



2009

# Ingham Township Comprehensive Plan: Preserving Our Future and Building Community



**Minutes to the Regular Meeting of the Board of Trustees**

**Of Ingham Township**

**December 13, 2010**

Meeting was called to order by Supervisor Kinne at 7:00 p.m.

**Pledge**

**Roll:** Trustee Braman: Present

Trustee Elliott: Present

Treasurer Speck: Present

Clerk Parsons: Present

Supervisor Kinne: Present

**Fire Personnel Present:** Fire Chief Whipple

**Previous Month's Minutes:** Braman made the motion to accept the previous month's minutes as submitted. Motion was supported by Elliott. All in favor. Motion passed.

**Volunteer Energy Services:** Mr. John Eccleton gave a proposal to the Board concerning signing with Volunteer Energy to allow them to provide gas to the Township Hall and Fire Dept. He provided a cost analysis which showed that he could save the township over \$500. He provided references at an earlier date. No additional billing, it would be a line item on our Consumer bill.

Discussion:

Parsons stated that she had checked with the provided references, one being the Dansville Schools and felt confident that the statements that Mr. Eccleton were stating were true and that the company was valid.

Kinne restated that if we were not happy with the service that we could switch back to Consumers at anytime.

Braman made the motion which was supported by Elliott to sign with Volunteer Energy Services to provide gas to the Ingham Township Hall and Fire Department.

All in favor.

**Fire Chief Report:**

Chief Whipple provided the Township Board with the monthly report. Runs year to date = 206.

Chief Whipple stated that he had spoken with Meridian Township informing them that we were interested in purchasing their used air packs. Fire Chief of Meridian Township replied that he would begin the process in January.

Supervisor Kinne asked the Chief if he responded to mutual aid runs. Chief stated that he did. Kinne expressed concern about who was at the station protecting our township while the chief was responding for other communities. Chief replied that he left an officer or FF Hawkins in charge. If that was not possible, he stayed. Speck stated her concern that she felt the chief should stay here. Braman stated that she was confident in any fire fighter left at the department to protect the township. Chief stated that he would do what needed to be done to keep the township protected.

**New Business:**

Cost Recovery: Parsons presented to the Board a draft of a Cost Recovery Ordinance. (See attached) Braman made the motion which was supported by Elliott to accept ordinance.

Roll: Ayes: Elliott, Braman, Speck, Parsons, And Kinne.

Nays: None

Motion passed.

**Old Business:**

**Comprehensive Plan:** The Zoning Board presented to the Township Board the proposed comprehensive plan.

Discussion: Braman stated that she felt it was a very good plan and was impressed with the quality and work that the Zoning Board put into preparing it.

Braman made the motion which was supported by Elliott to accept the Comprehensive Plan as submitted.

All in favor. Motion passed.

**Fire Personnel Matters:**

Supervisor Kinne took the opportunity to state that he has great confidence in Fire Chief Whipple. He would like the board members to support the chief and his officers by providing for them, and encouraging them to participate in, opportunities to acquire more education and training concerning the handling of personnel matters and managerial skills. Through discussion, all board members expressed their support and agreed that the township should provide all that is possible to help train and educate the management level fire fighters in personnel matters. It is the Township Board's goal to ensure high moral, respect for chief and officers, and longevity of fire fighters on the fire department.

**Payment of Bills:**

Braman made the motion which was supported by Elliott to pay the Fire Department bills and Township bills as submitted.

Roll: Ayes: Elliott, Braman, Speck, Parsons, And Kinne.

Nays: None

Motion passed.

Speck made the motion which was supported by Braman to adjourn.

All in favor.

Meeting was adjourned at 8:25.

Respectfully submitted by

Marie E. Parsons, Clerk

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## Section I: Introduction

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### Comprehensive Development Plan: Ingham Township

*“Smart Growth is planning, designing, developing, and revitalizing communities to promote a sense of place, preserve natural and cultural resources, and equitably distribute the costs and benefits of*

*development. Smart Growth enhances ecological integrity over the short and long term, and improves the quality of life by expanding the range of transportation, employment, and housing choices in a fiscally responsible manner. Compact, pedestrian oriented, mixed use development patterns epitomize Smart Growth and achieve sustainable communities.”* (Michigan Planning Association)

This comprehensive land use planning document for Ingham Township reviews the land use and demographic trends of previous decades, recommends numerous land use goals and policies for the next five years and beyond, and projects a physical vision as represented by the future land use map for the community’s growth and development.

*“The face of America is changing. Across the country, land is being developed faster than ever before: more than 2 million acres of open space is converted each year. No longer is there a clear distinction between urban and rural landscapes. Our metropolitan areas are expanding at an ever-changing rate into our forests, farmlands, and greenspace. This accelerated consumption with its resulting fragmentation of open land is one of the most pressing conservation challenges facing our nation in the 21<sup>st</sup> century.”* (Lawrence A. Selzer - President, The Conservation Fund)



The Comprehensive Development Plan for Ingham Township, as recommended by the Planning Commission, incorporates Smart Growth principles as proposed by the Smart Growth Network, the Michigan Planning Association, and many other state and national organizations concerned about the impacts of urban sprawl. The document also relies on previous planning documents for Ingham Township and various land use and transportation studies of the Tri-County Regional Planning Commission, and many others.

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## Section II: Comprehensive Plan Document Summary

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The Ingham Township Comprehensive Plan consists of several different sections all detailing different components related to the township. The document begins with the Background and Perspective Section, which provides the basic concept of land use planning as well as a brief history of Ingham Township.

This is followed by the Profiles section, which provides specific details regarding Population, Housing, Economy, Natural Features, Community Facilities, and Transportation within the Township. Overall, Ingham Township had a population of 2,091 in 2005. The largest percentage of the population is between the ages 35 and 44 and 81% of the households are “family households” according to the US Census 2000.

In the year 2000, Ingham Township had 738 housing units, a large majority being single family homes. Since 2000, there has been an increase of 107 housing units in the township, totaling 845 units. Much of this growth in housing consists of single family homes (90) and mobile homes (17) added to the township since 2000. Overall, the median housing value was \$114,400 in 2000.

The Economic Profile shows that the median household income for Ingham Township in 2000 was \$59,107 with an unemployment rate of 2.8%, far below the Tri-County Region’s unemployment rate of nearly 8%. Other profiles include the Existing Land Use Profile, which details the land use of the Township’s 20,558 total acres. The Natural Features Profile highlights the soils, wetlands, floodplains and lakes of Ingham Township as a whole. The Community Facilities Profile refers to municipal sewer and water, as well as publically owned parks. Finally, the Transportation Profile details the type of roads prevalent in Ingham Township and the mileage of each.

The next component of the comprehensive plan includes the Goals, Policies, and Objectives that are appropriate for Ingham Township and its interaction with the surrounding region. It should be noted that the entirety of this section of the document sought to utilize Smart Growth Principles when determining the future of Ingham Township. The following is a list of ten principles of Smart Growth that were utilized in the development of the comprehensive plan.



## Ten Principles and Examples For Smart Growth In Ingham Township

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The following ten principles define the major characteristics for Smart Growth and summarize the major, compatible recommendations for Ingham Township.

### 1. Create a Shared Vision for the Future...and Stick to It ↗

The vision of the Comprehensive Development Plan for Ingham Township builds on the previous recommendations of planning documents for the community. This vision continues the emphasis on rural and agricultural character and emphasizes a sense of place within the township.

### 2. Identify and Sustain Green Infrastructure ↗

Green infrastructure is a community's system for strategically planned and managed natural resources, parks and open spaces, and habitats which maintain and enhance the environment and contribute to health and quality of life. This planning document recognizes the existing blocks of huge amounts of acreage which are dedicated open spaces (State of Michigan) and attempts to create a future land use pattern which is compatible with and hopefully enhances those unique open spaces.

### 3. Remember that the Right Design in the Wrong Place is Not Smart Growth ↗

Create a "sense of place" and a focal point for community image by adopting a strategy which encourages planning coordination with the Village of Dansville and emphasizes a mixture of residential and non-residential land uses which are centrally located and preserves the open space and agricultural character of Ingham Township.

### 4. Protect Environmental Systems and Conserve Resources ↗

The Comprehensive Development Plan contains within the Goals, Policies, and Objectives Section recommendations to protect and enhance wetland and watershed resources within Ingham Township.



## **5. Provide Diverse Housing Types and Opportunities ↗**

The existing and future land use pattern, as described within this document, and the Village of Dansville Comprehensive Plan, recommends a range of residential densities and housing types to accommodate the diverse demographic demand for living space. Both planning documents describe a future growth area for the Village and the Township which can be served by Village infrastructure and not encourage fragmentation of development within Ingham Township.

## **6. Build Center of Concentrated Mixed Uses ↗**

One definition of an appealing community, with an emphasis on quality of life issues, is the goal of developing a convenient mix of land uses that meet the daily needs of people...housing, schools, stores, services, and amenities. This document sets forth an agenda for action which emphasizes this concentrated mixture of land uses within the Village of Dansville and a corresponding preservation of rural residential and agricultural character within the Township.

## **7. Use Multiple Connections to Enhance Mobility and Circulation ↗**

One of the main principles of Smart Growth is the need to improve connectivity by planning for a future network of roads, sidewalks, pedestrian paths, parks, and open spaces. As mentioned previously, this plan recommends future development adjacent to the Village of Dansville and encourages connectivity where feasible through road, sidewalk, and pedestrian pathway systems.

