and development that the Township will pursue to attain those goals.

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MASTER PLAN OVERVIEW

HOW IS THE PLAN TO BE USED?

The Lima Township Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the Township that complements the goals of nearby governmental units, wherever possible. It also helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

The Master Plan is used in a variety of ways:

- Most importantly, the Master Plan is a general statement of the Township's goals and policies and provides a single, comprehensive view of the community's desires for the future.
- The Master Plan serves as an aid in daily decision- making. The goals and policies outlined in the Master Plan guide the Planning Commission, Township Board and other Township bodies in their deliberations on zoning, subdivisions, capital improvements and other matters related to land use and development. The Master Plan and the Future Land Use Map, provide a stable, long-term basis for decision-making.
- The Master Plan provides the statutory basis upon which zoning decisions are made. The Michigan Zoning Enabling Act, P. A. 110 of 2006, requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Zoning Map.
- The Master Plan attempts to coordinate public improvements and private developments. For example, public and private investments such as road or sewer and water improvements should be located in areas identified in the



Master Plan, which result in the greatest benefit to the Township and its residents.

- The Master Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the Township's direction for the future.

HOW IS THE MASTER PLAN DIFFERENT FROM ZONING?

The master plan is not a zoning ordinance.

The Master Plan is the long-range policy guide for the land use and development of the Township. The Zoning Ordinance more specifically regulates the manner in which individual properties are used. The Zoning Ordinance is only one of a number of tools used to implement the Master Plan. Formulating a Master Plan is the first step in providing a sound and legal basis for revising the Zoning Ordinance and other regulatory ordinances, investing in public capital improvements, and guiding private land use decisions.

HOW HAS THE COMMUNITY BEEN INVOLVED?

The Master Planning process has relied on input from various stakeholder groups including civic groups, citizens-at-large, non-residential property owners, farm owners, planning consultants, Township staff, Township Board, and Planning Commissioners. Public input has also been obtained through a community survey, public work sessions and public hearings. Comments on the Plan have also been received from adjacent township, city, village and county governments.

WHO IS RESPONSIBLE FOR PLANNING AND ZONING?

The Township of Lima has a number of bodies that are actively involved in the planning and zoning decision-making process:

- Township Board - The Township Board is the chief governing body of the Township. By Michigan Statute, the Township Board approves rezoning requests, zoning and text amendments, and subdivision plats.

- Planning Commission - The Planning Commission is the principal recommending body to the Township Board on matters pertaining to the planning and development of the community. The Planning Commission approves site plans, site plan amendments and makes recommendations to the



Township Board on rezoning requests, zoning text amendments, special land uses and subdivision plats. Michigan Statutes require a Planning Commission to prepare a master plan. The Planning Commission can adopt the master plan if the Board has not designated itself by resolution as the approving body. In the case of Lima Township, the Township Board is the approving body of the Master Plan.

- Zoning Board of Appeals - The Zoning Board of Appeals interprets the Zoning Ordinance when requested and can grant dimensional variances.

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HISTORIC CONTEXT OF PLANNING IN LIMA TOWNSHIP

This is the latest Master Plan for Lima Township. Prior to the adoption of this document the Township Planning Commission and Board based decisions on its Zoning Ordinance, State and Federal Planning Laws and the previous Master Plan adopted in 1997, which was also amended on April 23, 2002.

Because of the expected growth of the community in the early part of the 21st Century and amendments to state statutes that recommend that a master plan be updated every five (5) years, the Township has decided to update their vision and land use implementation program for Lima Township. This decision has resulting in this current Master Plan.

The Township derives its authority for the preparation of a Master Plan from the Michigan Township Planning Act, P.A. 168 of 1959 as amended. Section 6 of the Act states:

"The township planning commission shall make and approve a basic plan as a guide for the development of unincorporated portions of the township. As a basis for the plan, the township planning commission may do any of the following: (a) Make inquiries, investigations, and surveys of all the resources of the township, (b) Assemble and analyze data and formulate plans for the proper conservation and uses of all resources, including a determination of the extent of probable future need for the most advantageous designation of lands having various use potentials and for services, facilities, and utilities required to equip those lands."

PAST PLANNING EFFORTS

- Lima Township General Development Plan published in 1975.
- **Chelsea Area Planning Team, formed in the early 1990's**

The Chelsea Area Planning Team (CAPT) was formed by a group of community leaders **concerned about growth pressures in and around Chelsea in the early 1990's**. CAPT consists of representatives from the Chelsea Chamber of Commerce, Chelsea School

District, the City of Chelsea and the surrounding townships of Dexter, Lima, Lyndon and Sylvan.

- Lima Township Master Plan, adopted April 15, 1997, amended April 23, 2002.
- Washtenaw County Comprehensive Master Plan adopted By the Washtenaw County Board of Commissioners, September 22, 2004.

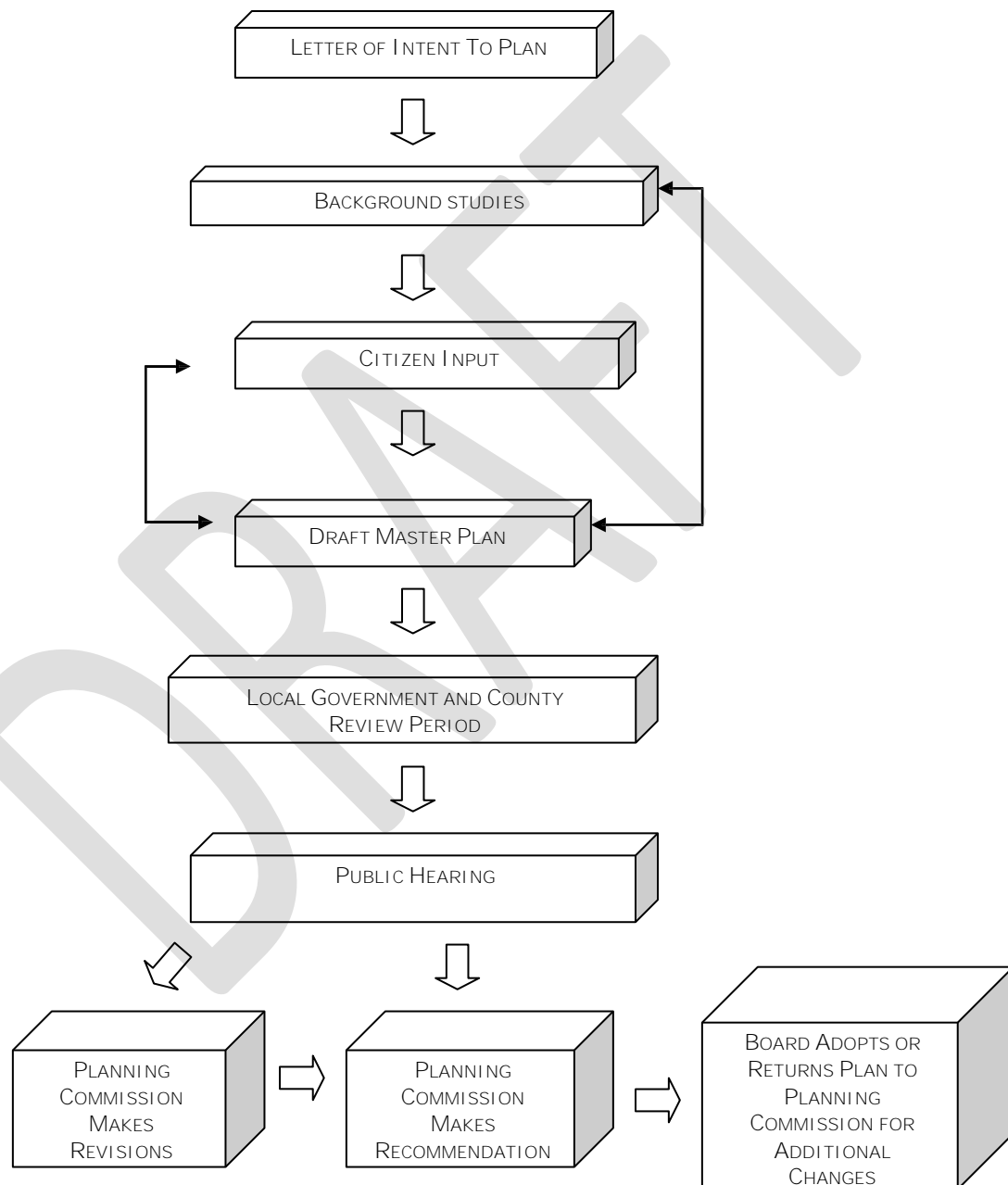
WHAT PROCESS HAS BEEN FOLLOWED?

The Township's response to change has been to undertake a systematic process, which involved analysis of the community, natural resources and citizen participation. The revised Master Plan will act as a guide for the orderly evolution of the Township, assist the community in its effort to maintain and enhance public health, safety and welfare, and inspire a vision of the future. The Master Plan has the following characteristics:

- It is a physical plan. Although social and economic conditions are considered, the plan will be a guide to the physical development of the community.
- It provides a long-range viewpoint. The Master Plan will guide land use and community development within a time frame of twenty (20) years. The Planning Commission is charged with the responsibility to review the Master Plan at least every five (5) years or sooner if needed.
- It is comprehensive, covering the entire Township and all the components that affect its physical makeup.
- It is a statement of policy regarding such issues as land use, community character and transportation, which impact the physical environment. As a policy, it must be sufficiently flexible to provide guidance for changing conditions and unanticipated events.

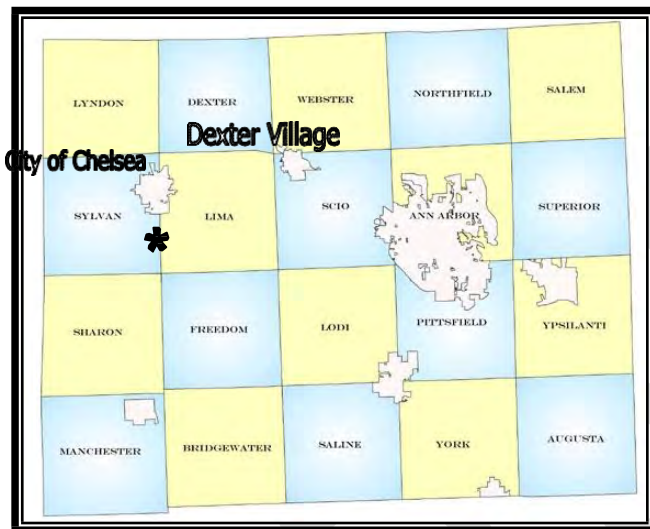
The following flow chart depicts the Master Plan process as a whole. Public input is obtained throughout.

LIMA TOWNSHIP MASTER PLANNING PROCESS



REGIONAL SETTING

Lima Township is located in the northwest quadrant of Washtenaw County directly east of the City of Chelsea and southwest of the Village of Dexter. The Township consists of approximately thirty six (36) square miles of land area. Interstate—94 (I-94), a limited access highway, runs east and west through the central portion of the Township with a full service interchange at Fletcher Road. This interchange crosses with Jackson Road, an east-west regional highway also known as Old US-12.



Just to the west of the Township is M-52, a State trunk line road running north and south, intersecting with both Jackson Road and I-94. The eastern boundary of the Township is Parker Road, which runs north and south. Dexter-Chelsea Road and Scio Church Road each provide major east-west access with the Township. The Penn Central railroad also bisects the Township. These transportation routes provide statewide, as

well as interstate access. The Township's location in relation to the Ann Arbor urban area makes it convenient for residential development.

It is not known what effect economic conditions may have on commuting patterns or housing costs, and thus the growth potential of Lima Township. The economic viability of agriculture will be a major determinant in the future landscape of the Township. Pressure for residential development is from the direction of the City of Chelsea, the Village of Dexter, Scio Township and the City of Ann Arbor.

The need to consider the region surrounding the Township is recognized in the development of this Plan. Lima is adjacent to both rural and developing townships, exclusive of the City of Chelsea and the Village of Dexter. Appropriate land use planning across borders facilitates implementation of compatible land development within the region, but is beyond the scope of this document.

HISTORY

A post office was established in Lima Township in 1832, and was first called Mill Creek. The name was changed to Lima Center. Asa Williams was the first postmaster and the Village of Lima was platted here in 1838 by W.A. Shaw, J.E. Freer and Abram Arnold.

The first township meeting in Lima was held in April, 1834, and called to order by Russell Parker having been elected Supervisor, with John K. Bingham chosen Clerk, and Oliver L. Cooper judge of elections. The Assessors were Elijah Cooper, Darius Pierce and Lemuel S. Scott; Constable and Collector, Elias Easton; Commissioners of Highways, Rodney Ackley, Samuel Cooper and John Davis; Commissioners of Common Schools, Frederick S. Sheldon, Solomon Sutherland and Oliver S. Cooper; Directors of the Poor, Samuel Clements and John Davis; Inspectors of Common Schools, Samuel Bradley, Oliver L. Cooper, Darius Pierce, Elkanah Downer, and Deacon G. Willits; Poundmaster, John Harford; Fence Viewers, Curtis Hurd, Joseph P. Riggs and John K. Bingham. This meeting was held at the house of John Harford and the first act of the electors of the township was to pass a resolution that the town would pay a bounty on wolf scalps.



The Michigan Gazetteer of 1837 described the **township as: "Lima Center, village and post office,** Washtenaw County and the Township of Lima, pleasantly situated on the branch of Mill creek has grown up. The territorial road from Ann Arbor to St. Joseph passed through it. This place is quite thriving and there are large quantities of hydraulic power that might be used to advantage in the **vicinity."** It was the completion of the **Michigan Central Railroad** through Dexter and Chelsea to Jackson that sidetracked Lima Center and led to the decline of the hamlet.

LEGAL AND LEGISLATIVE RESOURCES AND CHANGES

Several state, federal and local programs address various land preservation and open space options. These programs can serve as tools for shaping the future land use of the Township. Statutes and programs related to land preservation, open space and other planning issues are listed below for informational purposes.



FEDERAL

- Conservation of Private Grazing Land Program, National; Federal Laws; 16 U.S.C. § 3839bb (2004).
- Conservation Reserve Program, National; Federal Laws; 16 U.S.C. §§ 3831- 3835a (2004).
- Conservation Security Program, National; Federal Laws; 16 U.S.C. §§ 3838- 3838c (2004).
- Environmental Quality Incentives Program, National; Federal Laws; 16 U.S.C. §§ 3839aa to 3839aa-9 (2004).
- Farm and Ranch Lands Protection Program, National; Federal Laws; 16 U.S.C. §§ 3830, 3838h-i (2004).
- Farmland Protection Policy Act, National; Federal Laws; 7 USC §§ 4201 - 4209 (2004).
- Wetlands Reserve Program, National; Federal Laws; 16 U.S.C. §§ 3837 - 3837a, 3837c (2004).

STATE

- Conservation and Historic Preservation Easement, Sub part 11 of Part 21 of the Michigan Natural Resources and Environmental Protection Act - MCL §§ 324.2140 et seq.

- Wetland Protection, Part 303 of the Michigan Natural Resources and Environmental Protection Act - MCL §§ 324.30301 et seq.; (Legislative Findings MCL § 324.30302);
- Inland Lakes and Streams, Part 301 of the Michigan Natural Resources and Environmental Protection Act - MCL §§ 324.30101 et seq.
- Farmland and Open Space Preservation, Part 361 of the Michigan Natural Resources and Environmental Protection Act - MCL §§ 324.36101 et seq.
- State of Michigan Farmland Preservation Program (PDR).
- Other State of Michigan laws related to farmland preservation:
 - Michigan Circuit Breaker Statute, MI; State Laws; Mich. Comp. Laws § 324.36109 (2006).
 - Michigan Conservation Easement Enabling Statutes, MI; State Laws; Mich. Comp. Laws §§ 324.2140 to 324.2144 (2005).
 - Michigan Right to Farm Enabling Statutes, MI; State Laws; Mich. Comp. Laws §§ 286.471 to 286.474 (2005).
 - Michigan TDR Enabling Statutes, MI; State Laws; Mich. Comp. Laws §§ 324.36101 to .36104 (2004).

LOCAL

Lima Township Zoning Ordinance

The Lima Township Zoning Ordinance was prepared by the Planning Commission and adopted by the Lima Township Board of Trustees on March 1, 2005. It became effective March 17, 2005. There have been numerous amendments to update the Zoning Ordinance over the years to address new and unforeseen planning and zoning issues that have arisen. In all case careful consideration of the policies in this master plan have been a critical component of any amendment process.

Lima Township Private Road Ordinance

The Township prepared a new private road ordinance, adopted in April of 2006.

Lima Township Sewer Service District

The Original Lima Township Sewer Service District Map (see Appendix A) was prepared by the Planning Commission and adopted by the Lima Township Board of Trustees October 10, 2005. The map boundaries coincide with higher density development future and use designation on the Future Land Use Map. See the Map that was developed at a time when there was a mixed use mixed density development planned around the Fletcher Road interchange. The Sewer Service District map can be changed by resolution of the Township Board.

LIMA TOWNSHIP COMMUNITY WASTEWATER UTILITY SYSTEMS ORDINANCE

This Ordinance regulates the activities of private community wastewater treatment and utility systems. It provides a procedure for obtaining a permit from the Township to construct and operate such private wastewater treatment facilities and provides for penalties and enforcement for violations. It is also designed to protect and preserve the public and environmental health, safety and welfare. Community Wastewater Utility Systems can be problematic if not design and managed appropriately. It may be more appropriate to find a way for development requiring wastewater facilities that are not handled on site through a septic field to be tied into a larger municipal system.

OTHER CHANGES

Conditional Rezoning

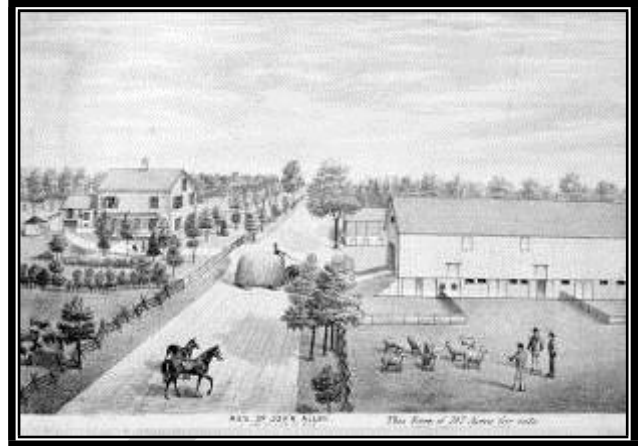
Public Act 577 of 2005, which amended Public Act 184 of 1943, The Township Zoning Act, makes it possible for a conditional rezoning to take place. Townships are prohibited from soliciting a conditional rezoning or from making it a condition for rezoning land. This change is incorporated into the Michigan Zoning Enabling Act that took effect July 1, 2006.

Michigan Natural Resources and Environmental Protection Act, Public Act. 451 of 1994

Late in 2005, P.A. 451 was amended with the following addition:

"The activities of a private, investor-owned wastewater utility shall comply with all applicable provisions of this act, local zoning and other ordinances, and the construction and operation requirements of the federal water pollution control act and the national **environmental policy act of 1969, 42 USC 4321 to 4335, and 4341 50 4347."** (Source: P.A. 451, 324.4108, Section 4108, paragraph 2. Effective Nov. 7, 2005)

The operative phrase in the above paragraph is, **“shall comply with all applicable provisions of this act, local zoning and other ordinances.”** Previous to this amendment the Michigan Department of Environmental Quality (MDEQ) had the sole authority to grant a license for the operation of a private community waste treatment system. The amendment to P.A. 451 opens the door to the regulation of private community waste treatment systems and the implementation of performance standards.



Michigan Zoning Enabling Act, P.A. 110 of 2006

The Michigan Legislature adopted P.A. 110 of 2006 (Michigan Zoning Enabling Act, M.C.L. 125.3101 et seq.) and the Governor signed it into law on April 7, 2006. The statute took effect July 1, 2006.

This bill codifies the zoning enabling acts for cities, villages, townships, and counties. It repeals the existing acts: 1921 PA 207 (M.C.L. 125.581 - 125.600), 1943 PA 183 (M.C.L. 125.201 - 125.240) & 1943 PA 184 (M.C.L. 125.271 - 125.310). This is a major change for zoning in Michigan. The codification of the three acts into one has resulted in process and procedure changes.