## **8. Deliver Sustainable Transportation Choices ↗**

One of the major challenges for communities within Michigan is the ability to provide a wide range of transportation choices which provide reasonable connections and are sustainable. In addition to the connectivity recommendations as mentioned previously, this plan will recommend that Ingham Township review the existing land use regulations to promote shared parking spaces within mixed land uses and the reduction of parking requirements wherever possible, emphasize the Safe Routes to School program, and the introduction of the “complete streets” concept which enables existing streets and roads to have the maximum vehicular and pedestrian use possible.

## **9. Preserving the Community’s Character and Creating a Sense of Place**

Attractive, appealing, and well planned communities improve the quality of life for visitors and residents as well as attract economic investment. The principal objective of this planning document is to preserve the



rural character of the community by recommending a future land use pattern which balances focal points for development within the Village of Dansville along with the preservation of the rural character in the balance of the township.

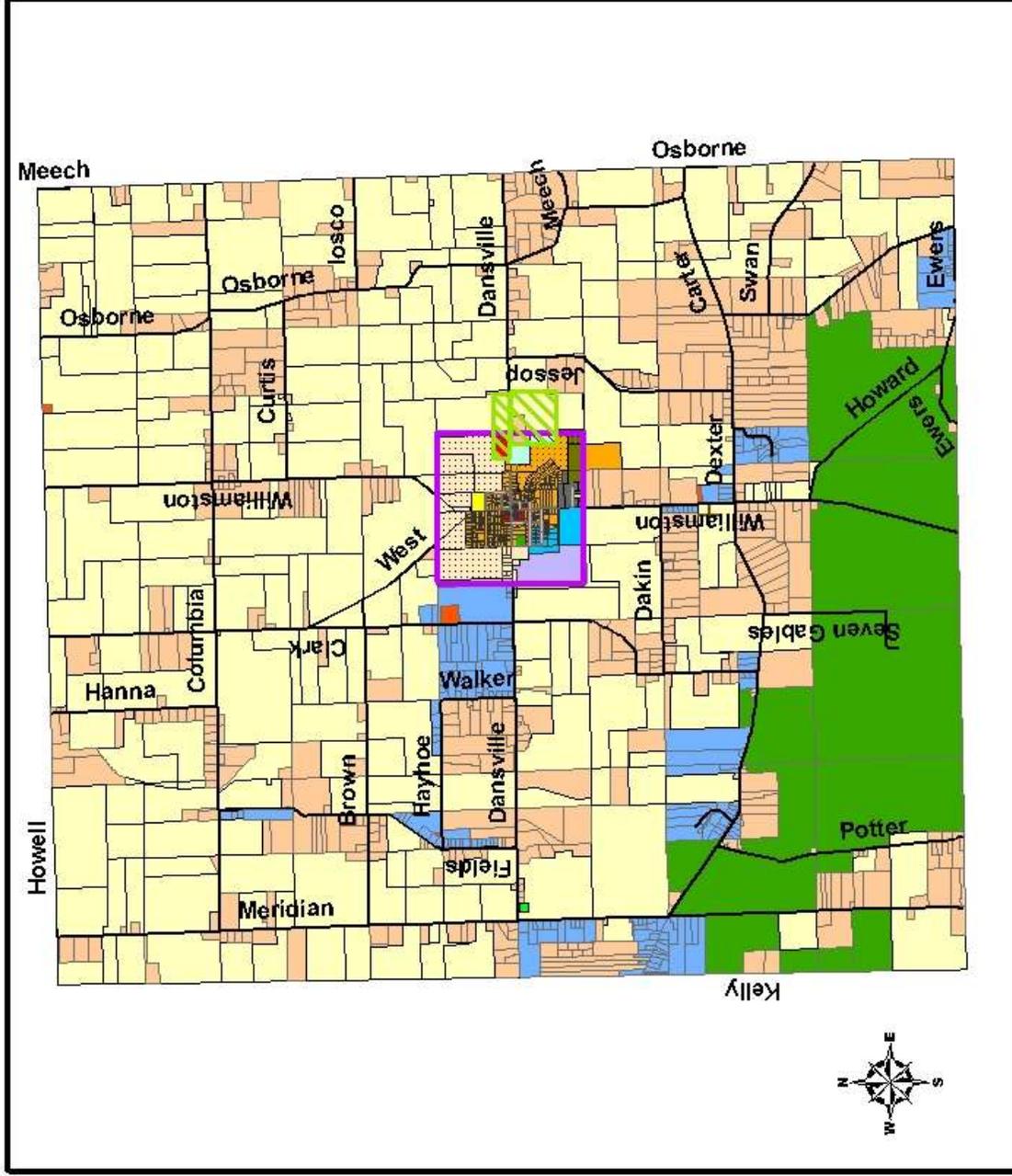
#### **10. Make It Easy To Do the Right Thing**

A major barrier to the utilization of Smart Growth techniques are local government land use regulations. Zoning ordinances, subdivision regulations, and other traditional regulations tend to create on the suburban fringe low density, auto dependent developments. This document recommends a review of those existing regulations for Ingham Township in order to promote a mixture of land uses, green infrastructure, connectivity and walkability, and cluster development options.

As displayed in the following document, Smart Growth Principles are the driving force behind the Goals, Policies, and Objectives which will help deliver Ingham Township into a quality place to live.

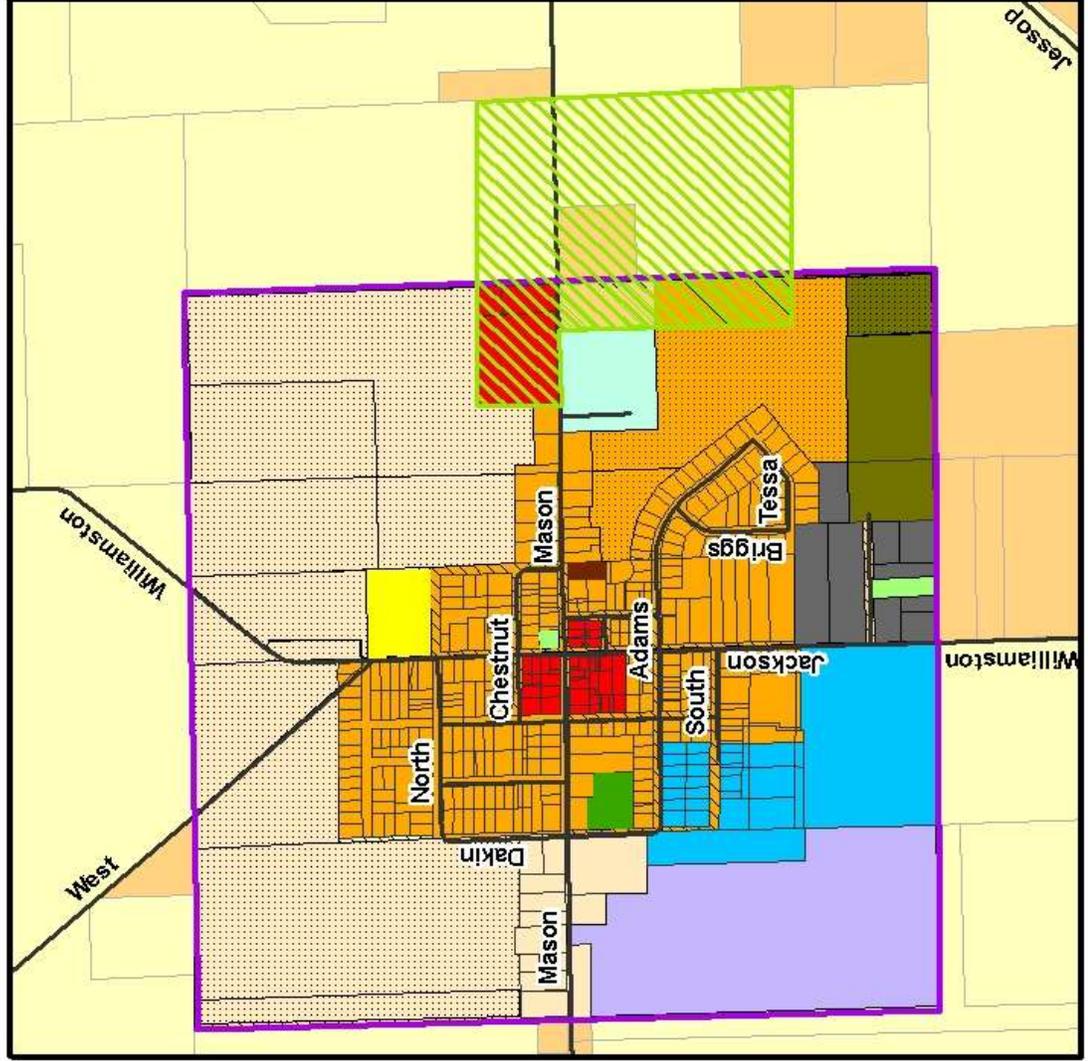
\*Additionally, the following two pages present the Future Land Use Maps.

# Ingham Township Future Land Use Map 2009

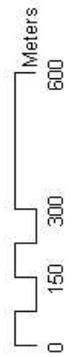


\*\*\* Refer to the Village of Dansville Map for their Future Land Use responsibilities

# Dansville Future Land Use Map 2009



- Legend**
- Village Area**
    - Dansville
  - Future Land Use**
    - Agriculture
    - Agriculture Business
    - Church/ Cemetery
    - Commercial
    - Community Facility
    - Community Facility/ Lagoon
    - Community Facility/ School
    - Future Development Area (LDR)
    - Future Medium Density Resident
    - Proposed Future Mixed Use Village/Township Area
    - Future Village Development
    - High Density Residential
    - Rural Residential
    - Medium Density Residential
    - Manufacturing/ Industrial
    - Open Space/ Future Lagoon
    - Park





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## Section III: Background and Perspective of Ingham Township

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### Township Land Use Planning in Michigan

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Planning in Michigan is unique in respect to many other states due to the fact that Michigan is a “home-rule” State. Home rule means that local government, including townships and villages are given the power to form a governmental body and make decisions and laws at a local level. Ingham Township has its own governmental bodies.

Governments are given planning power through the Standard State Enabling Act of 1926 and the Standard City Planning Enabling Act of 1928. Both pieces of legislation give state and local government the power to provide that the legislative body could divide the local government's territory into districts, propose zoning regulations, and procedures for establishing and amending the zoning regulations. The two documents also allowed for state and local government to develop master plans for the jurisdiction and gave the Planning Commission the power to approve master plans.

Townships in Michigan have abided by the Township Planning Act (PA 169 of 1959), while villages in Michigan were granted their powers through the Municipal Planning Act (PA 285 of 1931). Although similar in nature, these acts have sometimes led to problems in terms of coordination between jurisdictions. Therefore, the State of Michigan's three existing planning enabling acts were unified by the Michigan Planning Enabling Act, PA 33 of 2008 and were effective as of September 1, 2008.

The Michigan Planning Enabling Act (PA 33 of 2008), Article V. Transitional Provisions and Repealer, Section 81.1 states: “Unless rescinded by the local unit of government, any plan adopted or amended under a planning act repealed under section 85 need not be readopted under this act but continues in effect as a master plan under this act...The master plan is subject to the requirements of this act, including, but not limited to, the requirement for periodic review...and the amendment procedures set forth in this act.”

Section 125.38 31 states (in excerpt): “A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction subject to section 81 and the following:”

“...(b) For a township that on the effective date of this act had a planning commission created under former 1931 PA 285, or for a city or village, the planning jurisdiction may include any areas outside of the municipal boundaries that...related to the planning of the municipality.”

Concerning the making of the master plan and its contents, Sec 125.3833 (in part):

“(1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction.”

“(2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:”

“(a) A land use plan that consists in part of a classification and allocation of land...

(b) The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and waterfront developments; sanitary sewers and water supply systems; facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels; and public utilities and structures.

(c) Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas...

(d) ...The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.

(e) Recommendations for implementing any of the master plan's proposals.”

Concerning the Master Plan adoption procedure, Section 125.3841 (also in part):

“(1) After preparing a proposed master plan, a planning commission shall submit the proposed master plan to the legislative body for review and comment. The process of adopting a master plan shall not proceed further unless the legislative body approves the distribution of the proposed master plan.”

Overall, Michigan and Federal law gives local Townships the ability and resource to establish Master Plans to ensure organized and sound development.

**Note:** The deadline for the primary changes required by this new legislation will be July 1, 2011. Ingham Township intends to incorporate the changes required for “Master Plans” (Comprehensive Plans) as part of this document.



## Summary of Previous Planning Documents

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This section describes recent land use planning activity within Ingham Township. A summary of these documents are included to get an overall history of the planning policy associated with Ingham Township. These documents have assisted in formulating recommendations for the future studies, land use regulation decisions, new land use regulations, and comprehensive development plans. A brief review of major planning documents follows.

- **1977 Ingham Comprehensive Plan:**

The 1977 Comprehensive Plan was the last official comprehensive plan until the current plan in hand. It was implemented in 1977. Currently a Comprehensive Plan is being developed and is anticipated to be adopted in 2009.

- **Regional Growth: Choices for Our Future (Tri-County Regional Planning Commission, 2005).**





## History of Ingham Township

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According to the 1977 Ingham Township Comprehensive Plan, the history of Ingham Township and the Village of Dansville is a long and distinguished one. The original Township Boundaries were surveyed by Joseph Wampler in 1824. Settlement began in the area in the late 1830's. Mr. Samuel Crossman is credited with being the first man to settle in the Township. By 1845 there were sufficient residents in the now Village of Dansville to give the settlement a name. It was called Ingham Center, a name which remained until 1869, whereupon it was changed to the present Dansville after Daniel Crossman. Histories of the area indicate a once thriving community with a variety of stores, hotels and other services. The Village was dramatically affected by the extension of the railroad to pass through Williamston to the north, and not through Dansville. The Township of Ingham was formed by an act of the State legislature on March 11, 1837, with the first annual town meeting held on April 2, 1838.

Since then, Ingham Township has remained a predominantly rural and agricultural community, with large tracts of farm land sprinkled with a few residential developments. The community wishes to remain an agricultural community.





## Glossary of Terms Utilized in the Planning Process

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To assist the reader in utilizing this planning document, the following commonly applied planning terms have been generally defined.

**Capital Improvements Program** - A locally adopted document which prioritizes public investment for land, infrastructure, equipment, and buildings. This document is considered one of the three major implementing tools (along with the zoning ordinance and the subdivision regulations) of the Comprehensive Development Plan.

**Cluster Development** - Grouping houses on part of a property while maintaining a large amount of open space on the remaining land.

**Comprehensive Development Plan** - Also called the master plan, is a document composed of maps and text which describes the present and future residential, business, industrial, community facilities, circulation and physical characteristics of the township. It sets forth policy guidelines and an agenda for future development and improvement of the community.

**Conservation Easement** - A legal document that restricts the use of land to farming, open space, or wildlife habitat. A landowner may sell or donate an easement to a government agency or a private land trust.

**Development Objectives** - Long range statements of specific activities which must be implemented in order to achieve corresponding policy statements.

**Density** - The ratio between a specified number of housing units and an acre of land inclusive of all other land uses including public and private streets. A modified gross density may include all other land uses except public and private streets and unbuildable land areas, such as regulated wetlands or unsuitable soils or grades.

**Development Right** - The right to develop land, which is one of several rights that come with land ownership. The development right may be sold or given away separately from other rights. If the development right is removed, the land is still private property, though the uses that are allowed are typically limited to farming or open space.

**Family Household** - A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption.

**Geographic Information System (GIS)** - A method of placing data into a



computer to create a map or series of maps. Data might include: soils, parcels, roads, waterways, buildings, and zoning districts.

**Goal** - A goal is a very broad and general statement which represents the citizens' view on what they would like the township to be. These goals provide the basic framework for planning, budgeting of tax dollars, and provision of services.

**Group quarters population** - This includes all people not currently living in a household. Two categories make up this population:

- 1) Institutionalized - includes people who reside under authorized supervised care (such as nursing homes, correctional and juvenile institutions).
- 2) Non-institutionalized - includes all people who live in group quarters that do not include institutions (i.e. college dormitories and group homes).

**Growth Management** - The use of regulations and incentives to influence the rate, timing, location, density, type, and style of development in the community.

**Homeowner Vacancy Rate** - The proportion of the homeowner housing inventory which is vacant for sale. It is found by dividing the number of vacant units for sale only by the sum of owner-occupied units and vacant units that are for sale only, and then multiplying by 100.

**Housing Units** - A building or portion thereof, designed for occupancy by an individual or family for residential purposes and having kitchen and bathroom facilities.

**Multiple Family Housing** - A single building or series of buildings with abutting walls containing more than two residential dwelling units.

**Net Density** - The ratio between a specified number of housing units and an acre of land which is intended for residential purposes exclusive of public/common parks, public and private roads, and non-residential land uses.

**Neighborhood Design Character** - Those features of an area which are unique to it or are particularly identifiable such as architecture, street layouts, landscaping, open space, housing style or other similar characteristics.

**Platting** - The partitioning or dividing of a parcel of land which is recorded, mapped and charted with the County Plat Board in preparation for development. Replatting is a process of changing the boundaries of a recorded plat.

**Planned Unit Development** - A comprehensive form of development which is based on an overall site plan and focuses on the clustering of structures, a mixture of housing types, potential non-residential uses, and the provision of substantial open space.



**Policy** - A general application of the goals and objectives. These will indicate general uses of land in terms of where people live, work, shop and play and how they travel.

**Rental Vacancy Rate** - The proportion of the rental inventory which is vacant for rent. It is found by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent, and then multiplying by 100.

**Smart Growth** - A land use and community planning concept which emphasizes planning, designing, developing, and revitalizing communities to promote a sense of place, preserve natural and cultural resources, and equitably distribute the costs and benefits of development.

**State Equalized Valuation** - This is the value of real property (real estate) as determined by the state of Michigan for all land and development within the local jurisdictions and is the basis for local tax assessment of land value.

**Street/Road** - A public/private way or right of way used for the movement of people and goods that provides vehicular and pedestrian access to abutting properties.