Some of the major changes include:

- Reorganization of all elements and the addition of new definitions.
- New public hearing notice requirements for all zoning activities.
- Phasing out zoning boards (not zoning boards of appeals).
- Changes to use variance authority, standards and procedures.
- Elimination of state review of county zoning ordinances and amendments.

GENERAL ECONOMIC CLIMATE AND DEVELOPMENT PRESSURES

Growing pressure for residential development is based upon a number of influences, some of which are documented below:

- Ann Arbor Greenbelt Plan

The Ann Arbor Greenbelt Plan could push development closer to Lima Township faster than anticipated by reducing the amount of land available for development near the City of Ann Arbor. The Township needs to carefully plan for that additional pressure.

- Village of Dexter

The scheduled Baker Road interchange improvements could facilitate residential development adjacent to the Village of Dexter. Current initiatives being discussed are development toward the area south of the Village along Baker Road. While at this time growth in this area does not appear to create a direct annexation issue for Lima Township, it may relieve some of the development pressure on the Township. It should also be mentioned that the Village is also considering becoming a city with a change in its boundary to the west.

- Fletcher Road Interchange

Fletcher Road interchange improvements are not anticipated in the near future. Lack of improvements for the interchange could have a dampening effect on growth north and south of the interchange in Lima Township.

- City of Chelsea

Chelsea was incorporated as a City in 2004. As a result, Lima Township lost seven hundred seven (707) residents. This change in Township population should be noted when reviewing demographic statistics addressed in the Background Studies section of the Plan.

- Availability of Land

One of the factors that drive development is the ability to assemble large tracts of land. However, this is dependent on the availability of large land parcels and owners who are willing to sell. Currently, Lima Township has approximately one hundred fifty-seven (157) parcels of land that are forty (40) acres or larger. While the willingness of individuals to sell

land is hard to quantify, the average age of farm operators is not. According to the 2002 Census of Agriculture the average age of farm operators in Washtenaw County is 55.2 years. The number of farm operators nearing retirement age, the availability of large tracts of land, and the close proximity to Chelsea and Ann Arbor via Interstate-94 makes the Township attractive for developers.

Note 1: Does not include three (3) state owned parcels, Source: Washtenaw County.

Chelsea Community Fair, 2006



BACKGROUND STUDIES



Prior to developing a Master Plan a comprehensive inventory of cultural and natural resources must be conducted. Information gathered through this process is critical to the accurate projection of future development patterns and the establishment of goals and policies.

POPULATION AND HOUSING

According to the U.S. Census Bureau, the 2020 population of Lima Township was 4,024, an increase of 717, or 22%, between 2010 and 2020. As shown in Figure 1, the population of the Township increased at a relatively steady rate between 1940 and 1970. Between 1970 and 1980 Lima Township experienced a 64.5% increase in population. After the phenomenal growth rate of the 1970's the Township's growth slowed significantly, posting a growth rate of less than 1% between 1980 and 1990. Growth returned to previous levels with an 18% increase between 1990 and 2000. Between 2020 and 2045 the Southeast Michigan Council of Governments estimates that the Township's population will increase from 4,024 to 4869. This represents an increase of 845 or about twenty (20.1%) percent.

Figure 1. Total population, SEMCOG 2022, Lima Township

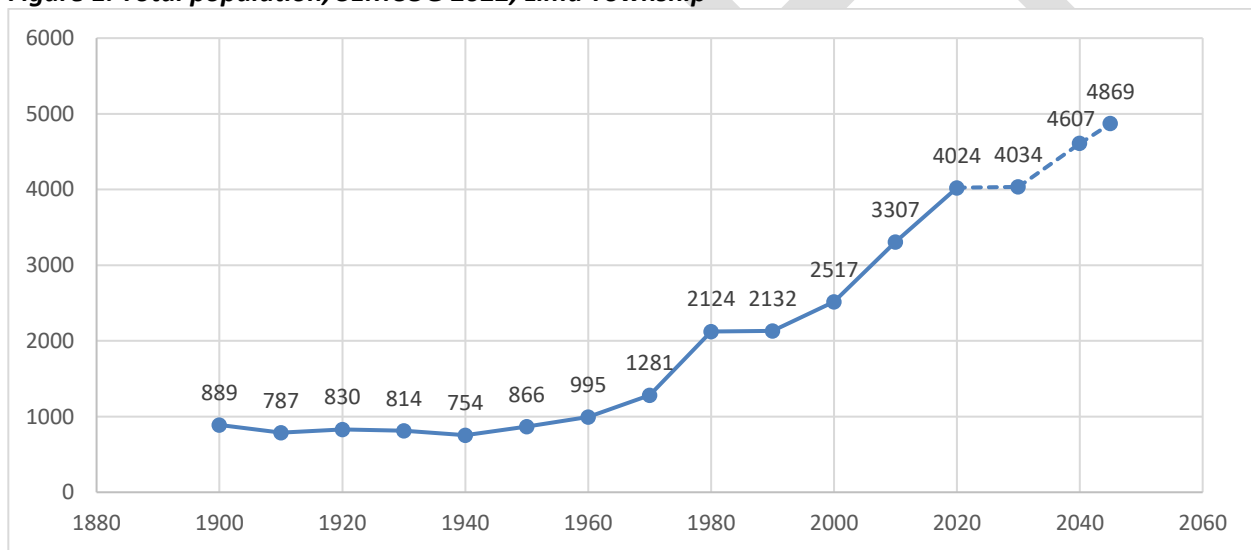
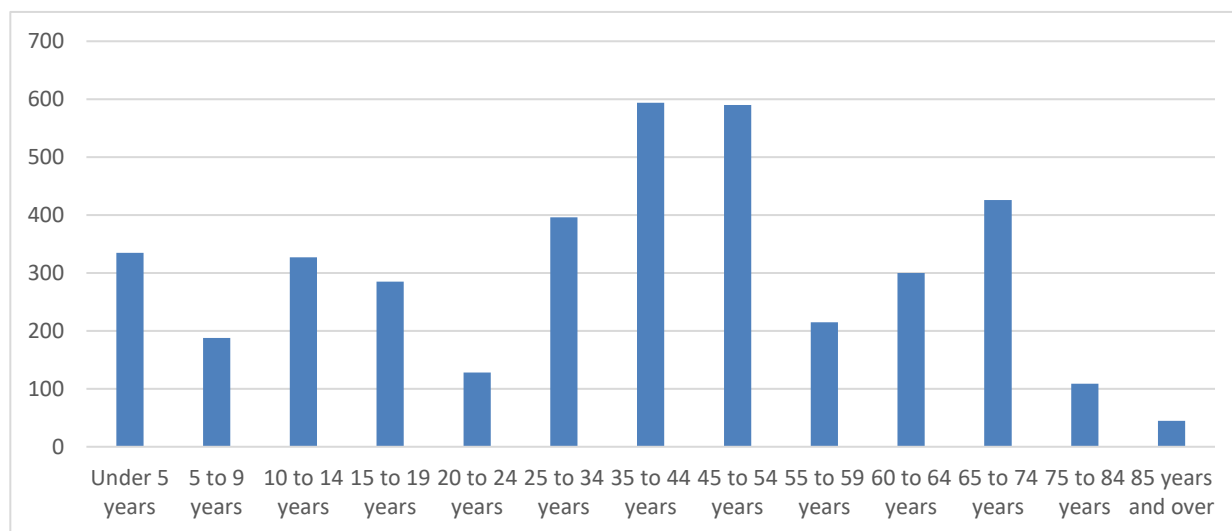


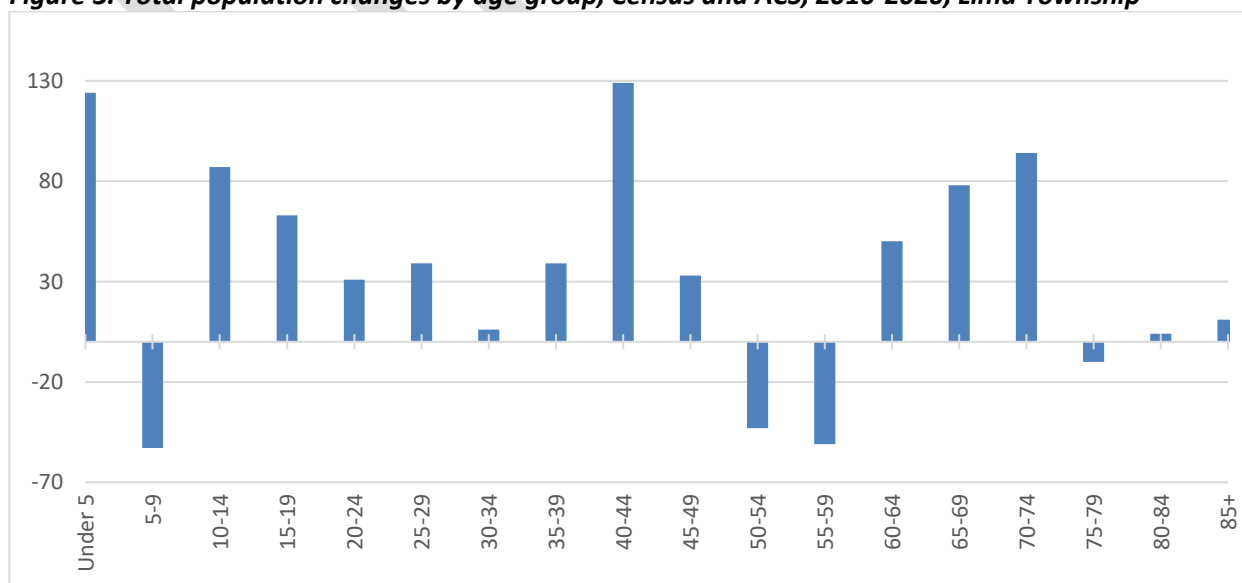
Figure 2 indicates the number of residents in the Township by five-year age increments. The two most populous age groups are the 35-to-44 and 45-to-54-year age groups. Furthermore, the high proportion of adults of retirement age (65+) illustrates a growing trend of an aging population.

Figure 2. Population by age group, ACS 2020, Lima Township



The changes in population structure in Lima Township between 2010 and 2020 lend further insight into the changing population. Figure 3 shows the changes in each age group between 2010 and 2020. Most age groups experienced growth, but the 5-9, 50-59 and 75-59 age groups experienced declines. The age groups which experienced the greatest growth are the under 5, 40-44, and 70-74 age groups.

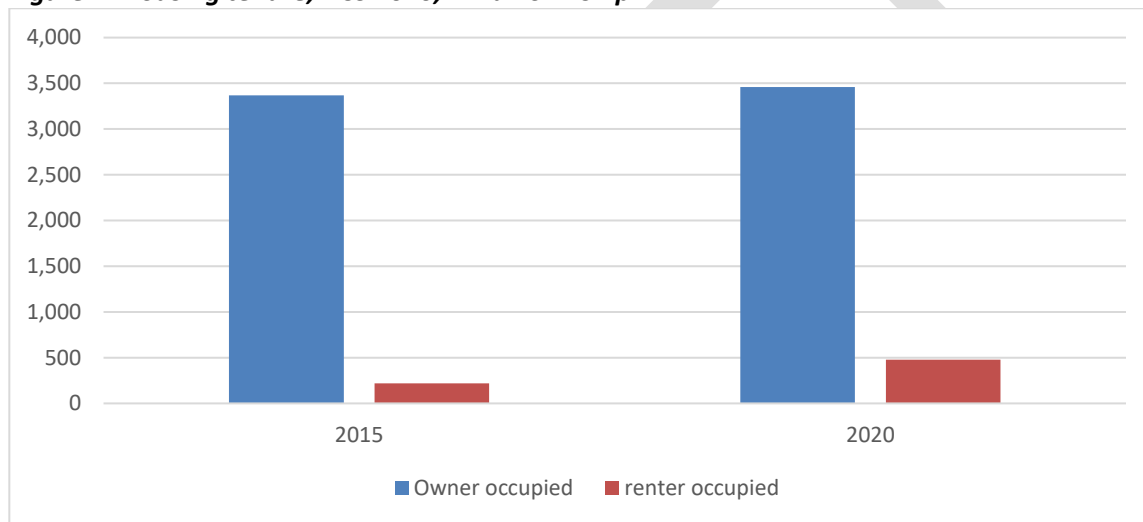
Figure 3. Total population changes by age group, Census and ACS, 2010-2020, Lima Township



Ninety-nine (99%) of residential structures in Howell are single units, reflecting the rural nature of the Township.

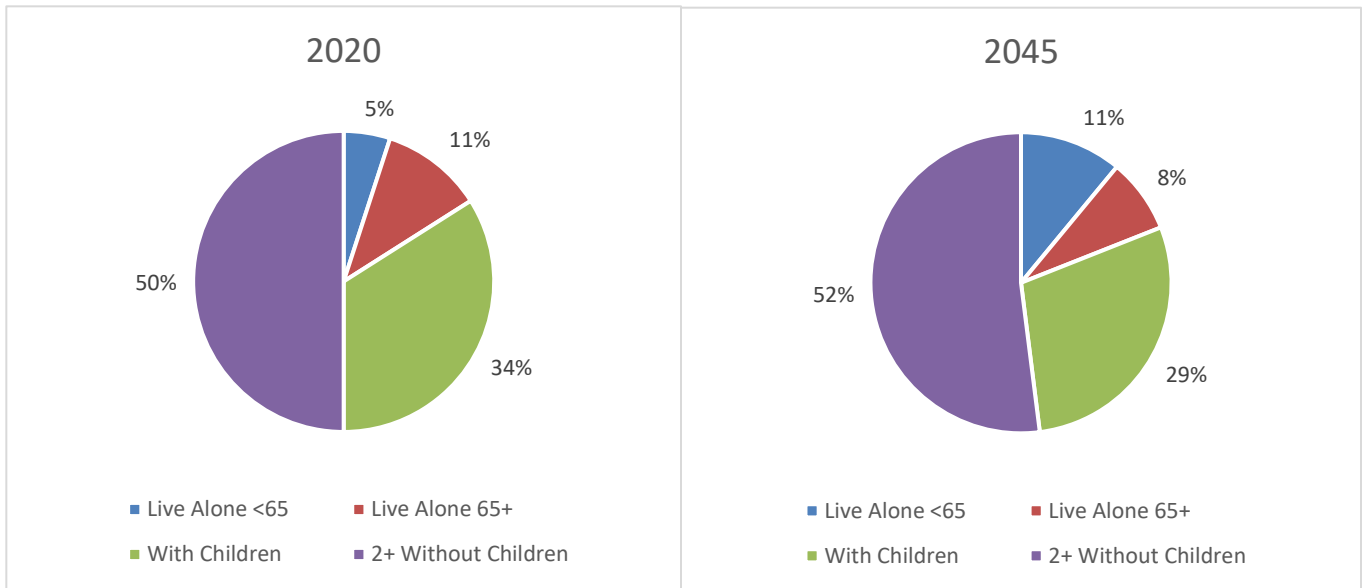
Although the township is predominately made up of owner-occupied housing units, the housing tenure in Lima changed from 2015 to 2020 to include more renters. As Figure 4 shows, the number of renter-occupied units in the township more than doubled during those five years, growing from 220 to 477 renter-occupied units. Conversely, the number of owner-occupied units increased by less than 3%.

Figure 4. Housing tenure, ACS 2020, Lima Township



In 2020, 34% of Lima township households included children, 50% included multiple adults without children, and 16% consisted of adults living alone (see Figure 5). SEMCOG forecasts predict that by 2045, these values will shift slightly to reflect fewer households including children. Consistent with broader trends, the number of adults living alone is predicted to increase from 16% of households to 19% of households, with the share of adults living alone who are 65 years or older more than doubling.

Figure 5. Household structure, SEMCOG 2020 and 2045 forecast, Lima Township



Inconsistent with broader trends and the Washtenaw County average, the average household size of Lima Township did increase from 2010 to 2020, as shown in Figure 6. However, SEMCOG forecasts indicate that the average household size in Lima Township will decrease from 2.83 to 2.47 from 2020 to 2045. These forecasted trends reflect the expected decline in households containing children along with the expected increase in adults already living alone continue to age in alignment with the growing trend of an aging population.

Figure 6. Average household size, SEMCOG 2022, Lima Township and Washtenaw County

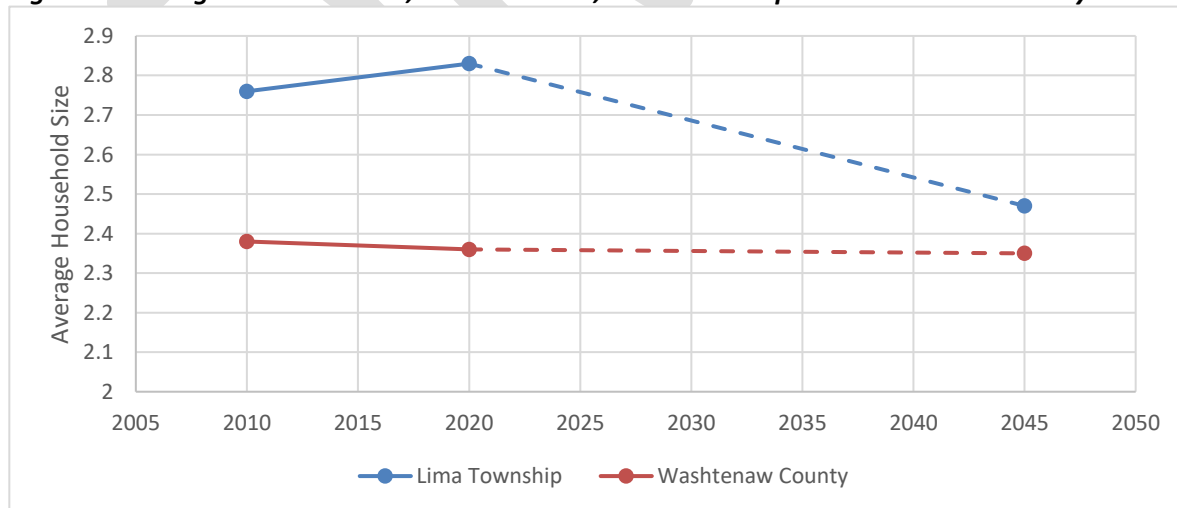


Figure 7 illustrates the total number of building permits issued each year in Lima Township between 2000 and 2022. Over this period, Lima Township averaged twenty-six (26) new residential building permits annually, all single-family with thirteen (13) being demolitions. The peaks and valleys of residential building are readily identifiable and mirror somewhat the same circumstances of the economy. The early part of the last decade was normal, statistically, for the Township in terms of building permits; however, the number of permits for single-family residences spiked in 2004, with a total of forty-two (42) permits and almost doubled again in 2005 when eighty-two (82) permits were issued. These increases reflect the results of a long anticipated residential subdivision finally coming online in late 2004. Since that time there has been another recession which greatly affected the entire country with states like Michigan being hit the hardest. Since that time, Lima Township experienced additional declines in building permit issuance, with the COVID pandemic contributing to only eighteen (18) permits issued in 2021 and only two (2) permits issued so far in 2022, according to SEMCOG. It is not likely that a spike like the one seen in 2005 will be seen again without a large residential development being proposed. One hundred and seven (107) housing units are currently being constructed as part of the Thornton Farms housing development.

Figure 7. Total building permits issued, SEMCOG 2022, Lima Township.

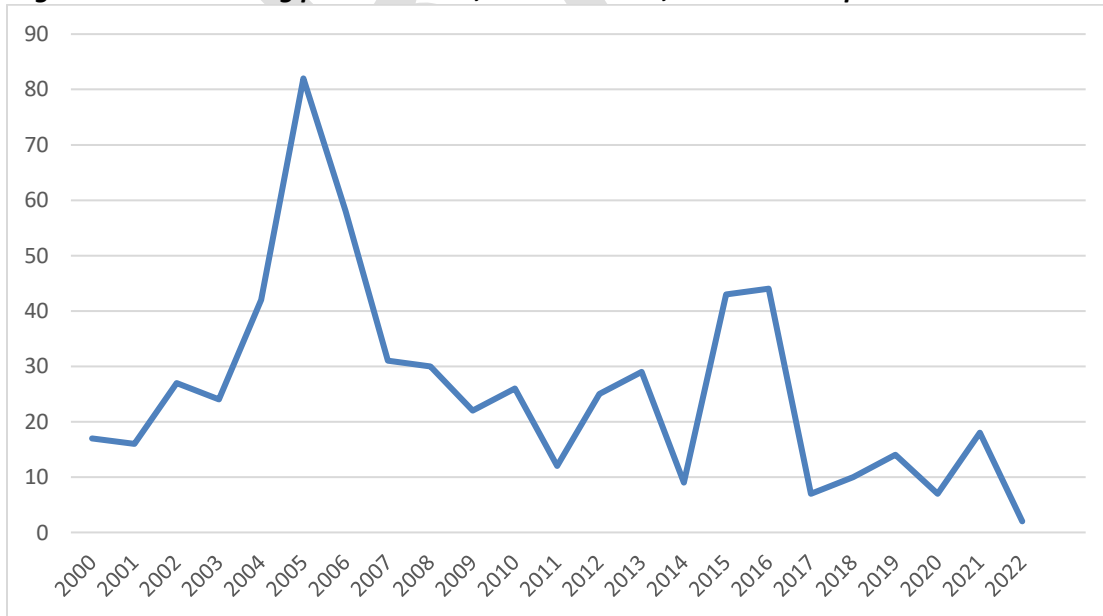
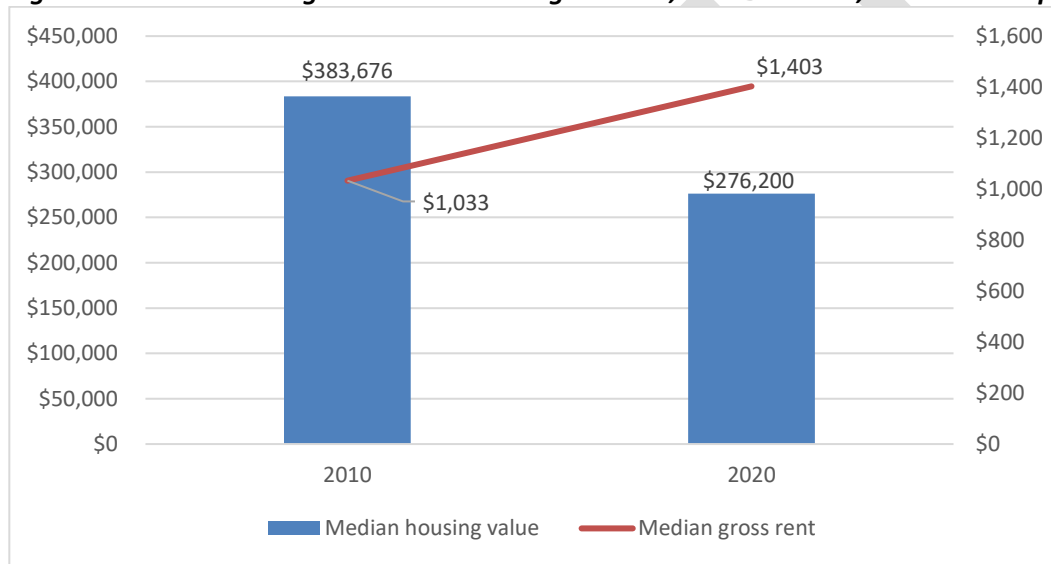


Figure 8 shows the changes in median housing value and median gross rent between 2010 and 2020. Between 2010 and 2020, the ACS estimates that the median housing value in Lima Township decreased by 28%. During the same time, the median gross rent increased over 35%. These conditions are attractive to both potential landlords and individuals with enough income wealth to enter the housing market. However, for those people who still cannot afford to purchase a home, Lima is becoming less affordable. Renter-occupied units comprise over 12% of housing units in Lima (see Figure 3), and this increase in median rent illustrates the discrepancy between the housing sales market and the housing rental market.

Figure 8. Median housing value and median gross rent, SEMCOG 2022, Lima Township.



Lima Township is experiencing an increasing population and is expected to experience a decrease in average household size. As a result, there will be further demand on the development of more housing units.

INCOME

Lima Township has one of the higher income rates in Washtenaw County, ranking ninth highest of twenty-six total municipalities (Table 1). The Lima Township median household income in 2020 was \$92,313 and the mean household income was \$112,506. Both values surpass the Washtenaw County values, as shown in Figure 9.

Table 1. Median household income, ACS 2020, Washtenaw County municipalities.

Municipality	Median Household Income (\$)
Ypsilanti City	40,028
Ypsilanti Charter Township	57,616
Chelsea City	66,250
Ann Arbor City	69,456
Superior Charter Township	69,746
Manchester Township	73,766
Northfield Township	77,326
Sylvan Township	77,667
Saline City	79,007
Freedom Township	81,000
Pittsfield Charter Township	84,021
Milan City	84,091
Sharon Township	84,286
Dexter City	86,944
Saline Township	87,308
Augusta Charter Township	87,633
Bridgewater Township	88,438
Lima Township	92,313
Salem Township	97,222
York Charter Township	102,171
Lyndon Township	107,200
Dexter Township	109,474
Lodi Township	123,942
Scio Township	127,394
Ann Arbor Township	138,382
Webster Township	145,833

Figure 9. Mean income and median income, ACS 2020, Lima Township and Washtenaw County.

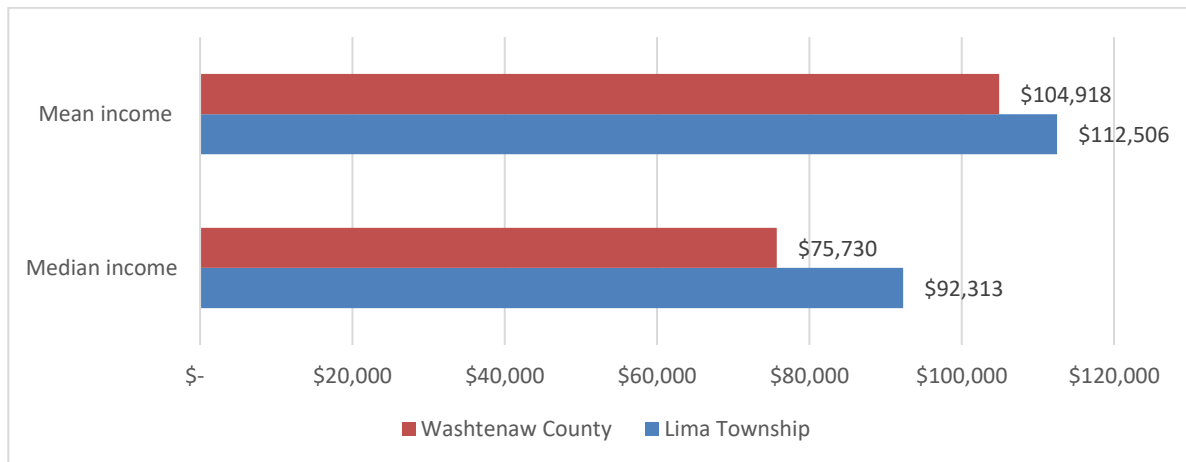
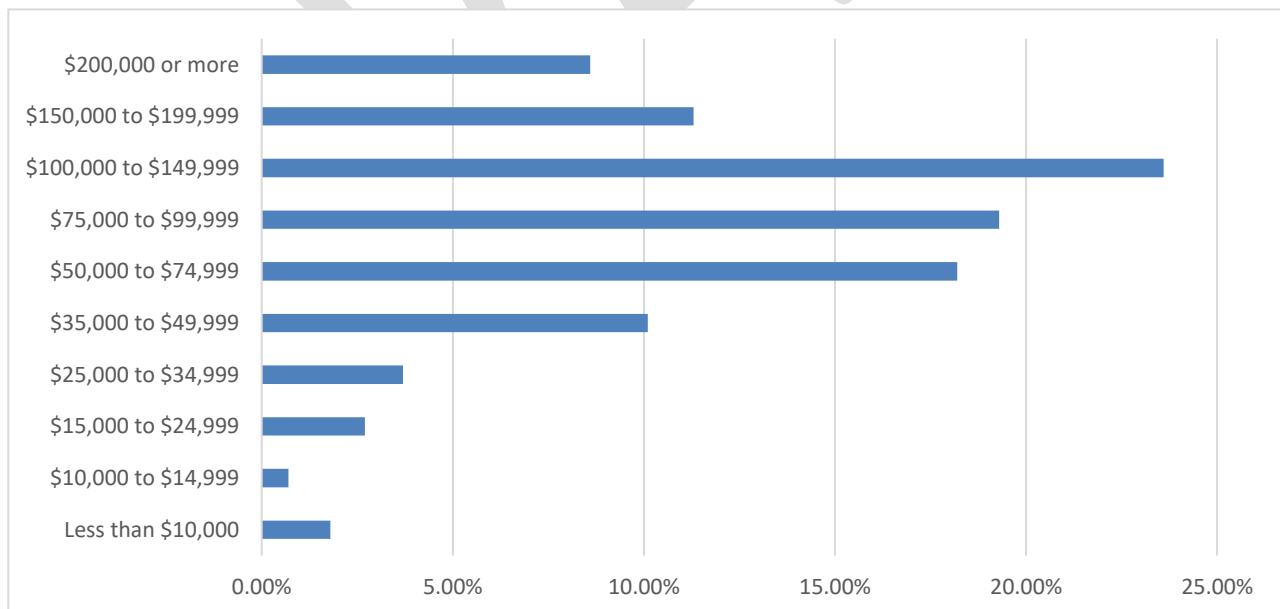


Figure 10 shows the distribution of household incomes in Lima Township. The largest income group is also aligned with the median income group, \$100,000 to \$149,000, comprising over 23% of all households in Lima Township. The majority (58.9%) of the households in this income group are families with multiple members, perhaps alluding to multiple income-earners contributing to the total household income.

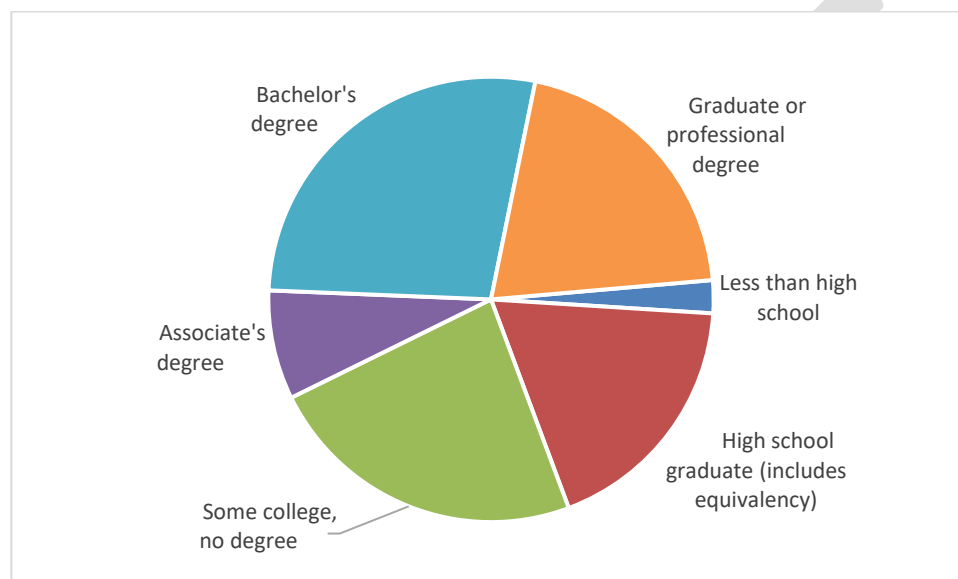
Figure 10. Annual household income by grouping. ACS 2020, Lima Township.



EDUCATION AND EMPLOYMENT

The educational attainment of adults in Lima Township aged 25 and over is illustrated in Figure 11. The educational attainment of residents of Lima Township is below the County average, but over 75% of residents 25 years and over still attended college to some degree, with over half of residents obtaining an associate's, bachelor's, and/or graduate or professional degree.

Figure 11. Educational attainment, ACS 2020, Lima Township.



According to the 2020 American Community Survey, Lima Township's 2020 unemployment rate was 1.4%, significantly lower than the Washtenaw County average of 4.5%. In 2020, 14% of employees living in Lima Township worked from home, although this number may have since shifted as a result of pandemic-induced changes to teleworking practices. SEMCOG forecasts predict that employment numbers in Lima Township will decline between 2015 and 2045, despite expected increases in population. In 2020, the most largely represented industry sector in Lima Township was Natural Resources, Mining, & Construction. However, it is forecasted that by 2045, both Administrative, Support, & Waste Services and Professional and Technical Services & Corporate HQ will surpass Natural Resources, Mining, & Construction to become the most largely represented sectors by Lima Township residents. Additionally, of all the assessed industry sectors, the Professional and Technical Services & Corporate HQ sector is expected to see the greatest percent change from 2015 to 2045 at 118%. Manufacturing and Wholesale Trade are expected to see the most drastic declines between 2015 and 2045.

Table 1. Jobs by Industry Sector, SEMCOG 2045 Forecasts, Lima Township.

Forecasted Jobs by Industry Sector	2020	2045	% Change 2015-2045
Natural Resources, Mining, & Construction	176	161	-5.3%
Manufacturing	160	64	-67.8%
Wholesale Trade	44	25	-50.0%
Retail Trade	72	62	-11.4%
Transportation, Warehousing, & Utilities	25	26	4.0%
Information & Financial Activities	93	96	-3.0%
Professional and Technical Services & Corporate HQ	91	179	118.3%
Administrative, Support, & Waste Services	135	192	84.6%
Education Services	10	11	22.2%
Healthcare Services	54	67	21.8%
Leisure & Hospitality	127	135	-15.1%
Other Services	62	51	-27.1%
Public Administration	3	3	0.0%
Total Employment Numbers	1,052	1,072	-2.1%

DEMOGRAPHICS SUMMARY

- With a shrinking average household size and increasing population, Lima Township is experiencing an increased number of total households, placing further demand on the development of more housing units. The share of renter-occupied units has increased but the number of residential building permit filings remains low. As housing options become limited, rental values have risen. However, housing values have been declining. Policy and programs that supports the evolving household structure and tenure of Lima Township residents should be considered to address housing attainability as well as availability.
- The aging population of Lima Township underscores the need to ensure that housing types, physical facilities, and programming is available to meet the needs of seniors.
- The total employment numbers in Lima Township are projected to decline slightly, but the changes of employment numbers in individual sectors is predicted to change dramatically. Revisiting zoning distribution can help to support the evolving landscape of business within Lima Township.

The natural environment of Lima Township offers both opportunities and limitations on the type and extent of future development. Certain areas are unsuitable for septic systems, unstable for building foundations, poorly drained and susceptible to flooding. While these factors place restrictions upon development, other natural resource factors present opportunities for development. Overall, the rural character of the Township offers a pleasant residential setting.

It is helpful to examine these natural resource factors to determine both the opportunities for and constraints to future development. This examination involves an inventory of resources, and a determination of the capability of the natural resource base to support future development.

Outside of the Township's Sewer Service District (See Map A-1), sewer service is not planned; therefore all development in these areas must utilize on-site septic tank absorption fields. Soils therefore, become an important element in the location of future land uses. Intense industrial or high density residential uses are not compatible with well and on-site septic tank absorption field systems.

In order to minimize risks to the environment and property values, it is important for future development to be constructed upon sites with suitable soils. Poor soils present problems such as poor foundation stability and septic field failure. The three major soil characteristics considered in the analysis of soil conditions are drainage, foundation stability and septic suitability. Within Lima Township, the three main soil associations are described as follows:

Boyer-Spinks-Houghton association: Nearly level to very steep, well drained soils that have a moderately coarse textured or coarse textured subsoil and coarse textured underlying material and nearly level, very poorly drained organic soils; in outwash areas. According to the Soil Survey of Washtenaw County, the Boyer-Spinks-Houghton types could pose a problem for septic fields.

Miami-Conover-Brookston association: Nearly level to very steep, well drained to very poorly drained soils that have a medium textured and moderately fine textured subsoil and medium textured underlying material; on till plains and moraines. This soil type poses severe limitations on septic fields.

Boyer-Fox-Sebewa association: Nearly level to steep, well drained and very poorly drained soils

that have a moderately coarse textured to moderately fine textured subsoil and coarse textured underlying material; found on outwash plains, valley trains, terraces, and moraines. This type also has severe limitations for septic fields.

The Washtenaw County Soil Survey has indicated that all soil types within the Township have some limitations for the development of septic systems. It should be recognized that this is a general survey and differences in soil suitability for individual septic systems may be found when soil samples are taken on individual parcels.

SEPTIC SUITABILITY

The location of septic systems on proper soils is very important. Septic field failures are often the result of poor soil permeability, or high water table. Soils such as compacted clays and silts will not allow wastewater to percolate through the filtering layers of soils. Furthermore, a high water table prohibits adequate filtering, thereby allowing the sewage effluent to pollute the groundwater supplies and contaminate residential wells.

GROUND WATER

It is most likely that a significant groundwater reservoir lies within the central portion of the Township. Well drilling within the Township for its present land uses has been generally successful with the average well depth being somewhat less than 100 feet. Because a majority of the Township is reliant upon septic fields and individual wells, groundwater recharge areas are very important. Groundwater recharge areas are depicted on Map 1.

WELL FIRST AREAS

The Washtenaw County Environmental Health Department has designated the following Sections of Lima Township as well first areas: 4, 5, 6, 7, 8, 9, 15 and 16. Obtaining an adequate water supply in these Sections has been known to be difficult. This means that a well permit must be issued before a building permit.

NATURALLY OCCURRING SALT

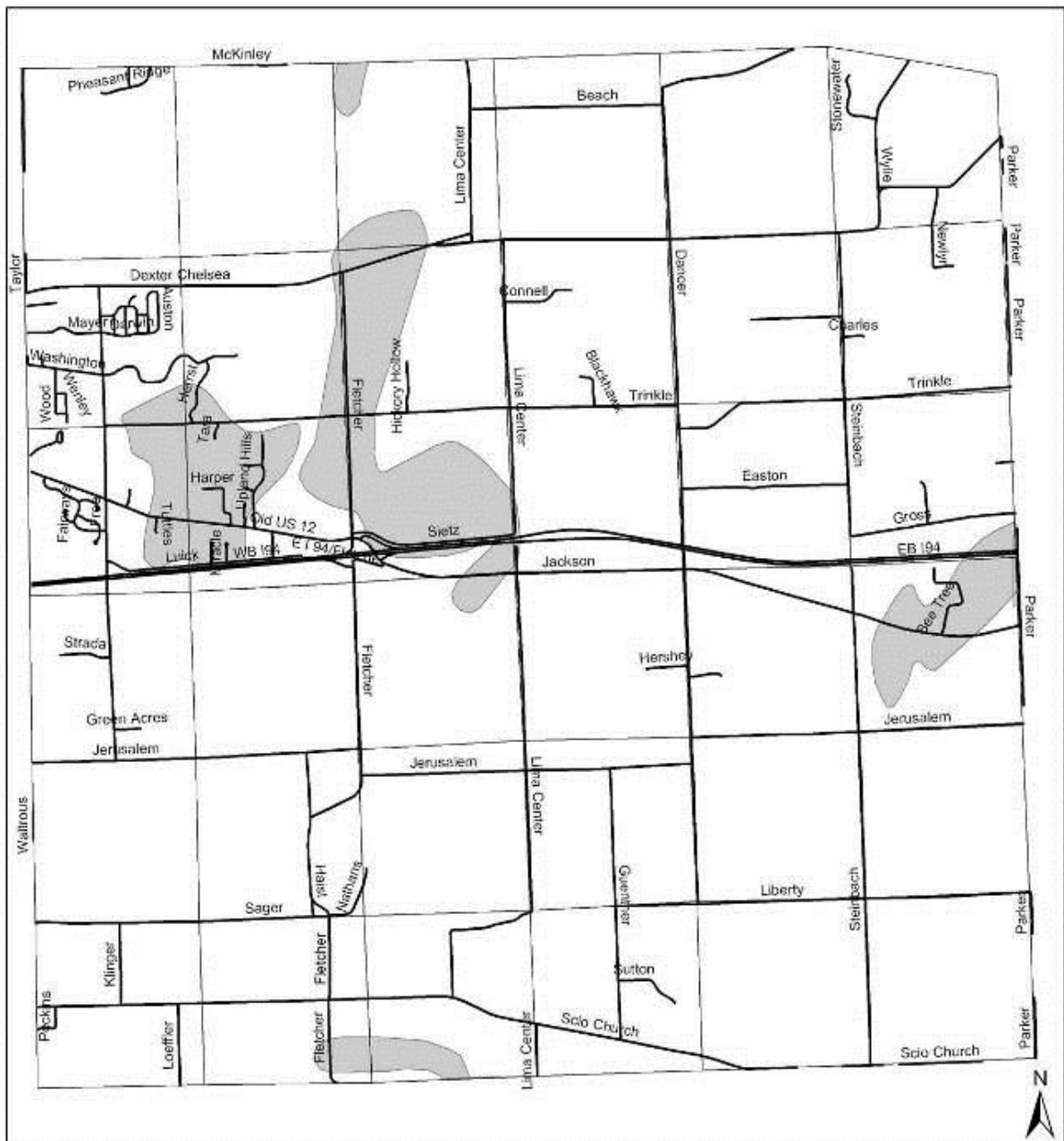
In addition to well first areas, the Washtenaw County Environmental Health Department has also identified areas of naturally occurring salt in the groundwater. These areas are located in southwest quadrant of Section 2, southeast quadrant of Section 3, northwest quadrant of Section 6, northeast quadrant of Section 10, and the northwest quadrant of Section 11.