**Subdivision** - The division of a parcel of land into five (5) or more lots for purpose of ownership transfer, building development, or dedication of a new street.

**Transfer of Development Rights (TDR)** - Property rights that may not be used on the land from which they come. TDRs may be sold to be used on a designated site in a receiving (growth) area. When TDRs are sold, the land they came from is then restricted to farming.

**Urban Design** - The visual and aesthetic appearance or image of the buildings, streets, light fixtures, open spaces and the general environment as perceived by persons living, working or passing through an area of the community. It includes the identity, distinction and personality given to physical features and geographic areas such as historic landmarks, architectural styling, natural foliage and similar aesthetic amenities.

**Zoning** - The division of the community into districts to regulate the use of land and structures, create order for the physical development of land, and to minimize potential conflicts. Zoning is implemented through the adoption of a Zoning Ordinance by the local community.

**Zoning Ordinance** - A set of land use regulations and a map adopted by the local governing body to create zoning districts that permit certain land uses and prohibit

others. Land uses in each district are regulated according to type, density, height, and the coverage of buildings.

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## Section IV: Profile of Ingham Township 2008

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### Preserving Our Future and Building Community



This profile is an overall picture of Ingham Township in regards to specific characteristics and the relationship these characteristics have with the surrounding area. Considering that Ingham Township is dependent on the larger region in terms of growth, it is important to understand the characteristics of Ingham Township in relation to the larger community to allow for

accurate current observations, as well as predictions for the future. This profile does just that by examining *Population Demographics, Housing Characteristics, Natural Features, Existing Land Use, Roads and Traffic, Utilities, and Community Facilities* of Ingham Township and of the Tri-County Region.

#### A Short Introduction...

Ingham Township is located in the mid- eastern portion of Ingham County. Adjacent to Ingham Township lays Vevay Township to the west, Wheatfield Township to the north, White Oak Township to the east, and Bunker Hill Township to the south. Ingham County is part of what is known as the Tri-County Region and shares that title with Eaton and Clinton Counties. The City of Lansing is the largest city in the Tri-County region which plays a vital role in its surrounding communities and is also the location of Michigan's state capitol. When any of these regional jurisdictions experiences a change in demographics, Ingham Township is affected. This fact is important in the following detailed profiles.

## Population Profile

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### Who We Are



The population profile paints a statistical picture of the population of Ingham Township. It compares Ingham Township with the surrounding regions in terms of overall population, distributions within the population based on age, race, education, and household characteristics. This profile will begin by examining the State of Michigan, the Tri-County region, Ingham County, and Ingham Township.

### Michigan

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The latest census estimates released by the Census Bureau give the 2005 population for the State of Michigan as 9,865,583. From 2000-2005 Michigan actually experienced an overall loss of population, a 72,861 decline over the five years. Michigan is ranked eighth nationally in terms of overall population. When considering population growth rates, Michigan was ranked 45 out of the 50 states for the years of 2000-2005. According to the US Census, migration has reversed toward the trend of “out-migration.” This indicates that more people are moving out of the state rather than into the state. Michigan experienced a short lived “in-migration” trend in the mid-late 1990’s.

**Table 1.1: Population of Michigan 1990-2005**

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Growth Rate</u>
1990	9,295,297		
2000	9,938,444	643,147	7%
2005	9,865,583	-72,861	-0.73%



## Tri-County Region

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The Tri-County area, which includes Ingham, Clinton, and Eaton Counties, surrounds the City of Lansing and in many ways acts as a single economic region. For this reason, it is important to address population trends within the Tri-County area over the past few decades. Much like Michigan population, the Tri-County population grew in the 1980's and 1990's, but in the beginning of the new century population began to decline to levels smaller than those from the 1990's. For example, the growth rate for 1980's and 1990's remained around 3% with respective populations of 419,750 and 432,674. The 2000 Census cited a regional population of 447,728 which dropped at a -2.7% growth rate to a level of 435,632 in 2005. Much of this regional population decrease arises from recent economic hardships associated with the loss of many regional manufacturing jobs. A loss of employment opportunities in part led to a loss of population.

 **Table 1.2: Tri-County Population Growth 1980-2005** 

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Growth Rate</u>
1980	419,750		
1990	432,674	12,924	3%
2000	447,728	15,054	3.5%
2005	435,632	-12,096	-2.7%

## Ingham County

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Ingham County lies in the heart of mid-Michigan containing the City of Lansing in the North West section of the county. It is a predominately rural county with the City of Mason as the County Seat and two large municipalities; the City of Lansing and the City of East Lansing. Ingham County has experienced a rapid loss of residents that are depopulating the central city areas of Lansing and East Lansing. In fact, the county has been losing population since the mid 1990's. For example, during the 1990's, Ingham County saw a loss of 1% of its population. This number skyrocketed to a 7% loss from the years 2000-2005. Much of this can be accounted for the loss of population in the City of Lansing due to the decline of manufacturing jobs.



↻Table 1.3: Ingham County Population Growth 1990-2005↻

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Growth Rate</u>
1990	281,912	-	-
2000	279,320	2592	-0.93%
2005	261,476	17,844	-6.82%

## Ingham Township

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Of the 48 townships in the Tri-County region, Ingham Township grew at consistent rates. In detail, in 5 years (2000-2005), Ingham Township saw a steady 1.4% population increase, which is consistent with other townships in Ingham County except for Lansing Township. The City of Lansing however, has seen much decline in population rates during this same period, which may explain the steady growth experienced in Ingham Township. Other reasons behind the population rates are related to the availability of rural and vacant land and the proximity to urban areas. That being said, it is apparent that Ingham Township has had slight pressure in the residential sector.

↻ Table 1.4: Ingham Township Population Growth ↻

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Growth Rate</u>
1980	1974		
1990	1942	-32	-1.65%
2000	2061	119	6.1%
2005	2091	30	1.4%



## Population Projections

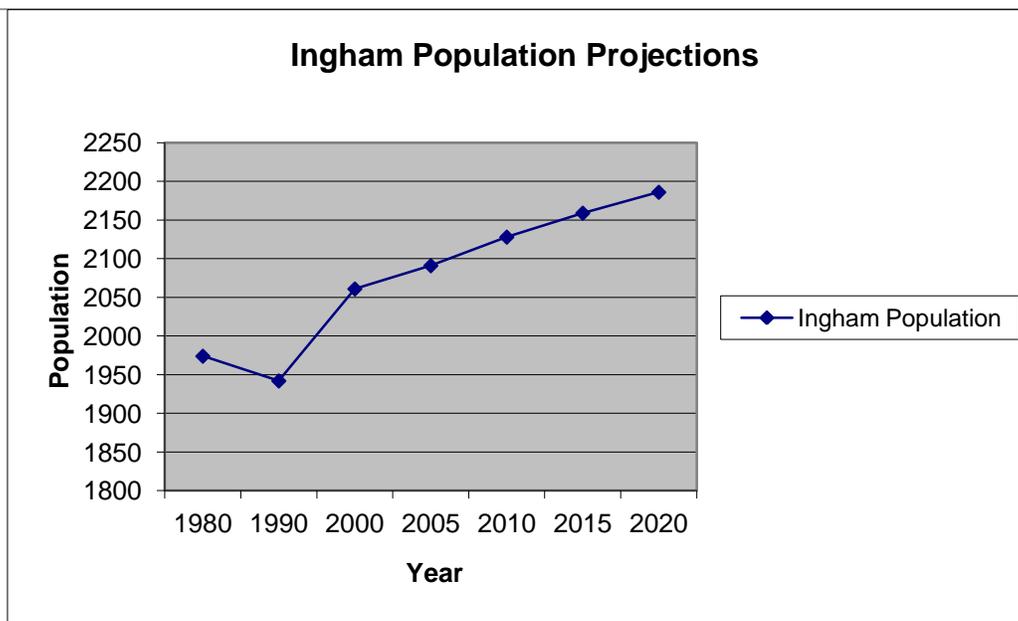
Population Projections are especially important when planning and determining growth for an area. Projections help with overall economic, land use and community planning and thus need to be taken very seriously. Projections calculations are approached by first examining past growth rates and trends for the township to determine whether growth is consistent or changing. By examining Ingham Township growth trends, one can see a fairly consistent and linear growth pattern from 1990 through 2005. Due to the fact that these linear and consistent growth patterns are expected to continue into the future, a fairly reliable projection model can be chosen. Thus, the projection model that was used to determine future population was the linear model. This model assumes that growth rates will be consistent. The following is a chart depicting current population and future projections.