NITRATES

The sources of nitrates, more specifically potassium nitrate or sodium nitrate, are fertilizers and sometimes animal wastes, which show up in groundwater supplies. In Lima Township, nitrates can be found in the groundwater in both Sections 28 and 29.

CONTAMINATED SITES

There are three (3) sites of contamination identified by the Michigan Department of Environmental **Quality (MDEQ) in Lima Township. These sites are included on the State's P.A. 307 listing.** Michigan's Public Act 307 of 1982 (The Michigan Environmental Response Act) provides for the identification, risk assessment and priority evaluation of environmental contamination sites in the state. The sites are known as Astro Manufacturing on Lima Center Road, Independent Heat Treatment on Dexter-Chelsea Road and Diversified Dimensional Deburring located on Luick Road.



**Lima Township Ground Water
Recharge Areas Map**

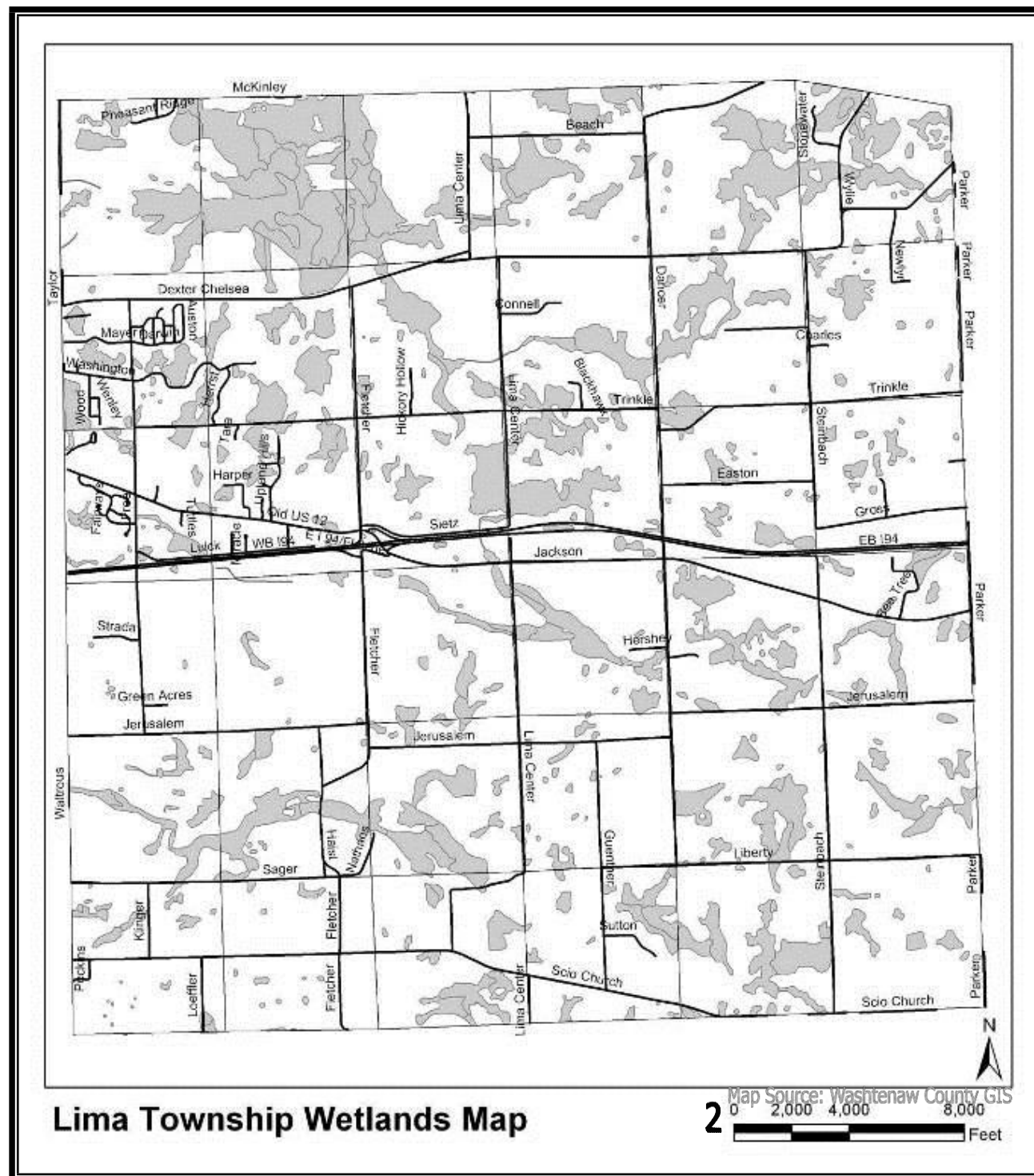
0 2,000 4,000 8,000
Map Source: Washtenaw County GIS
Feet

WETLANDS

Currently the Township relies on the Wetlands Protection Act for the regulation and preservation of wetlands. Wetland Protection (Part 303 of P.A. 451 of 1994, the Natural Resources and Environmental Protection Act) was developed by the State of Michigan to institute rules for any development within wetland areas. The Act regulates filling, draining, dredging and construction within any wetland area. Wetland soils have a frequent presence of water saturation. They also contain heavy concentrations of organic material such as peat, marl and decomposed vegetation. These soils are unsuitable for development but are important for supporting wetland vegetation, fish and wildlife habitat. They are also valuable for filtering sediment out of groundwater runoff.

Lima Township contains numerous areas of regulated wetlands. These wetlands have been identified by the MDNR and the U.S. Fish and Wildlife Service. Development is discouraged in wetland areas. Map 2 includes all areas inventoried as wetlands in the Michigan Resource Information System (MIRIS) maintained by the Land and Water Management Division of the MDNR in conjunction with the Washtenaw County Department of Environment and Planning. The MIRIS data was compiled from aerial photography, county data and U.S. Fish and Wildlife Maps. This data does not necessarily show all regulated or non-regulated wetlands.





FLOODPLAINS

Lima Township contains large portions of the Mill Creek drain and its associated floodplains. The terrain throughout the Township is cuplike. On the Township's periphery, high land is present and, as one progresses towards the center, elevation begins to drop. The Township contains some rolling terrain, but is generally level.

Portions of Mill Creek and selected tributaries are within a 100 year floodplain as established by the Federal Emergency Management Administration (FEMA). These floodplain areas are depicted on Map 3.

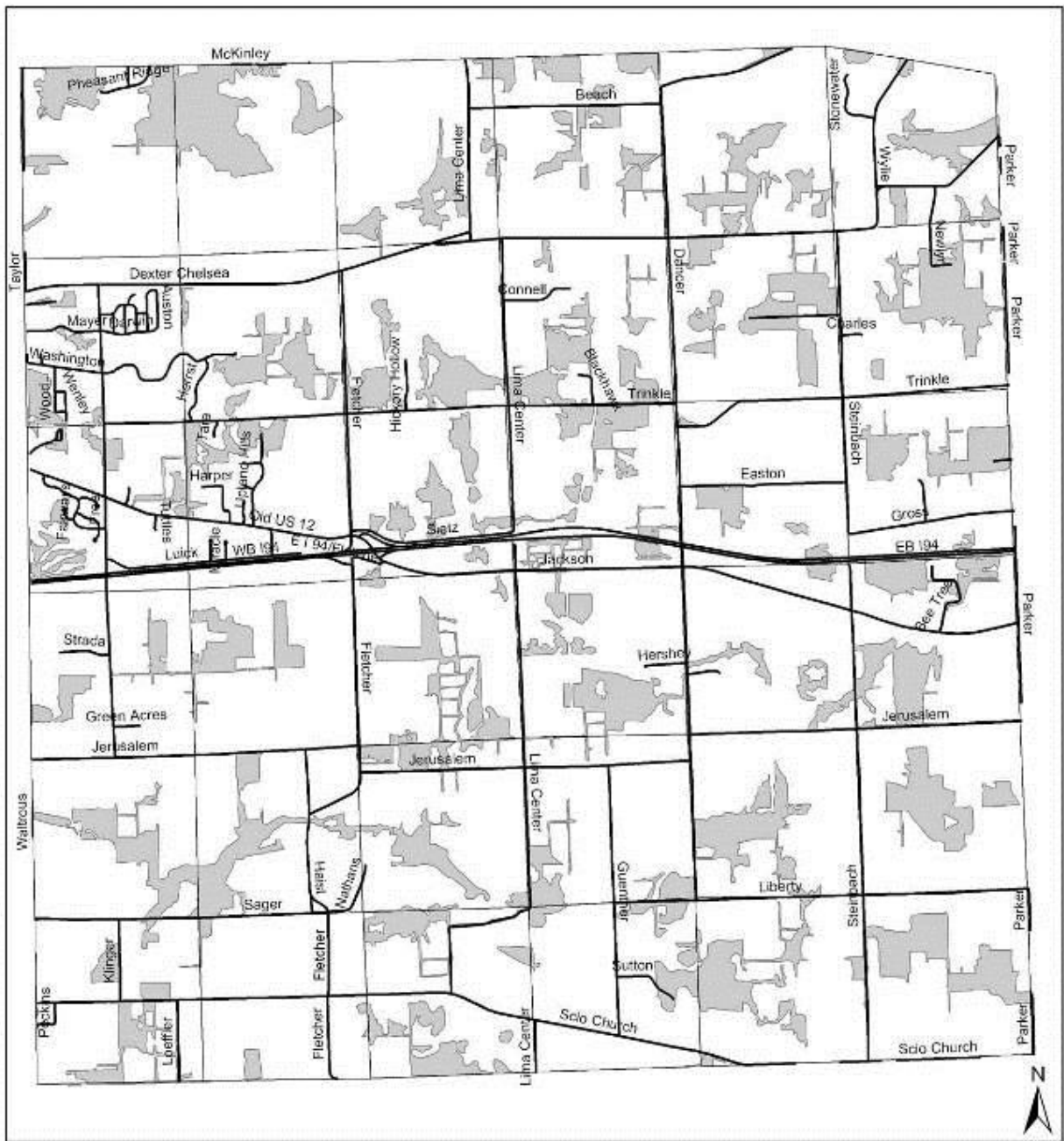


VEGETATION

The Township has an abundance of natural features which make it an attractive rural place to live. There are agricultural fields, hedgerows and fencerows, creeks and scattered woodlots. Each section of the Township has large woodlots that enhance the Township.

Major woodlands containing mixed hardwoods and pines have been mapped by the Washtenaw County Department of Planning and Environment and the Michigan Department of Natural Resources. A generalized map showing the general location of these woodlands is included on Map 4. The preservation of these natural resources should be utilized for open space, nature study areas and for buffering various types of land use. Mill Creek and its tributaries are forested in many areas throughout the Township and provide water recharge areas and filtering to maintain enhanced water quality. Natural features such as woodlands and streams add wildlife habitat and buffering to preserve the rural character of the Township.





Lima Township Woodlands Map

Map 4

Map Source: Washtenaw County GIS
0 2,000 4,000 8,000 Feet

SLOPES

The surface geology of the Township was formed 10,000 to 12,000 years ago when glacial activity deposited rock, soil and large blocks of ice. The ice blocks embedded within the soils eventually **melted and left depressions which are today's lakes and interconnecting creeks.**

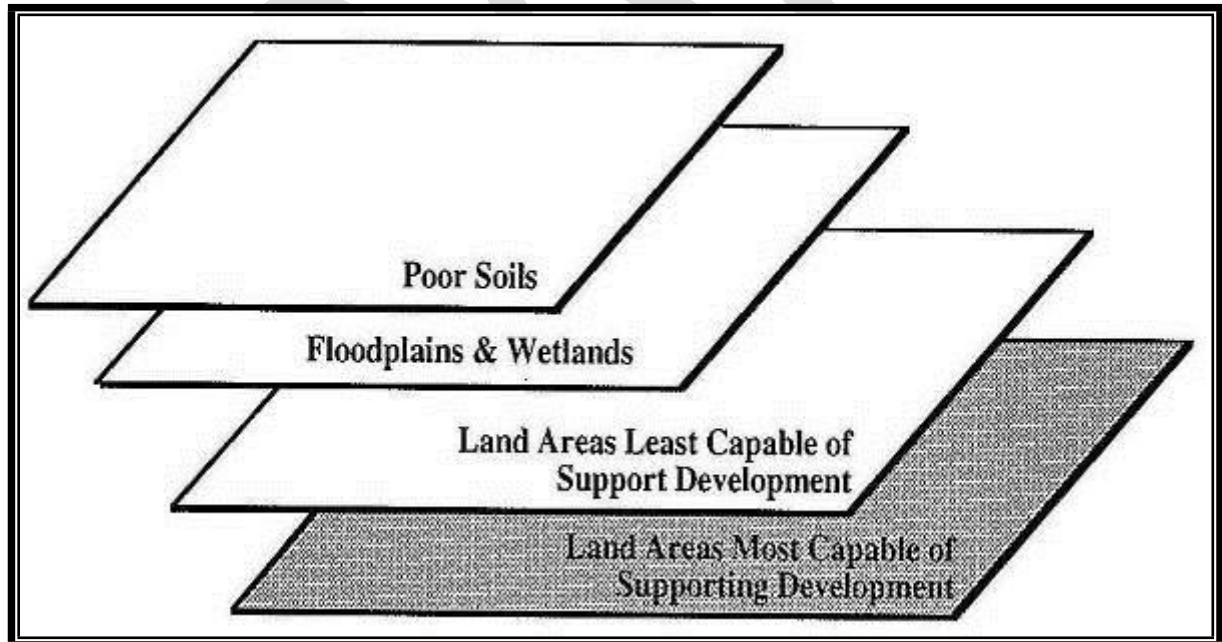
The Township's steepest slopes are found along its perimeter. Areas containing severe slopes and ravines should remain undisturbed. These areas should be viewed as natural and aesthetic open space areas. If development were to occur, sensitive site planning would be required along these slopes to prevent soil erosion. Care must be taken to ensure that extensive grading is minimized and to ensure that other natural features such as vegetation and topsoil are retained.

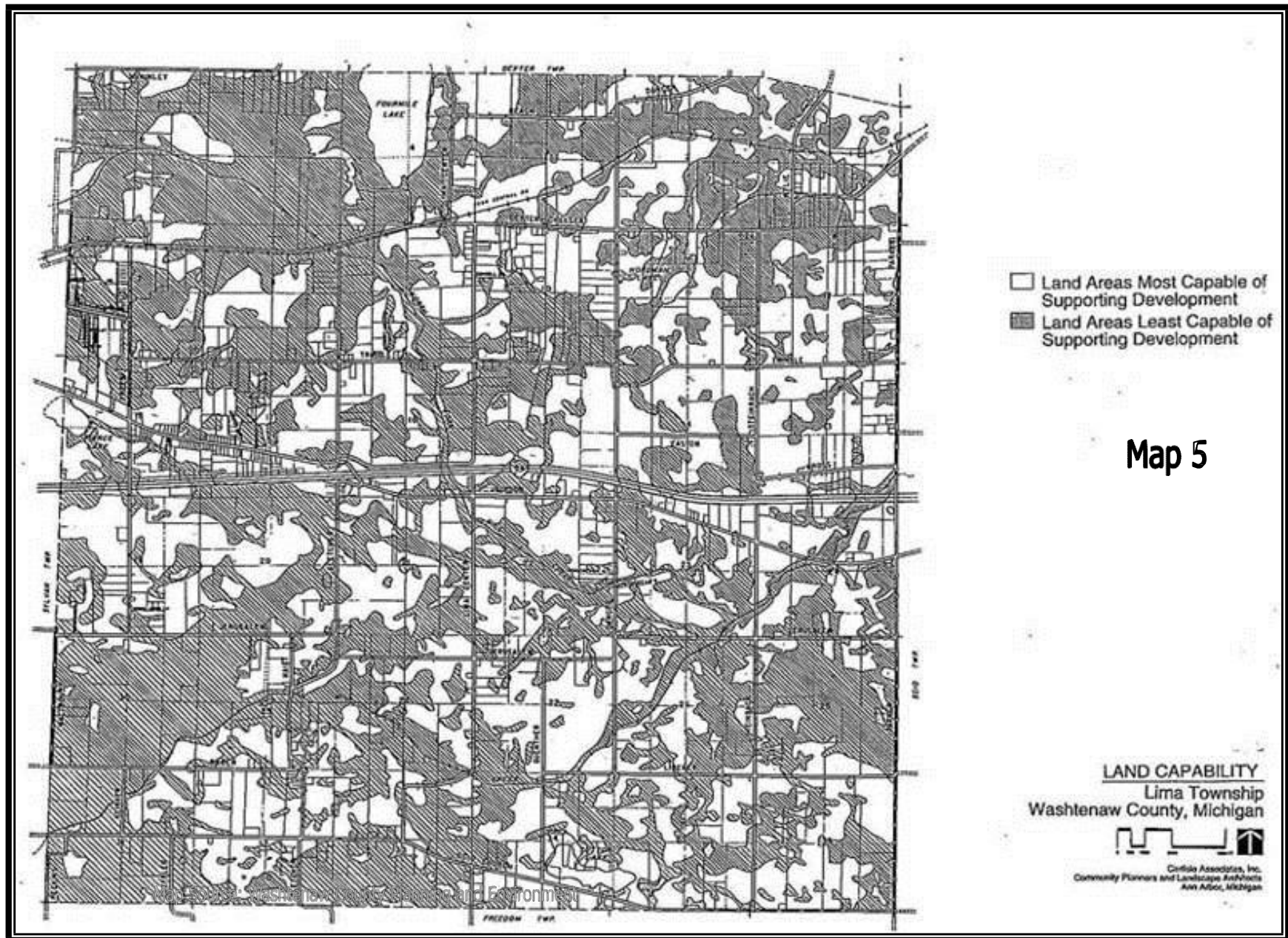
LAND CAPABILITY

The development capability of lands within Lima Township is illustrated on Map 5. This map is a composite of the following natural resource characteristics: poor soils, wetlands and floodplains. The Land Capability Map offers a generalized indication of which areas within the Township are most capable and least capable of supporting development with an on-site septic tank and absorption fields. The Land Capability Map is useful for general planning purposes; however, detailed site-specific inventory and analysis information should be required for any proposed development plans.

LAND CAPABILITY ANALYSIS

The illustration below indicates how land capability is developed. Map 5 is produced from a series of overlays, which map development constraints including poor soils, floodplains, and wetlands. The end result is composite map showing land areas least capable of development and land areas most capable of development.



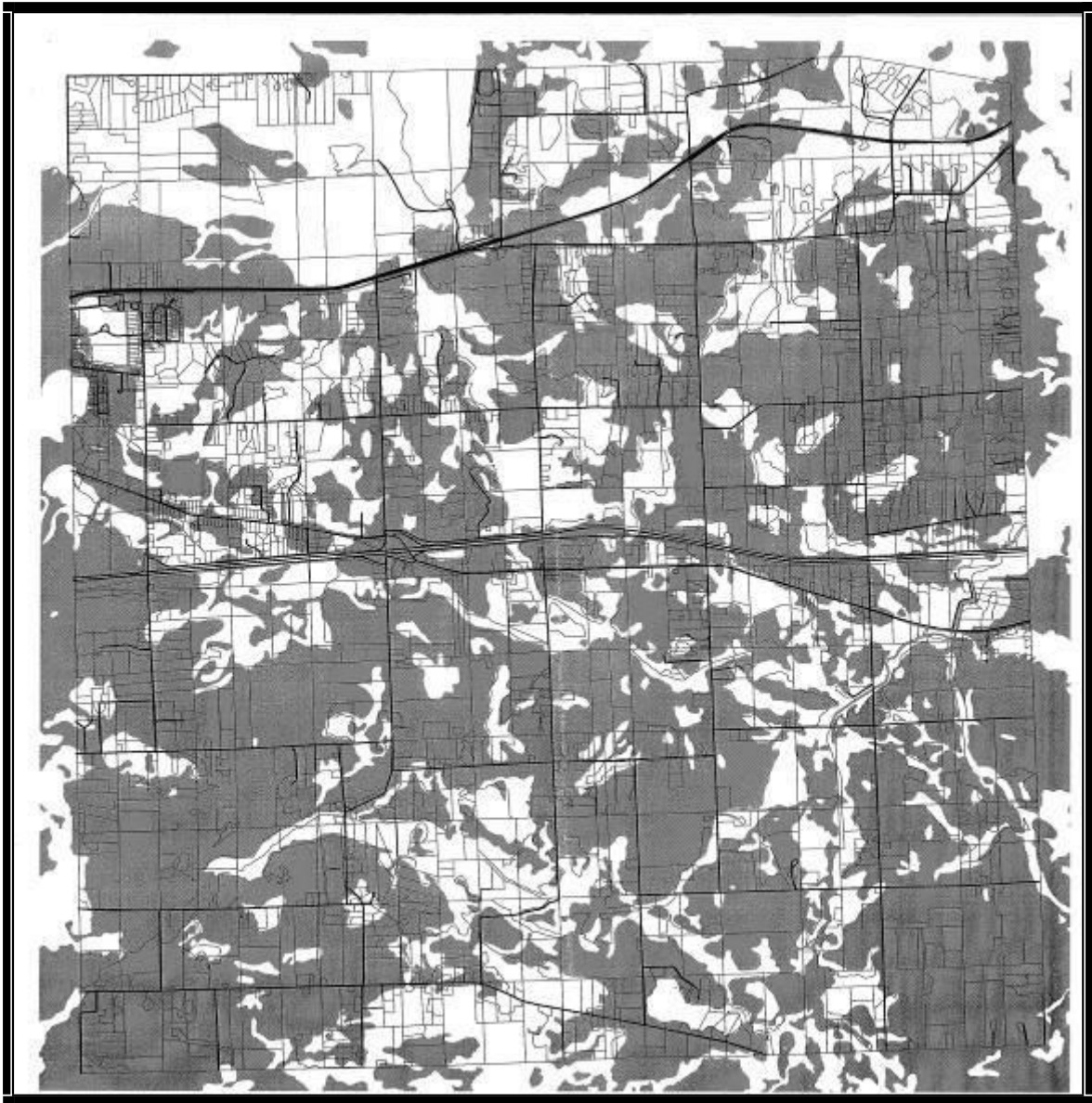


PRIME FARMLAND

Prime farmland is found throughout Lima Township (see Map 6). Areas not considered prime farmland are located within wetlands and along the creeks and drains within the Township.

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, forage, fiber, and oilseed crops in Washtenaw County. It could be cropland, pasture, range, forest or other land, but does not include urban or built-up land or water areas (i.e., Four Mile Lake, Nordman Lake, or Sutton Lake).





PRIME FARMLAND

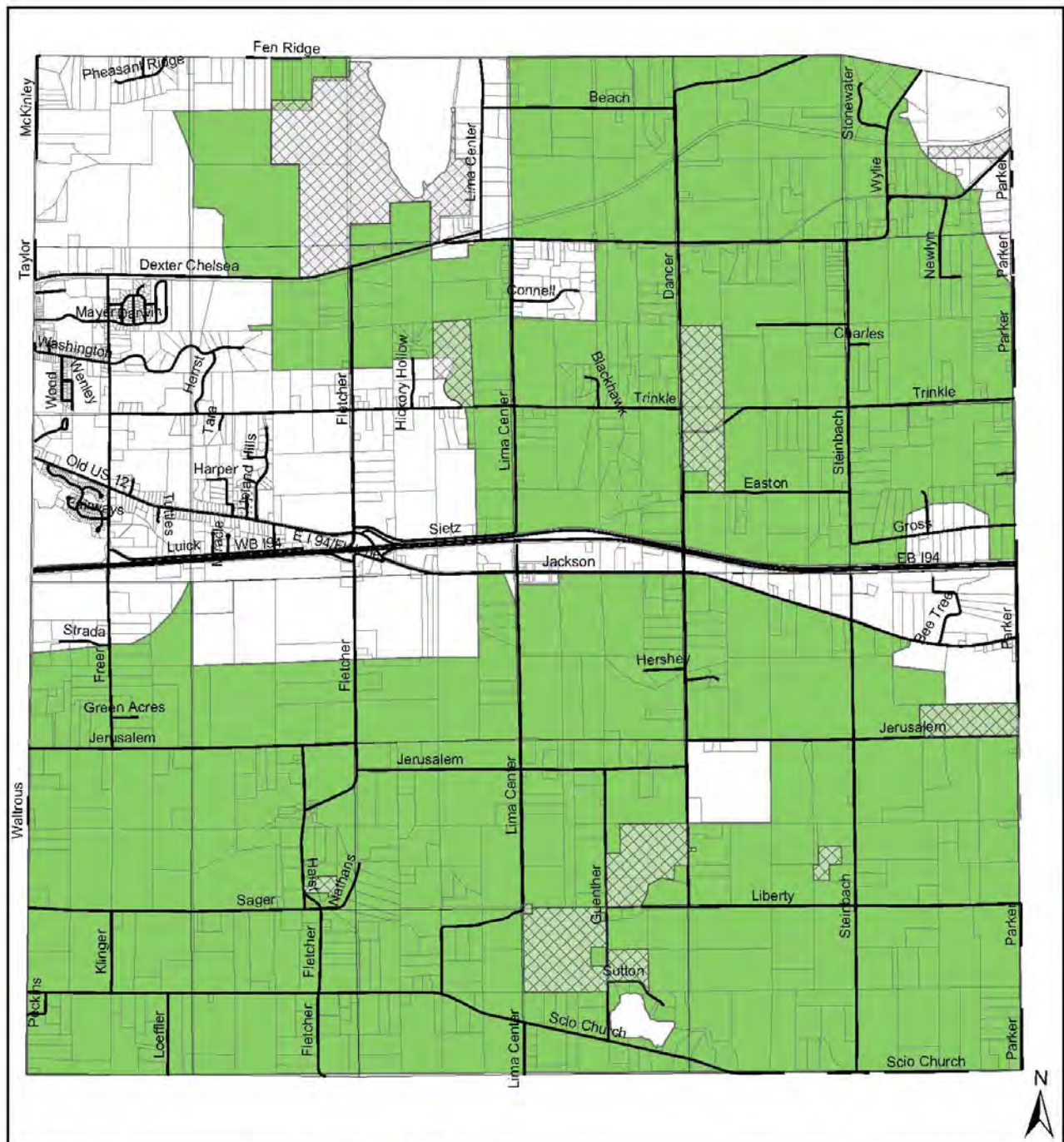
SOURCE: U.S. SOIL CONSERVATION SERVICE

Map 6



The effects of land speculation, increasing property values and taxes, and rural/urban conflicts tend to work against keeping land in active agriculture. The Michigan Farmland and Open Space Preservation Act, (Act 116, P.A. of 1974) is designed to lessen some of the development pressures. Under this program, owners of farmland receive a credit against their state income tax liability. In return for this credit, the State of Michigan receives the development rights to the property for a specified number of years, but not less than ten. Map 7 depicts lands enrolled in P.A. 116 within Lima Township.

The Lima Township Board passed a resolution supporting the Washtenaw County Purchase of Development Rights program. In this program, farmers can sell the right to develop their property to the State of Michigan, effectively preserving the land for Agriculture for a minimum of 50 years.





Lima Township PA 116 Map

-  Current PDR
-  Eligible PDR

EXISTING LAND USE

Existing land use acreages are provided in Figure 16 for 1990 and 2000 and were calculated by the Southeast Michigan Council of Governments (SEMCOG). Acreage figures were calculated for thirteen (13) land use and land cover categories in Figure 16. Ten (10) major land use and land cover categories within Lima Township are identified on Map 8.

The most dominant land use in Lima Township is agriculture and open space. According to the 1990 and 2000 Existing Land Use figures, active agricultural land accounted for sixty one (61) percent and fifty (57) percent of the total land area in the Township respectively. Residential lands follow with seven (7) percent and ten (10) percent of the total, respectively for 1990 and 2000.

FIGURE 16
LAND USE / LAND COVER

Land Use Type	1990 Acres	2000 Acres
Single-Family ¹	1,634 (7%)	2,203 (10%)
Multiple-Family	0 (0%)	0 (0%)
Commercial and Office	19 (0%)	20 (0%)
Institutional	0 (0%)	16 (0%)
Industrial	51 (0%)	51 (0%)
Transportation, Communication, and Utility	218 (1%)	219 (1%)
Cultural, Outdoor Recreation, and Cemetery	172 (1%)	172 (1%)
Active Agriculture	13,782 (61%)	12,841 (57%)
Grassland and Shrub	854 (4%)	1,194 (5%)
Woodland and Wetland	5,352 (24%)	5,392 (24%)
Extractive and Barren	12 (0%)	4 (0%)
Water	441 (2%)	429 (2%)
Under Development ²	54 (0%)	48 (0%)
Total Acres	22,588	22,588
¹ - Single-Family land use: areas of single-family houses, and also includes manufactured housing, farmsteads, and portions of developing single-family residential. ² - Under Development: includes two types of areas, 1. The acreage not built on in areas where new residential construction is partially completed, and 2. Areas where ground breaking has occurred and no land use type could be determined.		

Source: SEMCOG

Currently, residential development is located primarily along county road frontages. The Township has recently adopted a new zoning ordinance, new private road ordinance and a multiple residential driveway ordinance that encourage clustering and the sharing of driveways to prevent continued stripping of road frontages with houses and driveways.

Industrial development in the Township is located primarily in two areas - along I-94, east of Freer Road and in the vicinity of the Dexter-Chelsea Road and Lima Center Road intersection. The uses along I-94 are small in size and benefit from the exposure to the interstate highway, while the uses along Dexter-Chelsea Road are larger and require truck or rail service. Commercial development is concentrated at the Fletcher Road-I-94 interchange and consists of facilities which serve the motoring public.

Land use also includes areas set aside for recreation. State recreation land is located at Four Mile Lake; a public golf course is also located within the Township's borders.



INFRASTRUCTURE

The majority of the Township is currently served by private wells and on-site disposal fields (septic tanks and drain fields). The Thornton Farms subdivision, located at the corner of Jackson and Parker Roads is served by a private community wastewater utility system and a community well. The remaining utilities are supplied by the following companies: Electricity and natural gas are supplied by DTE (Detroit Edison); telephone service is supplied by A.T. & T. Propane and fuel oil is also used in the Township and is supplied by various private companies.

MUNICIPAL SEWER AND WATER

At this time Lima Township does not provide municipal sewer service. Previously, the Township had an understanding with Sylvan Township that they would provide a sewer capacity of approximately 300,000 gallons per day from their allocation of capacity from Leoni Township in Jackson County. This is equivalent to approximately 1,500 residential units. The extension of municipal sewer from the Sylvan Township network is dependent upon funding from either the State of Michigan or a private developer. It is not **the Township's intention to provide municipal sewer at its expense.** The Township should pursue a formal agreement with a neighboring municipality with capacity to support the planned densities in Lima and designate through a utilities ordinance where the capacity will be used and how it will be managed.

COMMUNITY WASTEWATER TREATMENT SYSTEMS

Community Waste Water Treatment Systems are private sewer systems that can be used as an alternative to waste treatment when public systems are unavailable, or the capacity of the soil is not suitable for on-site septic tanks and absorption fields. Essential to the success of this type of wastewater treatment technology is nearby surface water that can accept the plants effluent or the ability of the soil to accept the effluent for groundwater discharge. One of these two (2) methods must be acceptable to the Michigan Department of Environmental Quality (MDEQ).

COMMUNITY DRAIN FIELDS

In conventional on-site wastewater treatment, one complete system is constructed for each residence-usually a septic tank. Shared wastewater treatment systems and shared septic systems use a single drain field for more than one house. Shared systems have a centrally located drainage area that receives wastewater effluent from more than one septic tank, or from a single on-site wastewater treatment system that connects to several houses in a development. The concept of either system is basically the same; wastewater from multiple sources is consolidated and treated before discharging it to a centrally located drainage area. Community drain fields are regulated by the Washtenaw County Environmental Health Department. The Washtenaw County Environmental Health Department has adopted regulations that limit the total number of residences served by a community drain field to a daily flow of 20,000 gallons per day (gpd) or less. Community drain fields with a capacity of twenty thousand (20,000) gpd could serve approximately sixty to sixty five (60 - 65) residences at a flow of three hundred (300) gpd each.

CIRCULATION

The Michigan Department of Transportation (MDOT) identifies four (4) separate classifications of roads in Lima Township: Interstates, major collectors, minor collectors, and local streets and roads (Map 9).

Major and minor collectors provide access to property and funnel traffic from residential or rural areas to arterial roads. Local roads have the primary function of providing access to property, such as in residential neighborhoods or rural areas.

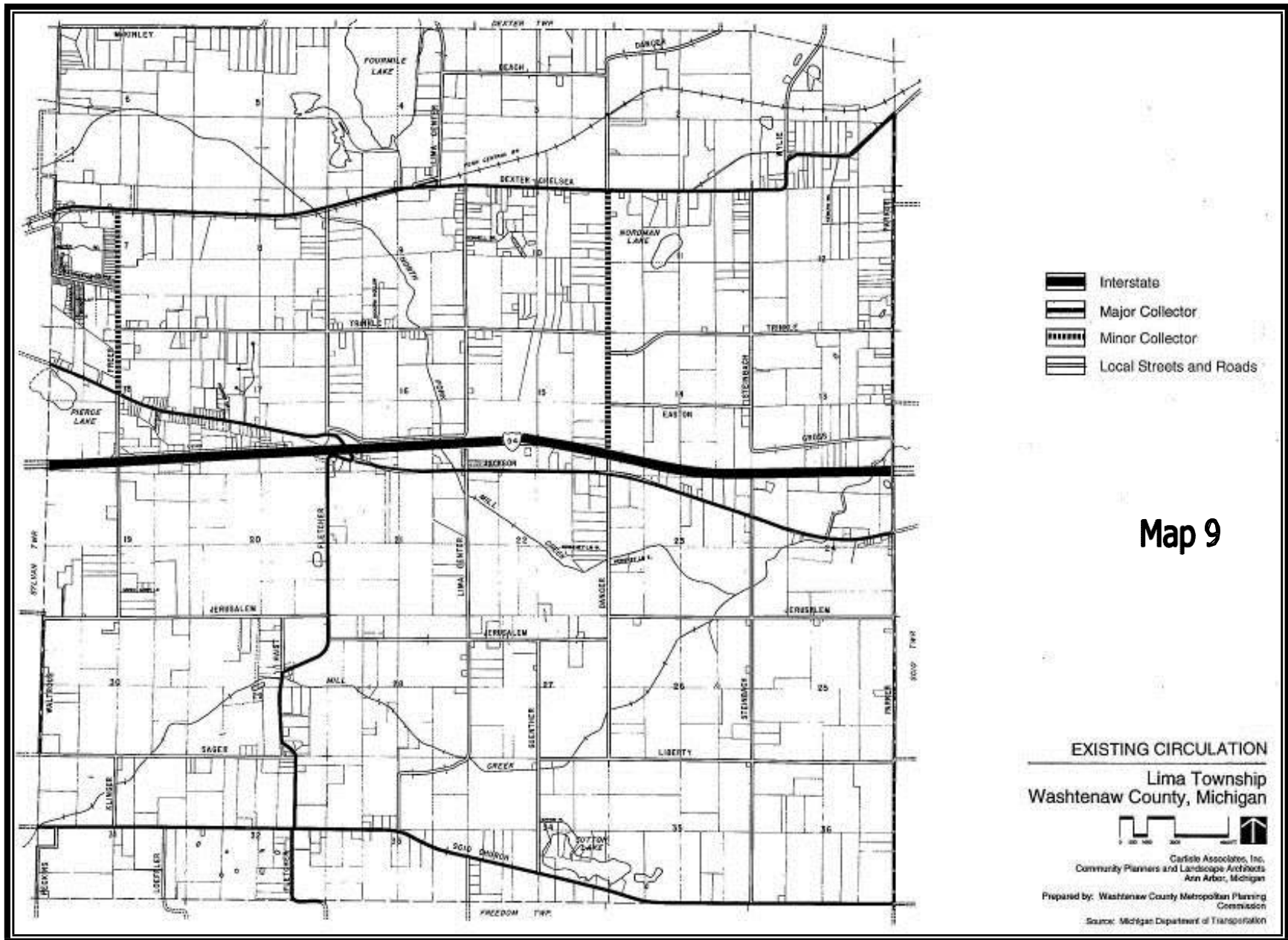
Fletcher Road (south of I-94), Parker Road, Dexter-Chelsea Road, Jackson Road/Old US 12 and Scio Church Road are all classified as major collectors. N. Freer Road and N. Dancer Road are minor collectors. The remaining roads in the Township are local streets and roads.

Interstate-94 (I-94) traverses Lima Township in an east-west direction providing a direct link to urban employment centers of Ann Arbor, Jackson and the Metropolitan Detroit area. I-94 also provides easy access to US 23 to the east, which provides a major north-south linkage. The Township has one interchange with I-94 at Fletcher Road.

I-94/ FLETCHER ROAD INTERCHANGE



Currently, the road infrastructure in the Township does not have the capacity to handle any new significant development. Upgrades to the interchange and the major collector road will be necessary to accommodate the land uses and densities conceived in the Future Land Use Map.



Map Source: Washtenaw County Department of Planning and Environment

Figure 17 contains a listing of roads and their average daily traffic (ADT) counts as taken by the Washtenaw Area Transportation Study. According to these counts, Jackson Road west of Parker Road has the highest traffic volume in the Township (not including I-94) with an ADT of 15,967.

FIGURE 17: TRAFFIC COUNTS ON SELECTED ROADS

TRAFFIC COUNT LOCATION	AVERAGE DAILY TRAFFIC (ADT)	YEAR COUNT TAKEN
OLD US-12 WEST OF FLETCHER RD.	10,970	2003
FLETCHER RD. NORTH OF OLD US - 12	1,065	2003
FREER RD. NORTH OF OLD US-12	6,167	1997
FREER RD. SOUTH OF OLD US - 12	1,054	1997
JACKSON RD. WEST OF PARKER RD.	15,967	2003
DEXTER CHELSEA RD. WEST OF FLETCHER RD.	2,959	2003
JACKSON RD. WEST OF DANCER RD.	5,273	2005
DEXTER CHELSEA RD. EAST OF FREER RD.	3,121	2003
DEXTER CHELSEA RD. WEST OF DANCER	5,429	2004
DEXTER CHELSEA RD. WEST OF LIMA CENTER RD.	3,167	2003
SCIO CHURCH RD. WEST OF PARKER ROAD	2,343	2004
SCIO CHURCH RD. EAST OF FLETCHER RD.	1,946	2005
DANCER RD. NORTH OF JACKSON RD.	577	2003
FLETCHER RD. SOUTH OF SCIO CHURCH RD.	881	2003

SOURCE: WASHTENAW AREA TRANSPORTATION STUDY (WATS), ANN ARBOR, MICHIGAN.