**Table 1.5**

**↻ Population Trends for Ingham Township ↻**

Year	Population	Change	Growth Rate
1980	1974		
1990	1942	-32	-1.65%
2000	2061	119	6.1%
2005	2091	30	1.4%
<b>2010</b>	<b>2128</b>	<b>37</b>	<b>1.4%</b>
<b>2015</b>	<b>2159</b>	<b>31</b>	<b>1.5%</b>
<b>2020</b>	<b>2186</b>	<b>27</b>	<b>1.3%</b>

Data from 1980-2005 provided by the U.S. Census



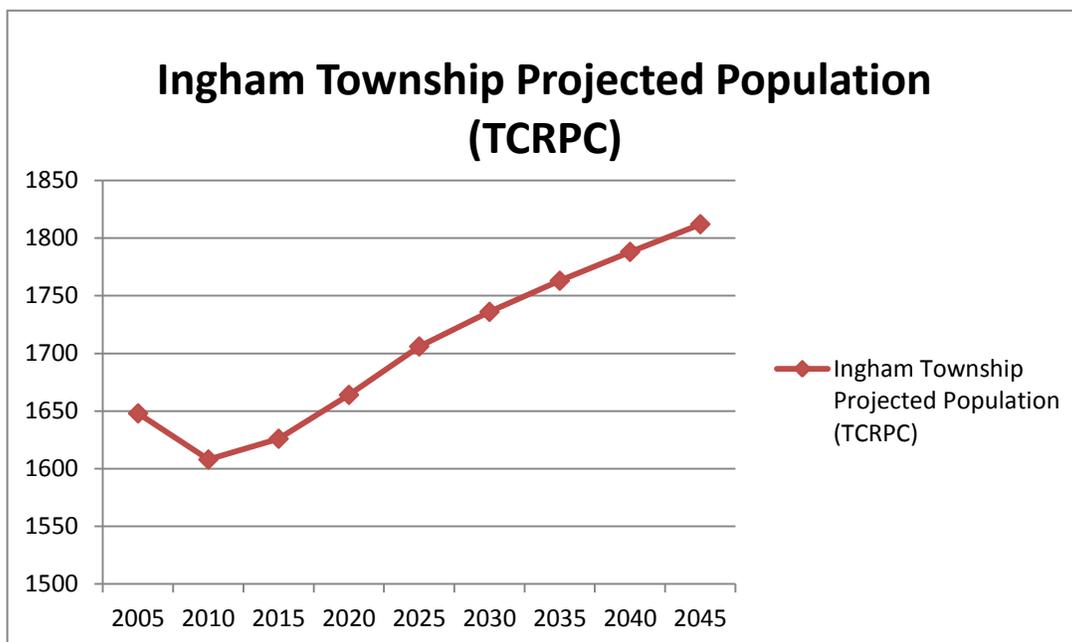


The Tri-County Regional Planning Commission updated their forecasts for population projections in May 2008. The Commission's findings display that Ingham Township will experience a steady and slow decline in their population until 2020. The findings are based on the University of Michigan regional economic model; the numbers take into consideration the structural shift in the manufacturing class, aging population (which usually leads to smaller households) and current foreclosures. The Commission has different numbers than the ones projected by the consultant. However, both sets of numbers appear reasonable and reliable for planning discussion and decisions. Thus, the forecasted numbers for Ingham Township provided by the Tri-County Regional Planning Commission are in Table 1.6.

**Table 1.6. Ingham Township Projected Population**

	2005	2010	2015	2020	2025	2030	2035	2040	2045
<b>Ingham Township</b>	<b>1648</b>	<b>1608</b>	<b>1626</b>	<b>1664</b>	<b>1706</b>	<b>1736</b>	<b>1763</b>	<b>1788</b>	<b>1812</b>

Courtesy of Tri-County Regional Planning Commission.

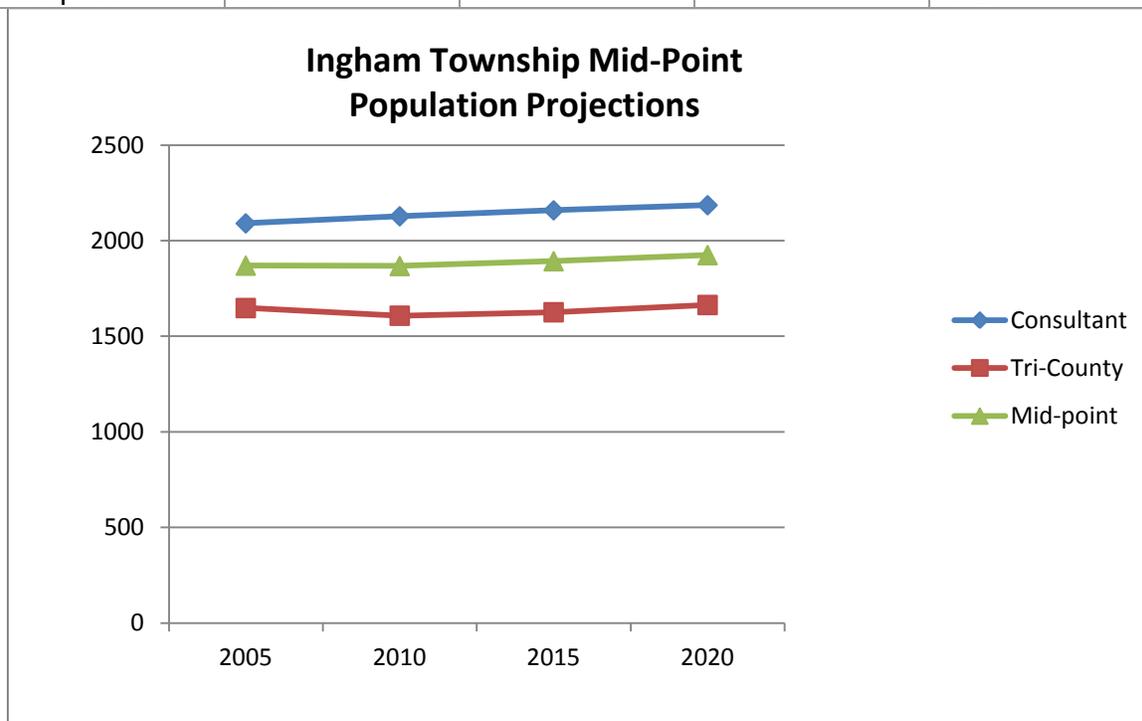




The consultant's projections are growing while the Tri-County Regional Planning Commission's projections are declining for Ingham Township; it is logical to locate midpoints among the findings for the years 2005 through 2020. This serves the purpose of coming closer to the realistic numbers that Ingham Township may see in the approaching years. It appears that there will still be a decline in population, but much slower than the findings of the Tri-County Regional Planning Commission. These projections will serve as a foundation for future land use planning in the Township and being able to accommodate for the changes that will likely occur. Below is a table of the mid-point projections.

**Table 1.7 Ingham Township Mid-point Population Projections**

Projections	2005	2010	2015	2020
Consultant	2091	2128	2159	2186
Tri-County	1648	1608	1626	1664
Mid-point	1870	1868	1893	1925





## Distribution of Sexes

The details of Ingham Township’s population make-up become apparent upon examining the population distribution. Ingham Township is comprised of 49.4% male and 50.6% female. These numbers from the 2000 Census show that the distribution of sexes is close but there are slightly more females than males. This can be explained by the fact that women have a longer life expectancy.

**Table 1.8: Ingham Township and Ingham County  
Distribution of Sexes**

<u>Sex</u>	<u>Ingham Twp</u>	<u>Ingham Co.</u>
Male	1,019 (49%)	134,801 (48%)
Female	1,042 (51%)	144,519 (52%)
Total Population	2,061	279,320

## Racial Make-Up

The racial make-up of Ingham Township and Ingham County are quite different in that Ingham County tends to lean in the more diverse direction. According to the 2000 Census, Ingham Township was comprised of 2,004 people or 97% who reported that “White” was their origin, whereas 2 people, or about 0.1%, reported “Black or African American” as their origin. 29 people are “Hispanic or Latino” in origin comprising 1.4% of Ingham Township’s population.

Ingham County has a lower percentage of the population classified as “White,” comprising 79.5% of the total. “Hispanic or Latino” makes up 5.8% of the population and “Black or African American” comprise 11% of the total population.

**Table 1.9. Race and Origin in Ingham Twp and Ingham Co.**

<u>Race/Origin</u>	<u>Ingham Twp</u>	<u>%</u>	<u>Ingham Co.</u>	<u>%</u>
White	2004	97	221,935	79.5
Black/African American	2	0.1	30,340	11
American Indian	10	0.5	1,528	0.5
Asian	6	0.3	10,273	3.7
Native Hawaiian or other Pacific Islander	0	0.0	143	0.1
Two or More Races	27	1.3	8,355	3.0
Other Race	12	0.6	6,746	2.4



## Age Distribution

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Age is an important element to analyze because it helps determine what populations will be demanding specific services in upcoming years. Based on the 2000 Census, Ingham Township and Ingham County have significant different median age figures of 37 and 30 years old respectively. This difference may be attributed to the fact that the City of Lansing has a higher population under the age of 19 and the City of East Lansing has MSU students living off-campus who are also under the age of 19.

**↻ Table 1.10: Age Distributions in Ingham Twp and Ingham Co. ↻**

<u>Age</u>	<u>Ingham Twp</u>	<u>%</u>	<u>Ingham Co</u>	<u>%</u>
19-Under	616	29	80,670	29
20-34	349	17	76,584	27
35-44	392	19	39,795	14
45-54	320	15.5	36,080	13
55-64	201	9.7	19,940	7
65+	183	8.8	26,251	9.3
Median Age	37		30	

**Ingham Twp Total Pop= 2,061**  
**Ingham Co Total Pop= 279,320**



## Education

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Education is an important aspect of long-range community health. According to the 2000 census, 88.3% of the total population of Ingham Township has attained a high school diploma or higher. Included within the 88.3% is 15% that have attained a bachelor's degree or higher. This figured has increased since 1990 due to the increased accessibility to higher education. In Ingham County, 88% of the population has attained a high school diploma or higher and 33% have earned a bachelor's degree or higher, nearly double that of Ingham Township.