High Speed/Commuter Rail – High speed rail now exists between Detroit and Chicago. Speeds in excess of 110 miles per hour will eventually cut travel time between the two cities from five and half (5.5) hours to three and half (3.5) hours. There has also been an ongoing study for several years to provide transit between Ann Arbor and Detroit. This originally was initiated as the Lansing to Detroit rail study, was shortened to Ann Arbor to Detroit and has now been combined with the Detroit to Metro Airport study. Washtenaw County much like the remainder of the urbanized area in the SE Michigan region would benefit from commuter rail options.

TOWNSHIP FACILITIES AND SERVICES

TOWNSHIP HALL

The Lima Township Hall located at 11452 Jackson Road is the base of operations for the **Township's offices. The Hall was originally built as a church in the 1850's and has also served as a Grange Hall.**

Township offices are currently located in the Hall. The Hall houses the offices of the supervisor, clerk, deputy clerk, treasurer, deputy treasurer, assessor, zoning administrator and deputy supervisor.

The main floor of the Hall acts as a meeting room for various township activities both public and governmental. As the Township grows the need for improved facilities will become necessary to serve the growing needs of township residents.

In 2005 Lima Township purchased one (1) acre with a house and barn to the east of the Hall. The Township Hall site is now comprised of one and a half (1.5) acres. Future plans for the site include an addition to, or a separate building for a new Township Hall and a fire sub-station.

POLICE

The Township currently receives police protection from the Michigan State Police.

FIRE

The Chelsea Area Fire Authority is the official fire department for the Township, however, the Township contracts out approximately thirty two (32) percent of the Township to the Dexter Area Fire Department for fire service.

CHELSEA AREA CONSTRUCTION AGENCY

The Chelsea Area Construction Agency currently issues building permits and soil erosion permits and performs building and soil erosion inspections for the following local units of government: Dexter, Lima, Lyndon, Sylvan and Sharon Townships and the City of Chelsea.

LIMA TOWNSHIP CITIZEN SURVEY – SUMMER 2022

The Lima Township Planning Commission initiated a survey process in summer 2022 to assess the attitudes and preferences of the residents and landowners of the township toward current and future land use. The survey was prepared by the Planning Commission and made available electronically and on paper. The survey was made available from June 20th to September 12th 2022, and a total of 412 responses were received.

The survey was conducted by the Planning Commission as an informal means to gather information to assist with its decision-making. The results of the survey were used by the Planning Commission, along with other citizen input from many work sessions and public hearings, to develop the goals for the Township Master Plan.



GOALS AND POLICIES



Goals and policies formulated by the community establish the framework for public and private decision-making. Goals reflect the broadest of human needs and establish the desired end results of the planning process.

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GOALS AND POLICY STATEMENTS

Goals tend to be general in nature; policies set forth a particular approach or position to be taken when resolving a planning issue. Clearly defined statements of policy minimize arbitrary decision making and substantiate intelligent, objective decisions. Policies broaden the scope of the Master Plan beyond just a series of maps. Goals and policies that are directed to improving the health, safety and welfare of a community provide a consistent standard for the continuing planning process. The following goals and policy statements are provided as a basis for wise and consistent public decisions for future development proposals in Lima Township.

AGRICULTURAL GOAL

Promote and encourage the preservation of agricultural land, the agricultural economy, natural features, and the rural character of Lima Township.

Lima Township's agricultural land is a unique and economically important natural resource. These lands support a locally important and regional agricultural industry that includes; dairy, livestock, food from grains, vegetables, fruit, and nursery and greenhouse crops. Lima Township's climate, topography, and accessibility make it well suited to the production, processing, and distribution of agricultural products on a local, regional and national level.

In addition to its economic benefits, farmland and open space contribute significantly to the natural resource benefits and rural character of the Township, which include wildlife habitat, cultural heritage, hunting, recreational opportunities, scenic views and agricultural fields with adjacent woodlots. Preservation of these resources enhances the quality of life and makes Lima Township an attractive community in which to live and work.

Encroachment of incompatible uses will start to degrade the quality of the rural and agricultural character. Commercial and industrial uses are designated in very specific locations and should not be permitted to spread further into the community. New commercial and industrial uses should be concentrated around areas of existing development. Residential uses in the Township are typically on large individual lots with access to County Roads. There are some houses clustered around private roads. New lot splits or subdivisions have the potential to break up large contiguous tracts



of prime farm land. New housing should be encouraged only in areas that are not actively being farmed. Density is intended to be primarily centered around the Fletcher road/I-94 interchange and the land adjacent to the City of Chelsea.

There are a number of public and private entities that are engaged in programs that are design to protect and preserve agricultural lands and open space. On a state level, there is the Farmland and Open Space Preservation Program which consists of five different methods of for preserving farmland and open space. They include:

- **Farmland Development Rights Agreements** A temporary restriction on the land between the State and a landowner, voluntarily entered into by a landowner, preserving their land for agriculture in exchange for certain tax benefits and exemptions for various special assessments. (commonly known as PA 116).
- **Conservation Easement Donations** A permanent restriction on the land between the State and a landowner, voluntarily entered into by a landowner, preserving their land for either open space or agriculture.
- **Agricultural Preservation Fund** A fund established to assist local units of government in implementing a local purchase of development rights program.
- **Local Open Space Easement** A temporary restriction on the land between the local government and a landowner, voluntarily entered into by a landowner, preserving their land as open space in exchange for certain tax benefits and exemptions for various special assessments.
- **Designated Open Space Easement** A temporary restriction on specially designated lands between the State and a landowner, voluntarily entered into by a landowner, preserving their land as open space in exchange for certain tax benefits and exemptions for various special assessments.
- **Purchase of Development Rights** A permanent restriction on the land between the State and a landowner, voluntarily entered into by a landowner, preserving their land for agriculture in exchange for a cash payment for those rights.

Preserve Washtenaw is a group of local land preservation groups that meets quarterly to help coordinate land protection efforts within Washtenaw County.

Washtenaw County's Natural Areas Preservation Program (NAPP) purchases unique

natural areas to ensure their preservation for the benefit of all County residents—plants, animals and people. The Washtenaw County Parks & Recreation Commission manages the program, identifying and caring for lands with special ecological, recreational, and educational benefits.

The goal of the program is to identify lands which, through long-term preservation, will protect and preserve the natural, ecological diversity/heritage of Washtenaw County; complement the existing network of publicly and privately protected lands; and maximize the public benefit.

The Washtenaw County Purchase of Development Rights (PDR) Program is a cooperative effort between Washtenaw County and participating Townships in Washtenaw County for making applications to the Michigan Agricultural Preservation Fund. Lima is a participating Township. The Lima Township PA 116 Map on p. ____ indicates areas that are part of the PDR program as well as land the county has identified as being eligible for the program. In addition to being located in Washtenaw County PDR Eligible Areas, parcels must also meet eligibility requirements of the Michigan Agricultural Preservation Fund.

The following objectives are designed to achieve the goal of preserving agricultural lands.

- Preserve agricultural lands within the Agricultural Preservation Overlay District.
- Manage non-agricultural development in agricultural areas. Develop policies intended to minimize conflicts between incompatible land uses.
- Define and preserve areas which are best suited for agricultural activities. Limit development which is non-agricultural in character to those uses compatible with existing rural development patterns. In productive agricultural areas non-agricultural uses are encouraged to utilize land in a manner that maintains large tracts of open space.
- Recognize farming as an essential economic activity.
- Endorse agricultural activities and events, especially those which provide education and experience for young people.

- Regulate lot splits.
- Review residential development for its compatibility with agricultural uses. The Michigan Right to Farm Act (P.A. 93 of 1981) protects farmers and agricultural practices from more recent land uses, establishing that farming cannot be found to be either a public or private nuisance.
- Support the Washtenaw County Purchase of Development Rights program.
- Encourage conservation easements.
- Explore opportunities to allow for nontraditional use of agricultural lands such as agritourism.
- Do not permit the extension of public utilities into areas designated for agricultural or rural residential uses.

NATURAL RESOURCES & ENVIRONMENTAL PROTECTION GOALS

❖ WETLANDS

The protection of wetlands is essential to preserve water quality, stabilize storm water runoff, recharge groundwater and provide wildlife habitats. Protecting groundwater safeguards the public health, safety and welfare of Township residents.

- Promote efforts to preserve wetlands in their natural state and discourage the dredging or filling of wetlands.
- Promote the review of all proposed development in light of its potential impact upon wetland areas.
- Promote the enforcement of the Natural Resources and Environmental Protection Act, P.A. 451, Part 303, Wetland Protection; inform property owners and developers about state and local regulations regarding control of wetland areas.
- Consider the adoption of a wetlands ordinance in order to protect wetlands.

INLAND LAKES & STREAMS

The protection of inland lakes and streams is tied to the overall ecological health of watersheds, and ultimately the Great Lakes. They are an important asset in Lima Township because they complement the rural character and provide a host of recreational activities as well as valuable habitat.

- Promote the establishment of vegetative buffers along lake shorelines and stream borders.
- Discourage the dredging and filling of areas bordering lakes and streams.
- Support Huron River Watershed Council Initiatives.

FLOODPLAINS

It is important that the flow carrying capacity of a watercourse is not harmfully obstructed, and that the floodway portion of the floodplain is not used for residential construction.

- Promote awareness that the building of structures in floodplain areas should be restricted. Preserve floodplains as open space.
- Promote the identification of floodplain areas within the Township

SOIL EROSION & SEDIMENTATION

Sediment entering the state's waters by improper construction site management practices is damaging and costly to the environment.

- Promote the enforcement of soil erosion and sedimentation control programs.
- Continue the review of site plans and other development plans to ensure that all state and local soil erosion controls laws are met.

ENVIRONMENTAL PERFORMANCE STANDARDS

Performance standards provide requirements and regulations regarding airborne emissions, noise, vibration, outdoor storage, trash containment, and glare from external lighting. These standards protect the quality of life in Lima Township

- Support standards for all new and existing development that substantially reduce the adverse effects from noise, air pollution, vibration, outdoor storage, trash containment, and glare from exterior lighting.

GROUNDWATER PROTECTION

Protection and preservation of groundwater resources is critical to the safeguarding of the public health, safety and welfare of the residents of Lima Township.

- **The Township's engineering and planning consultants will review all proposed**

waste water treatment systems for compliance with all local and state regulations.

- Encourage the protection of groundwater recharge areas from possible sources of contamination.

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WASTE WATER MANAGEMENT GOAL

Limit densities and uses that are inappropriate for use on individual drain fields **to areas within the Township's adopted Sewer Service District.**

- Sewers are to be located within the **Township's designated Sewer Service District.**
- **Public sewer and water systems are preferred within the Township's Sewer Service District.**
- The township should seek an agreement with a neighboring municipality with public sewer access to provide capacity for plan development at densities that cannot be supported by onsite septic systems.
- Maintain oversight of the Community Wastewater Utility Systems Ordinance.
- Maintain oversight of zoning ordinance regulations that pertain to community (private) waste water utility systems.

RESIDENTIAL GOAL

Provide for a range of quality housing types and densities to meet the needs of differing age groups, economic statuses, and housing preferences.

- Promote quality single-family housing at low and moderate densities within the Agricultural Preservation District to maintain the rural character in that area of the community.
- Allow for smaller households which can create more affordable housing options in order to support the residents of Lima Township.
- Support programs and policies that provide for the evolving household structure and tenure of Lima Township residents which address housing attainability and availability.
- Locate high density residential development that requires centralized sewer within **the Township's adopted Sewer Service District.**
- Consider cluster housing options or planned unit developments to conserve open space, preserve natural features, and promote a neighborhood concept.
- Discourage haphazard lot splits which result in long narrow parcels or parcels with substantial amounts of undeveloped land to the rear or interior side.
- Continue to require that substantial buffering and/or screening be provided between residential areas and conflicting land uses, such as commercial or industrial facilities.
- Locate high density residential developments in areas that have access to roads with a design capacity for projected volumes of traffic. Thorough traffic studies should be conducted to understand existing and future projected traffic volumes, and considering surrounding traffic-generating uses. Any necessary road upgrades should be completed before zoning map amendments that allow for

higher density residential developments are approved.

COMMERCIAL GOAL

Plan for commercial development by type and location that is compatible with agricultural and residential land use patterns.

- Limit the development of commercial uses to those which improve the quality of life and serve the needs of the residents of Lima Township.
- Discourage the development of strip commercial which may occur in an unplanned fashion.
 - Minimize the number of curb cuts. Excessive curb cuts result in conflicting turning movements and traffic accidents.
 - Develop site design standards to guide development of commercial centers including architectural control, signage regulations, parking lot design and access controls.
 - Minimize traffic, noise, parking, and glare from on-site lighting.
 - Encourage the use of shared parking and drives to reduce the amount of impervious surfaces.
- Encourage nodes of commercial development at selected locations. Clustered commercial uses would take the form of either a small shopping center or a group of commercial buildings which share a common access, architectural style and unique design elements, which would allow it to blend in with surrounding rural and residential areas.
- Continue to prohibit signage not associated with the business on the property.
- The Township should take special precautions to prevent haphazard commercial development.
 - Require site plan review for all future commercial development.
 - Work in conjunction with the Washtenaw County Road Commission to

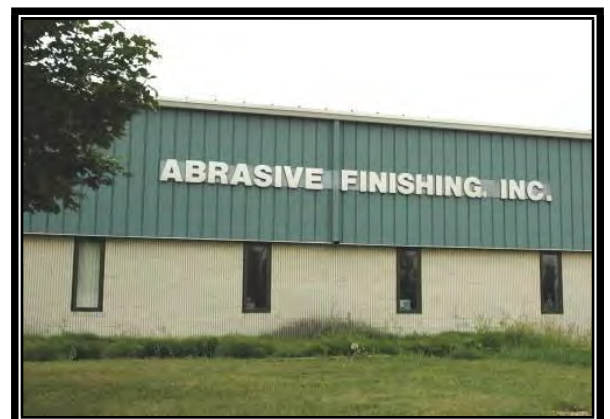
reduce the number of curb cuts.

- Setbacks should be measured from the future planned Washtenaw County Road Commission rights-of-ways.
 - Encourage the use of combined or shared service drives and parking lots.
 - Review site plans for compliance with sign regulations and specific standards for landscaping and landscape buffers between other zoned land uses.
- Locate commercial uses on paved roads.
 - Continue to study the Jackson Road Corridor to optimize opportunity for quality commercial development.
 - Create a Village Commercial District for small shopping centers or groups of commercial buildings with design standards to ensure architectural and site design for safe commercial development. Village Commercial districts shall encourage quality, stable commercial development which will be an asset to the community.
 - Designate nodes of Village Commercial districts on Jackson Road at the intersection of Jackson Road and Parker Road to the east and between the Commercial district at Fletcher road and the Township Hall at Lima Center Road. Preserve agricultural and residential uses and zoning in the area between Lima Township Hall and Village Commercial at Parker Road.

INDUSTRIAL AND RESEARCH/OFFICE GOAL

Encourage industrial and research/office uses to locate where adequate infrastructure exists.

- Encourage light industrial uses which are compatible with the rural and agricultural community, including manufacturing, office research, warehouse distribution and other similar industrial uses.
- Develop Light Industrial uses in a concentrated manner.
- Use research, office, or multiple family residential uses to transition between lower density residential uses and light industrial uses.
- Carefully buffer industrial uses from adjoining residential areas.
- **Industrial uses should be low intensity uses ("light"), heavily buffered or screened from agricultural and residential districts.**
- Light industrial uses should be located to minimize traffic and other adverse impacts on township residents, such as visual impacts, noise, vibration, glare, odors and traffic.
- Require site plan approval for all industrial developments.
- Continue to prohibit signage not associated with the business on the property.
- Promote the location of industrial uses along paved roads and major thoroughfares within the Township.
- Enforce the Township's Zoning Ordinance to ensure adequate performance standards to prevent potentially harmful side effects to the environment.



PARKS AND RECREATION GOAL

Encourage the development of parks and recreational areas that benefit township citizens.

- Promote the creation of usable open space and neighborhood parks in new residential developments.
- Look for opportunities to develop public parks, walking/nature trails, and bicycle paths within the Township.
- Require developers and land owners to preserve natural areas along creeks, streams and large inland lakes as access points for walking, nature, and biking trails.
- Work with Local, County and State Governments to obtain grants or other funding to develop public parks, walking trails, and bicycle paths.
- Encourage the Department of Natural Resources to improve public facilities around Four Mile Lake.

TRANSPORTATION GOAL

Work with the Washtenaw County Road Commission, the Michigan Department of Transportation (MDOT), and local developers to provide a transportation system that facilitates orderly, safe, and efficient flow of traffic.

- Road improvements should be based on the function each road serves.
- Work with local transportation agencies to change the functional classification of **township roads that reflect their actual usage. Specifically, work to obtain “major collector” classification for North Fletcher Road and Trinkle Road between Freer and Fletcher Roads.**
- Work with the Washtenaw County Road Commission to maintain or repair local bridges.
- Work with local transportation agencies to ensure road improvements necessary **to facilitate future planned growth areas are on the agency’s road improvement plan** in order to receive funding.
- Continue to search for funding methods to accelerate road maintenance and improvements.
- Actively promote the improvement of the I-94/Fletcher Road Interchange with MDOT and Washtenaw County Road Commission officials.
- Work with developers and road authorities to pursue creative solutions for transportation improvements prior to approval of new developments.
- Engage with neighboring municipalities to conduct a regional traffic study that could be used to prioritize and coordinate future transportation improvements.

HISTORIC PRESERVATION GOAL

Promote the preservation of historic sites, farmsteads and Centennial Farms. Historic farmsteads help to provide a link with the past and present agricultural heritage of the community.

- Explore resources to identify and map historic farmsteads, sites and other buildings, which still exhibit and express a pioneer lifestyle through their architecture.
- Discourage incompatible uses or buildings that may infringe on the functional and **aesthetic integrity of the Township's historic structures and sites.**



MASTER PLAN



The Master Plan provides the statutory basis upon which zoning decisions are to be based. The Michigan Zoning Enabling Act, P.A. 110 of 2006 requires that the Zoning Ordinance be based upon a plan designed to promote the public health, safety, and general welfare.

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MASTER PLAN

The Master Plan is intended to be a working document which provides for the orderly development of the Township. It assists the community in its efforts to maintain and enhance a pleasant living environment while retaining the rural character of the Township.

The Future Land Use Map, Map 10, illustrates the proposed physical arrangement of land use for Lima Township and graphically depicts Lima Township's goals. It provides a comprehensive view of what the Township desires for the future. The Master Plan and the Future Land Use Map aid in guiding the Planning Commission and Township Board in their deliberations on zoning, subdivisions and capital improvements.

The Master Plan is based on consideration of a number of factors. Such factors include:

- Population projections

Projections indicate continued population growth and increasing pressure for more residential housing in Lima.

- Roadway access and adequacy

Roadway access to Lima Township is convenient due to Interstate-94, which runs through the Township. However, there are many unimproved roads and bridges within the Township borders which could have a limiting influence on where development can occur.

- Availability of utilities

The Master Plan envisions higher residential densities to be located in areas identified within a Sewer Service District adopted by the Township Board.

- Compatible uses

Preferred locations for higher density residential growth are near existing population centers such as the City of Chelsea and around the I-94/Fletcher Road interchange.

This preserves open land elsewhere in the township and directs residential density to areas that can provide the necessary infrastructure. New development will include open spaces such as parks and recreation areas whenever possible. Township residents are anticipated to continue to travel out of the township for work and other services, therefore only limited industrial and commercial development is reflected in the Master Plan and on the Future Land Use Map.

- Community goals and objectives

One of the primary goals of the Master Plan is to preserve the Township's agricultural and rural character. Therefore, the Future Land Use Map reflects the preservation of these assets by retaining large areas as agriculture. The Master Plan also provides for controlled growth of denser residential development at appropriate locations.

- Citizen opinions

The Master Plan has taken into consideration citizen input and opinion to preserve the rural atmosphere and support the preservation of natural resources.

- Adjacent Government Agencies

Review and comment by adjacent townships, the City of Chelsea, the Village of Dexter and Washtenaw County

- Existing land use

The Master Plan is graphically represented through the Future Land Use Map, which reflects and respects existing land use patterns.

- Existing zoning

Past master plans and zoning patterns were considered in the development of the Future Land Use Map when consistent with the goals of the Master Plan. Expansion of pre-existing small zoning districts inconsistent with the goals of the current plan will not be encouraged.