**Table 1.11: Educational Attainment for Ingham Twp and Ingham Co. ↗**

<u>Education</u>	<u>Ingham Twp</u>	<u>%</u>	<u>Ingham Co.</u>	<u>%</u>
Less than 9 <sup>th</sup> Grade	45	3.3	5,360	3.3
9 <sup>th</sup> -12 <sup>th</sup> , no diploma	117	8.5	13,981	8.6
High School Graduate	493	35.6	38,118	23.4
Some College, no degree	411	29.7	39,290	24.1
Associate Degree	111	8	12,470	7.7
Bachelor's Degree	124	9	30,151	18.5
Graduate Degree	82	5.9	23,539	14.4

**Persons 25 years and over:**

**Ingham Twp: 1,383**

**Ingham CO: 162,909**

School enrollment has increased in the past decade as well, due to the increase in population. The US Census states that enrollment of children 3 years and over in Ingham Township was 565. Elementary and high school enrollment for Ingham Township was 404.



## Households

Household data is essential for determining the type of demands a population will place on a community. Families demand different services than non-family households. Ingham Township is predominately a “family” community with 80.6% of total households comprising of families. Ingham County families represent only 58% of total households. The difference could be credited to the fact that non-family households tend to be located closer to the major city and thus closer to the City of Lansing urban area. For example, the City of East Lansing is home to Michigan State University requiring a larger extent of student occupied homes.

**Table 1.12: Household Characteristics of Ingham Twp and Ingham Co. in 2000.**

Shown as a percentage.

<u>Household Type</u>	<u>Ingham Twp</u>	<u>Ingham Co.</u>
Family Households	80.6%	58.7%
Non-family Households	19.4%	41.3%
Persons Per Household	2.85	2.42

**Total Households:**

**Ingham Twp: 722**

**Ingham County: 108,593**

**Table 1.13: Persons Living in Group Quarters in Ingham Twp and Ingham Co. in 2000.**

<u>Type</u>	<u>Ingham Twp</u>	<u>Ingham Co.</u>
Institutionalized Population	0	0.6%
Non-institutionalized Pop	0.3%	5.4%



# Housing Profile

## Where We Live



The Housing Profile provides insight to the type of housing units residents of Ingham Township reside in. The housing profile can help in forecasting future needs in the residential sector. The housing aspects examined in this document include occupation status, number of units, housing age, value, and source of water. Values will be compared for Ingham Township and Ingham County.

**Table 2.1: Housing Unit Type in Ingham Township and Ingham County in 2000.**

Unit Type	Ingham Twp	%	Ingham Co.	%
Occupied Housing Units	722	98	108,593	94.4
Owner Occupied	679	94	65,986	60.8
Renter Occupied	43	6	42,607	39.2
Vacant Housing Units	15	2	6,463	5.6
Homeowner Vacancy Rate	--	0.7	--	1.6
Rental Vacancy Rate	--	2.3	--	6.3
Persons per owner-occupied unit	2.88	--	2.59	--
Persons per renter-occupied unit	2.37	--	2.15	--

**Total Housing Units:**  
**Ingham Twp: 738 Ingham Co: 115,056**



## Housing Characteristics

According to the 2000 Census, there were 738 housing units within Ingham Township. This figure represents 0.6% of the 115,056 housing units in Ingham County. The predominate housing type in Ingham Township is Owner-Occupied at approximately 94% of all housing units, while the county has only 61% owner occupied units. This is due to the prevalence of rental units near Michigan State University.

## Units per Housing Structure

It is important to obtain an accurate description of the number of units per housing structure in Ingham Township in order to understand the intensity of land use and the demands placed by each housing unit. The 2000 census provides much input of the housing units. As shown in Table 2.2, Ingham County and Ingham Township are dominated by single-family homes. Ingham Township has a higher percentage of single family homes.

**Table 2.2: Units in Housing Structure for Ingham Twp and Ingham Co. in 2005.**

Units	Ingham Twp	%	Ingham Co.	%
Single Family	828	92	75,766	65
2- Units	4	0.4	3,950	4.7
3 + Units	7	0.7	31,369	27
Mobile Home	56	6.2	3,896	3.3

**Total Housing Units:**

**Ingham: 895**

**Ingham Co: 115,056**



## Age of Housing

Ingham Township has a wide range of housing stock as pertaining to age. There is quite an abundance of historical housing built in the early 20<sup>th</sup> century and also an abundance of newer houses built in the later portion of the century.

**Table 2.3: Year Housing Structure Built for Ingham Twp in 2005.**

Year	Ingham Twp	Percent
April 2000-2005	107	13
1999-March 2000	15	1.8
1995-1998	55	6.5
1990-1994	55	6.5
1980-1989	47	5.6
1970-1979	209	25
1960-1969	62	7.3
1940-1959	70	8.3
1939 or earlier	225	26

Total Housing Units in 2005:  
Ingham Twp: 845

## Housing Value

Housing value is an important aspect of the housing stock to examine. Proper inventory ensures that Ingham Township meets the housing needs of all income levels. According to the 2000 US Census, Ingham Township had a median housing value of \$114,400. Ingham County had a median value of \$98,400. Please see Table 2.4 for more detail.



↻ Table 2.4: Housing Values for Ingham Twp and Ingham Co. in 2000. ↻

Value	Ingham Twp	%	Ingham Co.	%
Less than \$50,000	17	3.8	5,972	10.6
\$50,000- \$99,999	139	31.4	22,985	40.8
\$100,000- \$149,999	188	42.4	14,529	25.8
\$150,000- \$199,999	74	16.7	7,196	12.8
\$200,000- \$299,999	17	3.8	3,967	7
\$300,000- \$499,999	5	1.1	1312	2.3
\$500,000- \$999,999	3	0.7	293	0.5
\$1,000,000 or more	0	0	30	0.1

*\*Does not include values from April 2000-2007.*

**Median Value:**

Ingham Twp: \$114,400

Ingham County: \$98,400

**Water**

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Source of water and avenues of sewage disposal are elements that must be considered when determining the extent that public utilities are being provided to households versus private utilities. Water is provided to a household either through private wells on the homeowners' property or it is provided by the public water system. In Ingham Township there is no public water service, however the Village of Dansville does provide a public water system.

**Sewage Disposal**

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Proper means of sewage disposal is essential in maintaining public health. Households in Ingham Township use personal septic tanks and do not have access to municipal sewer. The Village of Dansville does provide public sewer access.



## Building Permits

Since the release of the 2000 Census data, Ingham Township has added 107 residential dwelling units. These units include single family homes and mobile homes. These numbers are relatively constant in consideration to the overall housing growth trends before the year 2000. However, since approximately 2004, housing sales and development have slowed, resulting in a slower expected increase in housing units over the next few years.

**↗ Table 2.5: Building Activity Since from 2000-2006 for Ingham Township ↖**

	Ingham Twp
Single-Family	90
Duplex	0
3+ Units	0
Manufactured Homes	17
Total	107



## Natural Features

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### Our Environment

The Natural Features profile details the dominant physical features in Ingham Township. Some of the natural features require special attention and management that must be addressed in this comprehensive plan. Due to Ingham Township's flat land nature, much of the township is dominated by agriculture and water

features, including wetlands, lakes, rivers, streams, and ponds. Best management of the surface water directly impacts the quality of our drinking water. Because natural systems have static boundaries with other natural attributes, especially water, a short description is offered of important environmental features detailing the important relationship that exists within the township.

## Topography

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Topography has come to refer to the "lay of the land", or the characteristics of land in terms of elevation, slope, and orientation. It is useful in determining whether an area of land is suitable for development or agricultural purposes and is directly related to the intensity of soil erosion. The terrain or topographic characteristics are directly influenced by glacial activities from the past. The average elevation in Ingham Township is 854 ft above sea-level.



## Soils

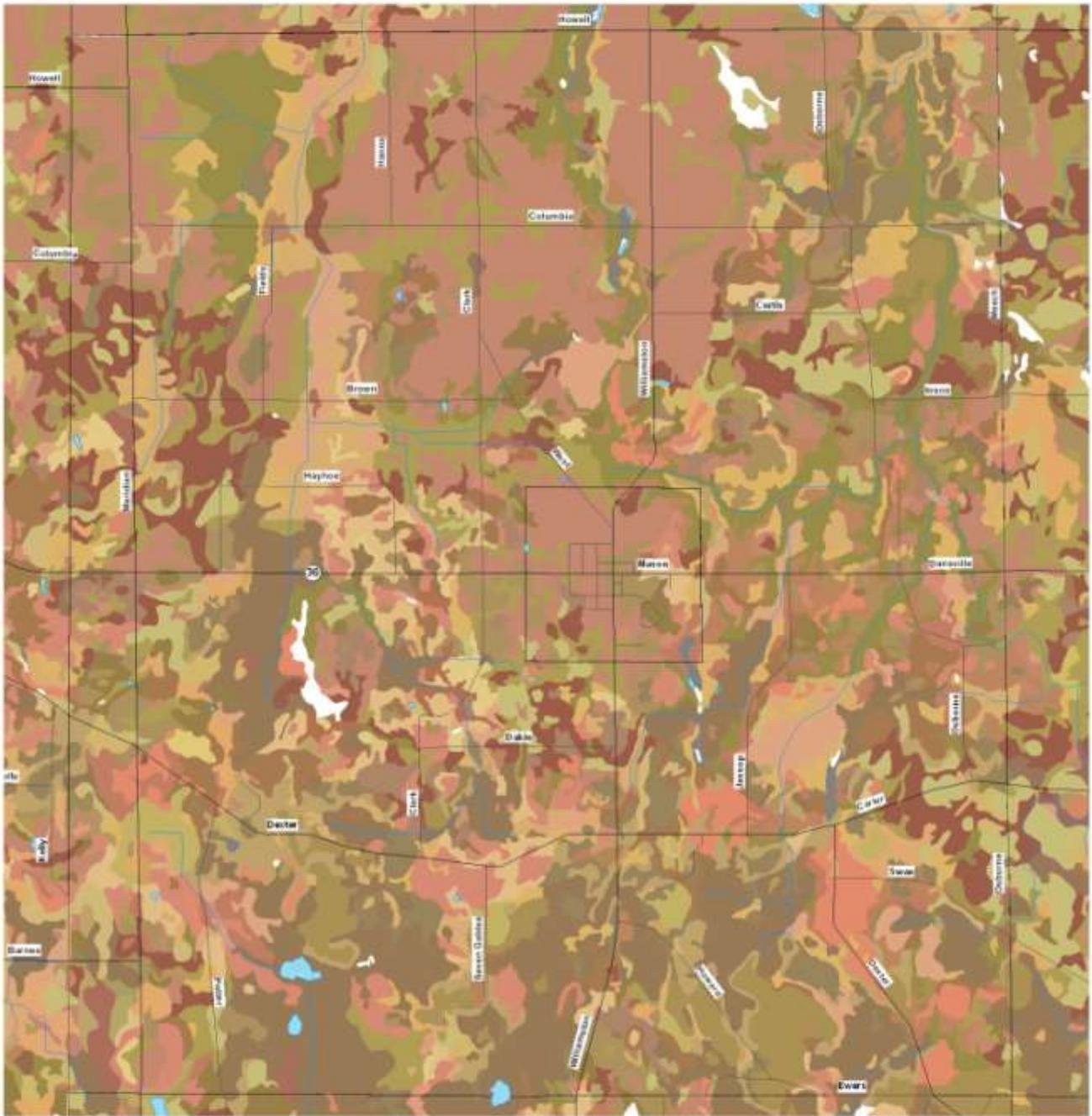
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Soil surveys are essential in determining the assets and limitations of an area. Soils act as filters to rainwater improving the overall quality of our drinking water. Also, soils are the basis of any agricultural production in the township and can be credited for the quality of crops produced in the Township. In addition, certain soils can pose limitations on development due to some unstable characteristics. Proper maintenance and best management practices should be utilized in regards to the Township's soils.

The soils of Ingham Township vary widely across the jurisdiction, ranging from loamy sands on the uplands to fibrous peat, muck, and soft clay in the poorly drained low lying marsh areas. The extensive concentrations of muck are in the northeastern, southeastern, and southwestern areas of the township. Mucky soils are regarded as unsuitable for development.

# Soils

## Ingham Township



Source: USDA-SCS-MICH

Produced by: Tri-County Regional Planning Commission, January 4, 2002

## Soils Legend *Ingham Township*

Adrian muck	Keowms very fine sandy loam	Pits
Aubbeenaubee-Capac sandy loams, 0 to 3 percent slopes	Kibbie loam, 0 to 3 percent slopes	Riddles-Hillstale sandy loams, 12 to 18 percent slopes
Aurelius muck	Lenawee silty clay loam	Riddles-Hillstale sandy loams, 2 to 6 percent slopes
Boots muck	Marlette fine sandy loam, 2 to 6 percent slopes	Riddles-Hillstale sandy loams, 6 to 12 percent slopes
Boyer sandy loam, 0 to 6 percent slopes	Marlette fine sandy loam, 6 to 12 percent slopes	Sebewa loam
Boyer-Spinks loamy sands, 12 to 18 percent slopes	Marlette loam, 12 to 18 percent slopes, eroded	Sisson fine sandy loam, 2 to 6 percent slopes
Boyer-Spinks loamy sands, 18 to 30 percent slopes	Marlette-Boyer complex, 18 to 25 percent slopes	Sisson fine sandy loam, 6 to 12 percent slopes
Brady sandy loam, 0 to 3 percent slopes	Matherton sandy loam, 0 to 3 percent slopes	Spinks loamy sand, 0 to 6 percent slopes
Capac loam, 0 to 3 percent slopes	Metea loamy sand, 2 to 6 percent slopes	Spinks loamy sand, 6 to 12 percent slopes
Ceresco fine sandy loam	Metea loamy sand, 6 to 12 percent slopes	Thetford loamy sand, 0 to 3 percent slopes
Cohoctah silt loam	Napoleon muck	Udorthents and Udipsammments
Colwood-Brookston loams	Oshemo sandy loam, 0 to 6 percent slopes	Urban Land-Boyer-Spinks complex, 0 to 10 percent slopes
Edwards muck	Oshemo sandy loam, 6 to 12 percent slopes	Urban Land-Capac-Colwood complex, 0 to 4 percent slopes
Ele va Variant channery sandy loam, 2 to 6 percent slopes	Oshemo-Spinks loamy sands, 0 to 6 percent slopes	Urban Land-Fluvaquents complex
Gifford sandy loam	Oshemo-Spinks loamy sands, 6 to 12 percent slopes	Urban Land-Marlette complex, 2 to 12 percent slopes
Granby loamy fine sand	Owosso-Marlette sandy loams, 2 to 6 percent slopes	No Data
Histosols and Aquents, ponded	Owosso-Marlette sandy loams, 6 to 12 percent slopes	
Houghton muck	Pains muck	



## Watershed Characteristics

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Just as a city, county or state has boundaries, so does a watershed. A watershed can be defined as the land that contributes water to a given site. This can be visualized as a line that connects all of the highest points in an area. Precipitation falling inside this line is delivered to small streams or tributaries which join to form rivers. Much of the time precipitation is redelivered to the groundwater system, which is our source of drinking water. It is important to ensure that local watersheds are maintained to the highest quality as to allow healthy drinking water and recreation water for fishing, swimming, and boating, and wildlife.

Ingham Township is located within the Huron River Watershed, which extends from Ingham County through Livingston County. The entire watershed feeds the Huron River, which traverses through south east Michigan and empties into Lake Huron. Although Ingham Township is experiencing increased development pressure, there is adequate rural land that lends itself to improving the watershed quality. The Michigan Department of Environmental Quality (MDEQ) cites that helping restore watersheds requires eight basic management tools; including watershed planning, land conservation, aquatic buffers, better site design, erosion control, stormwater treatment practices, control of non-stormwater discharges, and watershed stewardship.

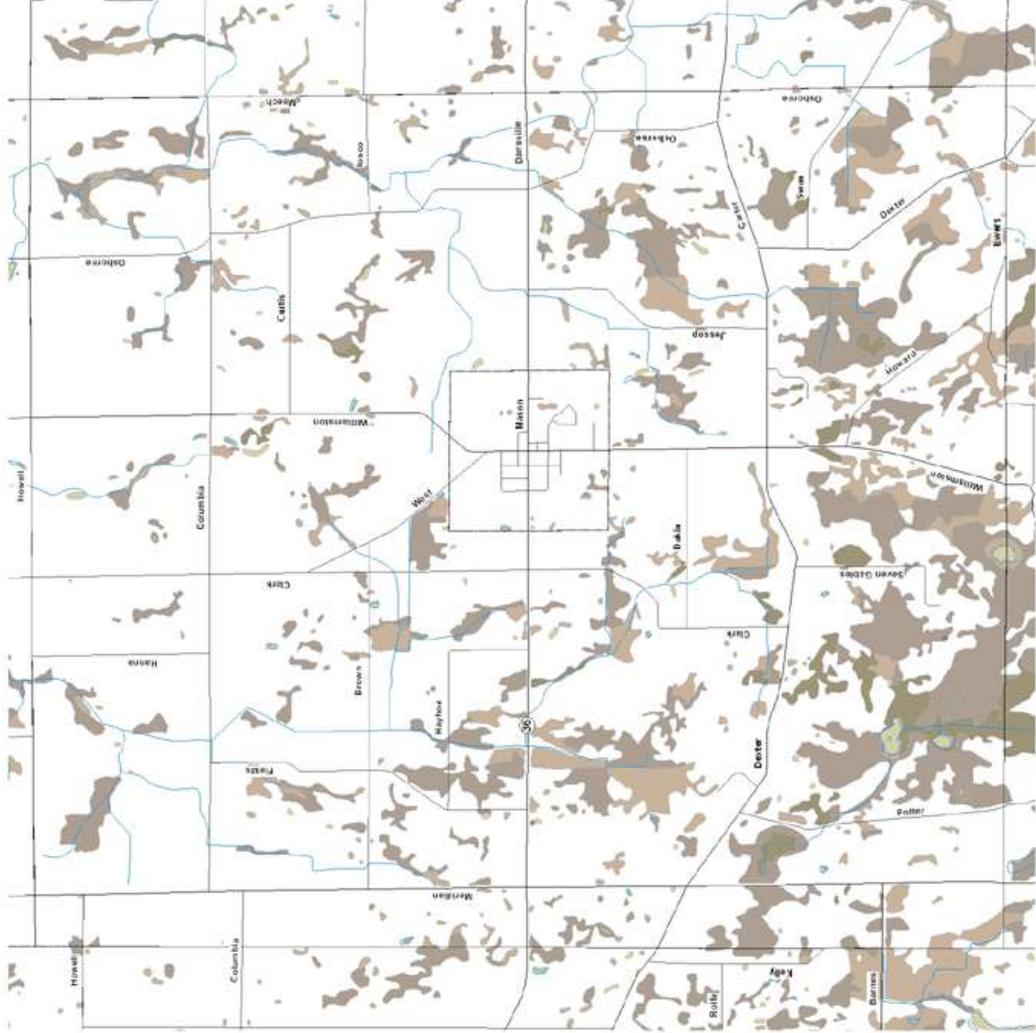
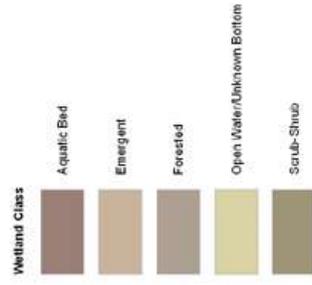
## Wetlands