LAND USE CATEGORIES

There are fourteen (14) land use categories designated on the Future Land Use Map, plus a small open space buffer south of I-94 and west of Fletcher Road. The following section briefly describes the intent of each category and lists examples of compatible land use activities.

RESIDENTIAL LAND USE CATEGORIES

The location of residential areas designated on the Future Land Use Map are influenced by the following criteria.

- Existing land use patterns.
- Predominance of smaller lot sizes.
- Proximity to paved roads and major thoroughfares.
- Proximity to the City of Chelsea
- Proximity to the I-94/Fletcher Road Interchange.
- The Adopted Sewer Service District.
- Existing zoning.

All of the above factors have a bearing upon the designation of residential land use areas. There are nine (9) residential land use categories that range from a forty (40) acre minimum lot size (Recreation-Conservation), all the way down to 5,500 square feet or eight (8) dwelling units per acre (Mobile Home Park). There are four (4) residential categories that allow a minimum lot size of less than one (1) acre, including Mobile Home Park. These residential categories have densities that range from four (4) dwelling units per acre to eight (8) dwelling units per acre and are dependent upon access to centralized sewer and water systems. Densities within a mobile home park may be higher due to state control.

Most of the residential areas on the Future Land Use Map are concentrated along the eastern and **southern edge of the City of Chelsea, or around the Township's only interchange with I-94** at Fletcher Road. Land uses within these areas could include detached or attached single-family residences, multi-family apartments or condominiums.

The location of the Township's future residential development at existing or developing nodes and near areas of **current development is a planning technique known as "transitioning."** The densest uses are located where the infrastructure is either already available or easier to provide.

In keeping with the concept of "transitioning", the Suburban-Medium Density (10,000 square foot lots) and Medium Density Residential (7,200 square foot lots) categories, as well as High Density Residential (8 dwelling units per acre) are located in close proximity to the City of Chelsea or the I-94/Fletcher Road Interchange. These areas are also located within **the Township's designated** Sewer Service District.

Suburban Residential (1 acre minimum lot size) and Rural Residential (3 acre minimum lot size) areas are planned around the perimeter of the City as well as along Old US-12. Rural Residential land use is also proposed, in a band, along the Jackson Road Corridor south of I-94. Portions of Rural Residential are also designated along Dexter-Chelsea Road, Lima Center Road, Freer Road, N. Fletcher Road, Trinkle Road, Jerusalem Road and McKinley Road. Another significant area of Rural Residential is planned in the northeast corner of the Township near the Village of Dexter.

The land use categories of AG-1, Agriculture and AG-2, Agriculture, while primarily agricultural districts, permit single-family residences on five acre parcels. In order to reduce curb cuts and the typical stripping of road frontages in agricultural areas, the township has adopted provisions to permit the splitting of parcels and the reduction of parcel size and lot widths in some instances, in exchange for clustering and the building of new roads.

The Recreation-Conservation land use category is limited to the area surrounding Four Mile Lake, most of which is state owned land.

Approximately one hundred fifty-eight (158) acres are currently planned for Mobile Home Residential, at the southwest corner of Parker and Jackson Roads.

A summary of land use densities and minimum lot sizes for residential uses are provided in Figure 18.

FIGURE 18 SUMMARY OF PROPOSED LAND USE DENSITIES	
LAND USE	MIN. LOT SIZE/DENSITY
RECREATION/CONSERVATION	40 ACRES
AGRICULTURE-1	5 ACRES
AGRICULTURE-2	5 ACRES
RURAL RESIDENTIAL	3 ACRES
SUBURBAN RESIDENTIAL	1 ACRE
SUBURBAN RESIDENTIAL-MEDIUM DENSITY	10,000 SQUARE FEET (APPROXIMATELY 4 DWELLING UNITS PER ACRE)
MEDIUM DENSITY RESIDENTIAL	7,200 SQUARE FEET (APPROXIMATELY 6 DWELLING UNITS PER ACRE)
HIGH DENSITY RESIDENTIAL	UP TO 8 DWELLING UNITS PER ACRE FOR MULTIPLE FAMILY. 15,000 SQUARE FEET FOR SINGLE-FAMILY.
MOBILE HOME RESIDENTIAL	UP TO 8 DWELLING UNITS PER ACRE

RECREATION/CONSERVATION

Land designated as Recreation/Conservation is intended to provide an open space system to preserve and enhance the rural character of the Township. Areas within this land use category would include floodplains, woodlands and wetland areas. Protection and preservation of these areas will ensure the maintenance and enhancement of the rural qualities of the Township. The area also includes public or private conservation areas, agricultural activities, or active and passive recreational activities such as golf courses. The minimum lot size is forty (40) acres.

AG-1, AGRICULTURE-1

This land use category is intended to accommodate and support viable agricultural operations. This would include active farm operations such as row crops, pastures, livestock operations, orchards and residential farm homesteads. Uses and buildings that require substantial services, such as major thoroughfares, water supply and waste water treatment facilities, drainage, and other public or private utility type services are discouraged. The minimum lot size is five (5) acres. Residential development in the AG-1 land use category is encouraged to make use of the clustering option available in the Zoning Ordinance.

AG-2, AGRICULTURE-2

Land use within this category would include low density rural residential property and agricultural activities. Farming and low density residential uses are considered to be a compatible land use within this land use category. These areas are intended to preserve the rural character of the Township. Uses and buildings that require substantial public or private services, such as major thoroughfares, water supply and waste water treatment facilities, drainage, and other public or private utility type services are discouraged. The minimum lot size is five (5) acres. Residential development in the AG-2 land use category is encouraged to make use of the clustering option available in the Zoning Ordinance.



RURAL RESIDENTIAL

This land use category is intended to provide for single-family rural residential housing in areas that are suitable for on-site septic fields and domestic water wells. The minimum lot size is currently one (1) dwelling unit per three (3) acres. The Rural Residential land use category also suggests a lot width of two hundred (200) in all areas planned for this **category with the exception of the north side of Jerusalem Road, from the Township's boundary on the west to Fletcher Road.** This two mile segment of Jerusalem Road is planned for a lot width of three hundred thirty (330) feet.

SUBURBAN RESIDENTIAL

This land use category would include suburban residential uses in areas that are suitable for on-site septic fields and domestic water wells. This land use category would continue the preservation of the rural character and natural features of the Township while accommodating suburban single-family housing uses. The minimum lot size is one (1) dwelling unit per acre.

SUBURBAN-MEDIUM DENSITY RESIDENTIAL

This land use category is designed to be located within the Township's Sewer Service District. Centralized sanitary sewer and water are required in addition to paved roads. This category is established to provide single-family residential uses on lots of at least 10,000 square feet at a density of approximately four (4) dwelling units per acre.

MEDIUM DENSITY RESIDENTIAL

This land use category is established to provide single-family residential uses on small lots of at least 7,200 square feet or approximately six (6) dwelling units per acre and is **designed to be located within the Township's Sewer Service District.** Centralized sanitary sewer and water is required in addition to paved roads.

HIGH DENSITY RESIDENTIAL

This land use category is established to provide areas for townhouses and similar types of single-family attached dwelling units, and for low-density apartment units and is designed to be **located within the Township's Sewer Service District. Centralized sanitary sewer and water** is required in addition to paved roads. Single-family detached: 15,000 square foot minimum lot size. Multiple-family: lot minimum is one (1) acre, eight (8) dwelling units per acre.

MOBILE HOME RESIDENTIAL

This land use designation is designed to accommodate licensed mobile home park facilities. Typical densities would range from between four (4) and eight (8) dwelling units per acre and would be served by a centralized sewer and water system. The Michigan Manufactured Housing Commission controls the density within mobile home parks.

In addition to the requirements of this Ordinance, all mobile home parks shall comply with the Mobile Home Commission Act, Act 96 of the Public Acts of 1987 and the current Mobile Home Code, adopted by the Michigan Manufactured Housing Commission. Paved roads are required.

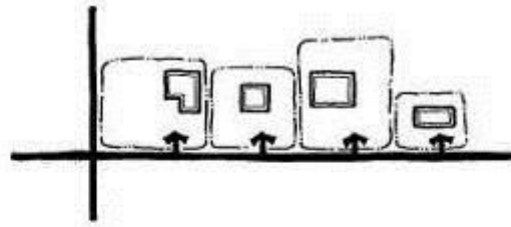
NON-RESIDENTIAL LAND USE CATEGORIES

The concepts illustrated in Figure 19 are of special importance when considering non-residential development along the Jackson Road corridor and near the I-94/Fletcher Road interchange. The use of secondary road access and combined access drives and parking are preferred over conventional access drive layouts and separate parking.

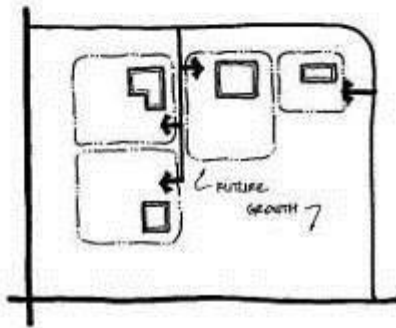
Conventional Access Drive Layout – Encourages an excessive number of curb cuts; inefficient use of the land.

Secondary Road Access – Promotes clustering; minimizes curb cuts; makes interior of parcel available for development; traffic has two (2) access points.

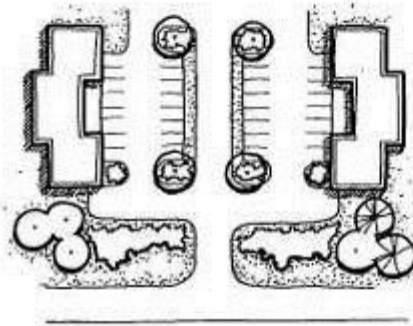
Combined Access Drives and Parking – The sharing of access drives and parking reduces impervious surfaces, promotes superior design and layout of sites and buildings; views from the public thoroughfare are buffered; better use of land and interior of parcels.



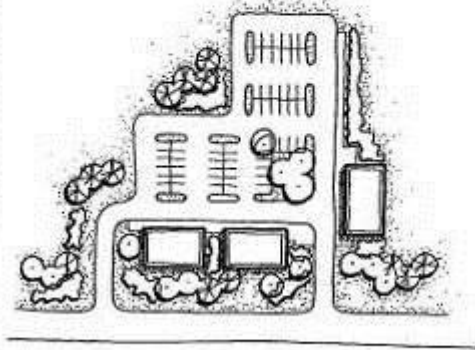
Conventional Access Drive Layout



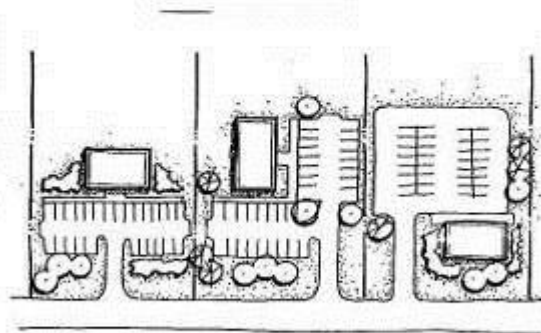
Secondary Road Access



Combined Access Drive



Combined Parking



Separate Parking

Figure 19

COMMERCIAL LAND USE CATEGORIES

Two types of commercial land uses are proposed, General Commercial and Highway Commercial. The general commercial uses would include retail establishments and personal service shops and uses that would serve a broader service area, such as general retail and office uses. General Commercial uses are primarily located near the I-94/Fletcher Road interchange, while a small area of pre-existing General Commercial is located at the southwest corner of Parker and Jackson Roads. Highway Commercial would allow commercial services offered to the local and regional community, including service stations, restaurants, offices or regional retail type uses associated with major thoroughfares such as the I-94 intersection with Fletcher Road. The Future Land Use Map provides for two areas of Highway Commercial near the intersection of Fletcher Road and I-94.

VILLAGE COMMERCIAL — The Village Commercial Area is envisioned as a mixed use area designed to complement and blend with the rural character of Lima Township. This area would encourage and facilitate the development of traditional, pedestrian area nodes with mixed-use buildings containing retail and service uses. The buildings would be constructed to be harmonious with the natural and built rural surroundings. Special design standards would be established including the requirement of quality building materials such as brick, stone, and natural siding or similar materials as represented in the Village Commercial Design Guidebook. The Village Commercial district shall also be consistent with the overall commercial goals. The minimum lot size is one (1) acre.

GENERAL COMMERCIAL - These areas are established to provide suitable locations for local service and convenience shopping facilities for local residents. In addition, this land use category is also intended to provide general retail, service, and office activities that serve a more broadly based market. It is the intent of this land use category to encourage consolidation of uses, particularly as shopping centers, thereby lessening traffic congestion by reducing the number of commercial driveways opening onto major streets. The minimum lot size is currently one (1) acre.

HIGHWAY COMMERCIAL - This land use designation is intended to provide suitable locations for general retail service and office establishments. Highway Commercial type uses rely on a market area much larger than that of the local commercial area. It is also intended to provide convenient services to the I-94 motoring public. The minimum lot size is currently one (1) acre.

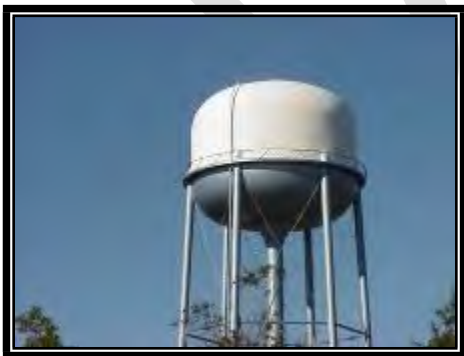
INDUSTRIAL LAND USE CATEGORY

The Future Land Use Map has one category for industrial uses, Limited Industrial. Limited industrial uses are concentrated along the I-94 corridor east of Freer Road and along Dexter-Chelsea Road adjacent to the railroad, near Lima Center Road.

LIMITED INDUSTRIAL - This category is intended to accommodate manufacturing, warehousing, distribution and other similar industrial uses, which produce an insignificant amount of heat, noise, glare, offensive odors, and similar environmental disturbances. The minimum lot size is currently one (1) acre.

RESEARCH AND OFFICE - The Township has a combined land use category for both office and research uses. There are three locations for this land use category, the northeast and northwest quadrants of the I-94/Fletcher Road Interchange and the southwest quadrant of I-94 and Freer Road.

The Research and Office land use designation is designed for research/office facilities to serve the needs of commerce, industry, science, and education. Offices and limited prototype manufacturing operations in support of, and incidental to research activity are acceptable. This land use category is characterized by a low intensity of land coverage and uses, which produce an insignificant amount of heat, noise, glare, offensive odors, and similar environmental disturbances. The minimum lot size is one (1) acre.

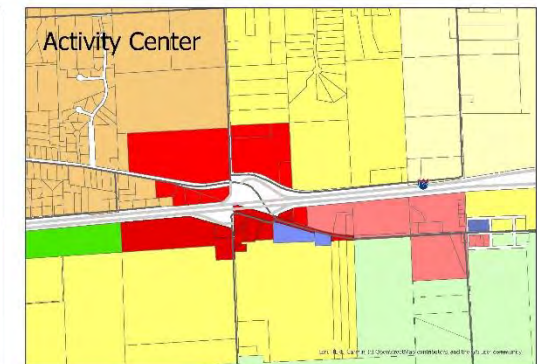
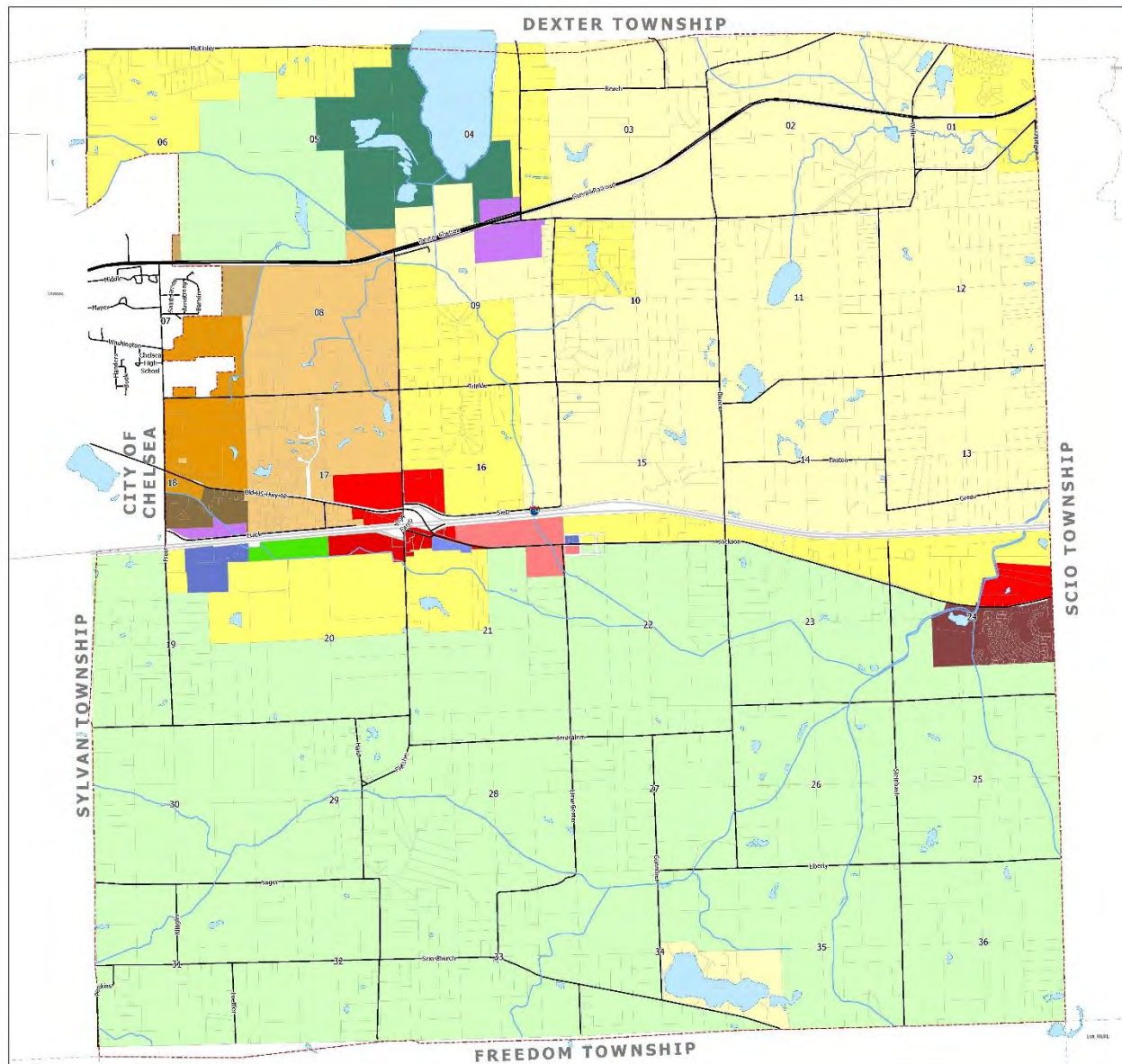


PUBLIC FACILITIES - The only location planned for the Public Facilities land use category is at the southeast corner of I-94 and Freer Road where the Michigan Department of Transportation recently completed construction on a rest stop. While these are the only location for this land use category, it is presumed that as the **Township's** needs grow in terms of services other

locations will receive this designation. The Public Facilities category is intended to accommodate governmental buildings and services and infrastructure such as water towers, governmental offices and fire stations.

ACTIVITY CENTER — I-94/FLETCHER ROAD - The Lima Township Master Plan identifies the I-

94/Fletcher Road Interchange as a major Activity Center. Activity Centers are compact, mixed-use areas that have a concentration of residential, employment, and retail, commercial and public uses. By concentrating development activity at this intersection development pressures will be reduced in the rural areas of the Township. I-94/Fletcher Road Interchange provides a mix of housing types, including apartments, single-family residences and town homes. This location also contains the major employment center for the Township, concentrating general and highway commercial uses, in addition to office/research, public and light industrial uses. Careful coordination through provision of infrastructure, as well as the use of buffers between this area and surrounding low density residential uses will discourage the I-94/Fletcher Road Activity Center from sprawling into surrounding areas.



- Creeks and Streams
- Roads
- Township Boundary
- Lakes
- Agriculture 1: 1-5 Ac.
- Agriculture 2: 2-5 Ac.
- Rural Residential: 3 Ac.
- Suburban Residential: 1 Ac.
- Suburban Residential-2: 20,000sqft / 10,000sqft
- Medium Density Residential: 7,200sqft
- High Density Residential: up to 8 d.u./Ac.
- Mobile Home Park
- Village Commercial
- General Commercial
- Highway Commercial
- Limited Industrial
- Research/Office
- Public Facility
- Open Space
- Recreation/Conservation

MAP 10

Future Land Use

Lima Township
Washtenaw County, MI



0.0 0.25 0.5 1.0 1.5 2.0 Miles

Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan
9/27/2023



PRESERVATION OF THE TOWNSHIP'S RURAL CHARACTER

The importance of farming and open space as part of the maintenance of rural character is reflected in the Goals and Policies section of this Master Plan. The Township has also identified areas for growth that can be served by centralized sewer and water systems. The Township has directed the majority of growth to take place adjacent to the City of Chelsea and around the I-94/Fletcher Road interchange.

AGRICULTURE

Prime farmlands are identified on the Prime Farmland Map, Map 6. The areas depicted on Map 6 have been identified as prime agricultural soils for Washtenaw County. Map 7 is an inventory of the P.A. 116 Farmlands within the Township. Both of these maps provide supporting documentation for the location of important farmlands and help identify areas within the Township that can be designated for farming and low density residential use.

Both the AG-1 and AG-2 land use categories rely upon large lot sizes to protect and preserve agriculture and the rural character of the Township. The minimum lot size for each agricultural land use category is currently five (5) acres.

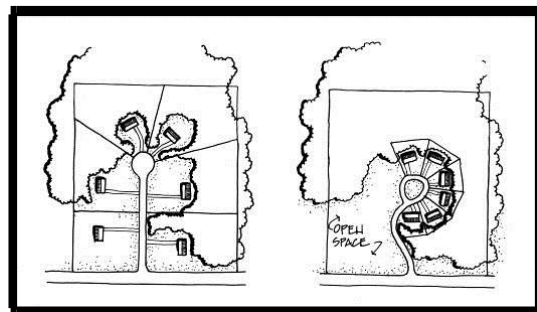
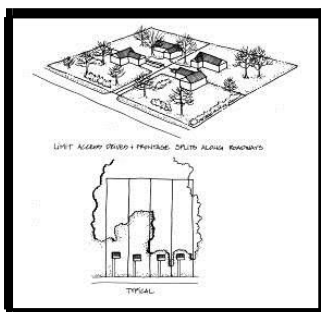
If typical development patterns continue in Lima Township, there will be a gradual disintegration of large agricultural tracts. This in turn will deface the rural character of the Township. To counter this trend, the Township emphasizes preservation of open space and promotes cluster housing options. The clustering of residential home sites in conjunction with agricultural preservation strategies will help maintain and preserve the **Township's agricultural and rural character. The illustrations in Figure 20 demonstrate how the clustering technique saves open space and reduces curb cuts on main roads.**



The following land use tools and strategies have been adopted or supported by the Township in order to preserve the rural character of Lima Township.

- Lima Township Zoning Ordinance, Article 9 Development Alternatives in the AG-1 and AG-2 Agricultural Districts: Allows the development of smaller lots within agricultural area.

- Adopted a Sewer Service District Map: Limits the extension of urban services and utilities to only those properties located within an adopted sewer service district.
- Public Act 116: Supported and encouraged Public Act 116 Farmland Preservation applications if located within areas designated for agricultural uses.
- The Township has revised its Private Road Ordinance and put into place a Multiple Residential Driveway Ordinance for both agricultural zoning districts.
- Land Division Ordinance: Developed and implemented.
- Cluster Development Option: Maintained and expanded the ability to cluster residential development in both agricultural and non-agricultural districts through the use of the Cluster Development Option, and the Development Alternatives in the AG-1 and AG-2 Agricultural Districts, contained with the Zoning Ordinance.
- Agricultural Preservation District: Identified an Agricultural Preservation Overlay District where the Township will actively support agricultural protection and preservation efforts.
- County Purchase of Development Rights: The Township Board has passed a resolution in support of the Washtenaw County PDR Program.
- Community Wastewater Utility Systems Ordinance: In 2006 the Township passed a Community Wastewater Utility Systems Ordinance.



CIRCULATION PRIORITIES

The Lima Township Master Plan also provides direction for future road improvements. Major road improvement projects will be dependent upon capital improvement funding established by the County Road Commission and those improvements made by other stakeholders in the development process. Township circulation improvements and priorities include the following:

North and South Fletcher Road – Increased traffic on both north and south Fletcher Road indicates a need for paving. In addition, N. Fletcher Road should be recognized as a Collector Road by the Washtenaw County Road Commission.

North/South Access - Regional north/south access within Washtenaw County is handled by major urban freeways, such as US-23 and other minor arterials such as M-52, Dexter-Pinckney Road, Whitmore Lake Road and Pontiac Trail. These arterials provide important **north/south access that feed traffic into the County's cities; M-52** through Chelsea, Dexter-Pinckney indirectly via Island Lake Road into the City of Dexter and Whitmore Lake and Pontiac Trail into the City of Ann Arbor. These arterials have and continue to grow in importance due to the amount of traffic they currently carry, and are forecast to carry in the future. Much debate has taken place as to their alignment, especially through the City of Chelsea and the City of Dexter. Bypasses have been discussed for both communities; truck traffic and traffic in general have increased through the center of both communities.

East/West Access – The Township has seen increased traffic on east west road through the township, especially old US-12 between the Fletcher Road interchange

Improvements to allow for faster and more efficient traffic movement are hampered by the inability to increase the width of right-of-ways, and or replacement or improvement of infrastructure. While solutions to relieving both current and future traffic through both Chelsea and Dexter remain undecided, the need for both road and infrastructure improvements remain.

Future north/south access could include the following:

- The proposed southern extension of the Dexter-Townhall Road from Dexter Township connecting to Dancer Road. Paving would be required for entire

route.

- The paving of Wylie Road through Dexter Township and Lima Township.
- The extension of Parker Road north to Dexter - Pinckney Road.

Bridge Replacements – There are several bridges in the Township that need either replacement or repair: Klinger Road Bridge, Parker Road Bridge near Gross Road and the Liberty Road Bridge.

Fletcher Road At Grade Crossing – The Fletcher Road at grade railroad crossing at Dexter-Chelsea Road poses a serious safety hazard. Improvements may necessitate a change in the grade of Dexter-Chelsea Road. In addition, a realignment of the Dexter- Chelsea Road and the railroad tracks near Lima Center Road should also be considered.

MDOT Functional Classification – The following roads should be made major collectors: Freer Road, North Fletcher and Jerusalem Road from Fletcher Road to the west.

Scio Church Road – **Upgrade to a Class “A” all weather road.**

Dexter-Chelsea Road Realignment Near Wylie Road – Realign Dexter-Chelsea Road in the old inter-urban easement.

General Road Maintenance – All township roads should be maintained to Washtenaw County Road Commission standards.

Fletcher Road Interchange - The Fletcher Road/I-94 interchange raises safety concerns because of the current vertical and horizontal alignments. The interchange contains curves and grades which pose safety concerns for traffic entering and exiting I-

94. If additional development occurs as anticipated, a realignment study should be



required by the Michigan Department of Transportation (MDOT). This study would examine potential realignment of Fletcher Road and/or Jackson Road to eliminate tight curves and grading concerns.

The Township has included the area around the interchange in a Freeway Overlay District. This overlay district controls the spacing of driveways and the size of setbacks.

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The map displays a grid of land parcels, each labeled with its acreage. Major roads are highlighted in thick black lines: US Hwy 12 running horizontally across the middle-left, Seitz running horizontally across the middle-right, and I-94 running horizontally across the bottom. A vertical road, likely Highway 101, runs through the center. Other labeled roads include Trinkle, Fletcher, and Linda Lewis. The map is titled "Freeway Overlay District Map" at the top center.

IMPLEMENTATION



It must be recognized that development and change will occur either with or without planning and that the Master Plan will have little effect upon future development unless adequate implementation programs are established.

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IMPLEMENTATION

The Master Plan is a statement of policies, objectives, and goals designed to accommodate future growth and redevelopment. It also forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning and that the Master Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs, which will be useful if the plan is to be followed.

A variety of programs or administrative "tools" are available to help the plan succeed. These include:

ZONING REQUIREMENTS

Zoning is the development control that has been most closely associated with planning. Originally, **"zoning" was intended to inhibit nuisances and protect property values. However, zoning should** also serve the following additional purposes:

- **To protect the public's health, safety and general welfare.**
- To promote orderly growth in a manner consistent with land use policies and the Future Land Use Map
- To promote attractiveness in the Township's physical environment by providing variation in lot sizes, bulk, density and appropriate land uses.
- To accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts, clustering or special use permits.
- To guide development to prevent future conflicting land uses (i.e. industrial uses adjacent to residential areas or high density residential adjacent to agricultural operations).
- To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
- To promote the positive redevelopment of underutilized areas of the Township.

The zoning ordinance and official zoning map, in themselves, should not be considered as the

major long range planning policy of the Township. Rather, the Master Plan should be regarded as a statement of planning policy. Zoning should be used to assist in implementing that policy. Future rezoning requests should be evaluated against the goals and objectives and arrangement of land uses specified in the Master Plan and on the Future Land Use Map.

FUNDING METHODS

A variety of funding mechanisms are available for the Township to implement the goals and policies of the Master Plan. Some of the current mechanisms available are listed below, but various programs, legislation and funding sources are constantly changing.

UNITED STATES DEPARTMENT OF AGRICULTURE FUNDING

Loans and grants.

MDOT TRANSPORTATION ENHANCEMENT PROGRAM (SAFETEA-LU)

The Township can take advantage of this Act to attempt to gain funding for transportation enhancement activities. Possible grant monies include a wide variety of efforts from historic preservation related projects to landscaping and beautification projects such as a streetscape plan. MDOT makes decisions after a local and regional screening process is conducted.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING

The Community Development Block Grant (CDBG) program is authorized under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended. It is administered through the Department of Housing and Urban Development (HUD), and is meant to fund projects that revitalize neighborhoods, expand affordable housing and economic opportunities, and improve community facilities and services. Grant funding may be available **through this program for infrastructure, corridor, and community "gateway" and streetscape improvements.**

SPECIAL ASSESSMENT

This method provides the funding of public improvement projects through individual assessments of properties on an equitable basis for benefiting property owners in a defined district. This technique is common when funding road and utility improvement projects.

TAX INCREMENT FINANCING, PUBLIC ACT 450 OF 1980

Tax increment financing is a means of funding infrastructure improvements such as roads and sewers, which are needed for development. Bonds are issued by the community to pay for the needed improvements and then paid off by capturing the resulting increases in property taxes produced by the improvements.

MICHIGAN DEPARTMENT OF NATURAL RESOURCES

The Michigan Department of Natural Resources Recreation Division administers the Land and Water Conservation Fund (LWCF – requires 50% local match) and the Natural Resources Trust Fund (MNRTF – requires 25% local match).

Other funding may be available through other programs at the State and Federal levels, such as the Great Lakes Fishery Trust, the Inland Fisheries Grant Program, the National Fish and Wildlife Foundation, and the Detroit Edison Tree Planting Fund. Federal funding through the National Parks Service is available under the Rivers & Trails Program and includes the Land and Water Conservation Fund and the Urban Park and Recreation Recovery.

DEVELOPMENT PROCESS

Provision of facilities and improvements as part of developments.

REDEVELOPMENT TOOLS

BROWNFIELD REDEVELOPMENT ACT FINANCING, PUBLIC ACT 381 OF 1996

The Brownfield acts allow communities to use tax increment financing in order to finance analysis and clean up of sites where environmental contamination limits redevelopment.

DOWNTOWN DEVELOPMENT AUTHORITY (DDA), PUBLIC ACT 197 OF 1975

The DDA Act provides for the establishment of a downtown development authority that may utilize tax increment financing (TIF) to promote growth as well as correct and prevent deterioration in business districts.

LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA), PUBLIC ACT 281 OF 1986

The LDFA Act provides for the establishment of local development finance authorities that may, through the development and implementation of plans, use tax increment financing (TIF) to fund projects that will create jobs and promote economic growth.

REDEVELOPMENT OF SHOPPING AREAS ACT, PUBLIC ACT 120 OF 1961, AS AMENDED BY ACT 260 OF 1984.

This Act basically authorizes municipalities to utilize the special assessment district financing mechanism for the maintenance of commercial areas. Funds can be utilized for a variety of activities including redevelopment, maintenance, and promotional efforts. The act also calls for a creation of a board to direct the various improvement efforts.

CAPITAL IMPROVEMENTS PROGRAM

Capital improvement programs (CIP) consider the funding and timing of all municipally related capital needs, including such items as roadways, utilities, parks and recreation, Township Hall expansions and sub stations for fire service. The CIP is a schedule of projects that contains estimated costs and sources of funding. The Master Plan should be used as a key reference document in the preparation of the CIP to ensure that public dollars are spent where the most benefit will be received.



ORDINANCE ENFORCEMENT

One of the most essential tools for implementing the Master Plan is the enforcement of existing ordinances. While the Master Plan embodies the desires of the community for an improved living environment, the Zoning Ordinance and other general ordinances establish minimum standards designed to protect the public health, safety, and welfare.

PLAN EDUCATION

Citizen involvement and support will be necessary as the Master Plan is implemented. Local officials should constantly strive to develop procedures which make citizens more aware of the planning process and the day-to-day decision making which affects implementation of the Master Plan. A continuous program of discussion, education and participation will be important as the Township moves toward realization of the goals and objectives contained within the Master Plan.

BOARD OF TRUSTEES, ZONING BOARD OF APPEALS AND PLANNING COMMISSIONER EDUCATION

Attendance at Michigan Society of Planning seminars and Citizen Planner programs will improve **the Township's ability to deal with day-to-day planning issues.**

PLAN UPDATES

The Master Plan should not become a static document. The Township Planning Commission should re-evaluate and update portions of it on a periodic basis, at least once every three to five years. The Planning Commission should set a schedule for the review of various sections of the Plan on a yearly basis.

Once adopted, the Master Plan is the official policy guide to be used by the Township Planning Commission and Board to solve existing and anticipated community development issues. Through the text and Future Land Use Map, the Master Plan illustrates the attitude and desire of the community toward future growth and development. Further, the Master Plan also promotes continuity in development policy as the Planning Commission and Board membership changes over the years.

AGRICULTURE PRESERVATION

This section of the Master Plan is designed to identify the areas within the Township, which are essential to the conservation of the agricultural and rural character of Lima Township. This analysis provides supporting documentation to the importance of agricultural lands.

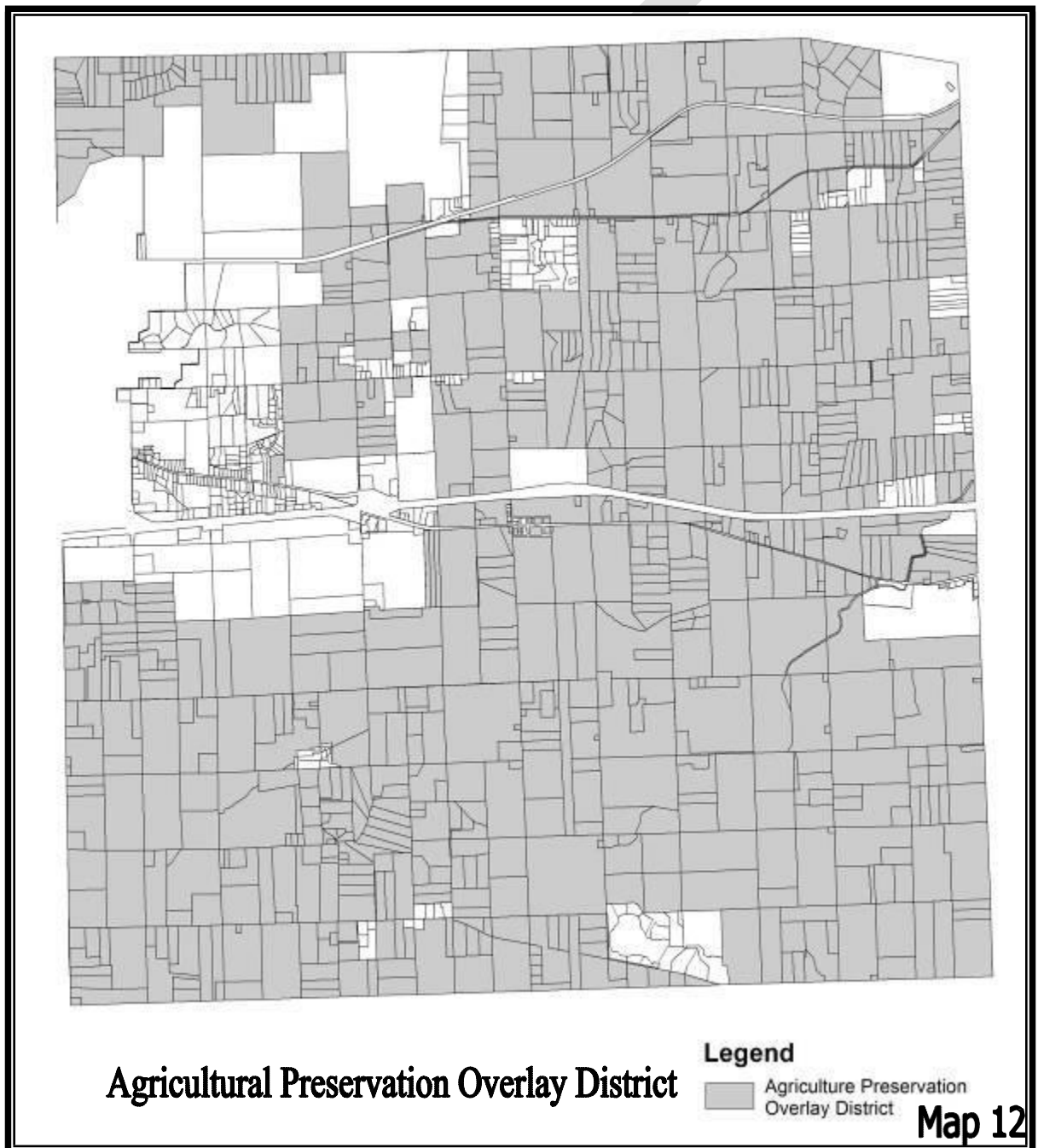
Lima Township has designated an Agricultural Preservation Overlay District where strategies of agriculture land preservation, such as purchase of development rights are supported by the Township through the Washtenaw County PDR Program. Some of the areas on Agricultural Preservation Overlay District Map, although planned for Rural Residential may contain agricultural land or operation that should have the opportunity to participate in a purchase of development rights program. The Township has developed the following criteria for its Agricultural Preservation Overlay District:



- All land zoned AG-1 and AG- 2. (Small farms and prime soils are found in abundance in both of these areas on, Maps 6, 7, 8).
- All parcels presently in agricultural use.
- All parcels currently enrolled in PA 116 (Map 7).
- Land identified as Agriculture by the Land Use Map (Map 8).
- Centennial and historic farms recognized by the State of Michigan.
- Lands adjacent to Nature Preserves, State & Local Parks, and areas in the Township zoned RC (Recreation-Conservation).

PURCHASE OF DEVELOPMENT RIGHTS (PDR)

PDR programs are typically identified as a transaction between a landowner and a public agency or charitable organization. Under a PDR program, a landowner voluntarily sells his or her rights to develop a parcel of land to a public agency, or charitable organization interested in natural resource conservation. The landowner retains all other ownership rights attached to the land, and a conservation easement is placed on the land and recorded on the title. The buyer essentially purchases the right to develop the land and retires that right.





Chelsea Community Fair, 2006



Map A-1 depicts the Sewer Service District for Lima Township that was adopted by the Township Board of Trustees on October 10, 2006. This map although contained within the Master Plan is only presented here for information. The Sewer Service Districts can be changed by the Township Board when they deem necessary given changes in land use conditions or waste treatment technology.

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