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As mentioned above, Ingham Township is dotted by small wetlands in many areas. Wetlands, as legally defined, must contain three essential ingredients: hydric soils, hydrophytic plants (eg cattails), and necessary hydrology to support the plants. According to the Michigan Fish and Wildlife Service, Ingham Township has approximately 540 acres of wetlands which comprises approximately 2.6% of the township.

# Wetlands

## Ingham Township



Source: U.S. Fish & Wildlife Service,  
National Wetlands Inventory

Produced by: Tri-County Regional Planning Commission, 2006



## Economic Profile

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### Our Economy



The economy of Michigan, the Tri-County Region, Ingham County and Ingham Township are interrelated and dependent on each other. When the Michigan economy suffers, Ingham Township will ultimately feel the trickle effect of the stagnant economy. The same is true if Michigan's economy is vibrant and thriving. Thus, it is crucial to get an accurate

description of all these jurisdictions to adequately forecast the future of Ingham Township's economy. This profile will examine the State of Michigan Economy, as well as the economic conditions of the Tri-County Region, Ingham County and Ingham Township. The factors being examined are ***Income, Employment, Employment by Industry, and Employment Forecasts.***

### Michigan

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Historically, the State of Michigan has been known for its automotive industry supplying thousands of people state-wide with life-long stable employment opportunities. Since the 1990's, automotive and related industries have been relocating to different states and countries leaving acres of vacant land and thousands of jobless workers. This, among other factors has caused a serious decline in the Michigan economy. To justify these statements, in 2005 the US Census reported an 8.9% unemployment rate for the State of Michigan. In fact, Michigan currently has the highest unemployment rate in the entire United States of America. 13.2% of the population fell below the poverty line, an increase from 10.5% in 2000.

Although the economy is suffering in Michigan, the overall median income has increased. In 2005, the median family income was \$57,277 up from \$53,457 in 2000. The per capita median income was \$24,379 in 2005.



## Tri-County Area

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As mentioned above, the Tri-County area often functions as a single economic engine due to the fact that many people work in the City of Lansing, but live in different cities or counties. Thus, by looking at the economic sector of the Tri-County Region, we can get a vivid picture of the local economy in Ingham Township. Similar as the State of Michigan, the Tri-County Region housed many automobile manufacturing factories and related businesses in the area. Much of the economy revolved around this industry for many years and city planning revolved around the reliance of this manufacturing sector. Other dominant industries include the Governmental and Educational sectors. However, in recent years there have been many layoffs and factory closings in Ingham, Eaton, and Clinton Counties. In just five years the unemployment rate has nearly doubled, directly affecting the population counts for the area. In 2005, the Tri-County Region had 230,758 people in the labor force with 5.1% unemployed. The median household income was \$45,874. The following tables detail the employment activity in the Tri-County Area.

 **Table 3.1: Labor Force Status for Tri-County Area in 2005** 

<u>Labor Status</u>	<u>Tri-County</u>	<u>Percent</u>
Persons 16 years and over	343,369	100
In Labor Force	230,758	67.2
Civilian Labor Force	230,331	67.0
Employed	212,819	62.0
Unemployed	17,512	5.1
Armed Forces	427	0.1
Not in Labor Force	112,611	32.8



↻ Table 3.2: Employment by Industry for the Tri-County Region in 2005 ↻

Industry	Tri-County	Percent
Education, Health, Social Services	51,086	24.0
Retail Trade	26,251	12.3
Manufacturing	23,457	11.0
Public Administration	18,392	8.6
Arts, Entertainment, Food Service	17,912	8.4
Professional, Scientific, Management	17,136	8.0
Finance, Insurance, Real Estate	13,922	6.5
Construction	12,495	5.8
Other	10,577	4.9
Transportation and Warehousing	7,940	3.7
Wholesale Trade	6,531	3.0
Information	4,582	2.2
Agriculture, Forestry, Fishing, Mining	2,538	1.2

**Total Employed People Over 16 Years of Age:  
212,819**

Source: US Census 2005: Lansing-East Lansing, MI MSA

## Ingham Township

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As mentioned previously, Ingham Township has been experiencing some growth. This growth directly affects the economic growth and health of the township as well. Where growth occurs, there is a following increase in demand for services and businesses to be located closer to home. Although Ingham Township remains a residential and agricultural community, it is important to plan for a growth in the economic sector as well. In the following paragraphs and tables, Ingham Township's economic profile will be compared to Ingham County's profile. It should be noted that Ingham Township's economic figures represent a portion of Ingham County's figures due to the fact that the township is located within the county. Also, the figures are from the 2000 US Census data due to the concern that 2005 data was unavailable for Ingham Township.



## Income and Occupation

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The median household income for Ingham Township in 2000 was \$59,107. Ingham County's median income was significantly lower at \$40,774. Per capita income was similar between the township and the county, with figures of \$21,348 and \$21,079 respectively. 2.4% of families in Ingham Township fell below the poverty level while 8.3% of Ingham County's families fell below the poverty line. According to the US Census, the poverty level for a family of four was \$17,603 in the year 2000.

Examining the occupation of the residents of a community provides insight into the everyday life of community members. In 2000, Ingham Township had 1,570 residents 16 years or older legally able to work, of which 1,095, or 70% were in the labor force. Ingham County had 221,109 persons over the age of 16, of which 142,675 or 64.5% were employed.

 **Table 3.3: Labor Force Status for Ingham Township and Ingham County. 2000**

<u>Labor Status</u>	<u>Ingham Twp</u>	<u>Ingham Co.</u>
Persons 16 years and over	1,570	221,109
In Labor Force	1,095 (69.7%)	151,406 (68.5%)
Civilian Labor Force	1,095 (69.7%)	151,233 (68.4%)
Unemployed	44 (2.8%)	8558 (3.9%)
Armed Forces	0	173
Not in Labor Force	475 (30%)	69,703 (31.5%)

\*It should be noted that since 2000, unemployment rates in the Mid-Michigan area have jumped due to the loss of manufacturing jobs. Some estimates from the US Census give unemployment rates for Ingham County at 6.5% for the year of 2005. Estimates are not available for Ingham Twp.



Table 3.4: Class of Worker in Ingham Township and Ingham Co. in 2000. ↗

<u>Class</u>	<u>Ingham Twp</u>	<u>%</u>	<u>Ingham Co.</u>	<u>%</u>
Private wage/Salary	816	77.6	104,701	73.4
Government Workers	166	15.8	30,812	21.6
Self-Employed	59	5.6	6876	4.8
Unpaid Family Wkrs.	10	1	286	0.2

**Employed Persons 16 Years and Over:**

Ingham Twp: 1051  
 Ingham Co: 142,675

Table 3.5: Employment by Industry for Ingham Twp and Ingham County in 2000. ↗



<u>Industry</u>	<u>Ingham Twp</u>	<u>Percent</u>	<u>Ingham Co.</u>	<u>Percent</u>
Agriculture, Forestry, Mining	26	2.5	1060	0.7
Arts, Entertainment, Food Service	49	4.7	13,367	9.4
Construction	115	11	7,035	4.9
Education, Health, Social Services	214	20.4	38,984	27.3
Finance, Insurance, Real Estate	47	4.5	9196	6.4
Information	25	2.4	3918	2.7
Manufacturing	192	18.3	14,787	10.4
Professional, Scientific, Management	89	8.5	11,110	7.8
Public Administration	78	7.4	12,423	8.7
Retail Trade	87	8.3	15,608	10.9
Transportation and Warehousing	49	4.7	4401	3.1
Wholesale Trade	32	3	3,856	2.7
Other	48	4.6	6,930	4.9

**Total Employed Persons Over 16 Years of Age:**

Ingham Twp: 1051  
 Ingham Co: 142,675



**Table 3.6: Employment Forecasts for Ingham Twp and Ingham County.**

Provided by Tri-County Regional Planning Commission

Retail Employment Forecast	2005	2010	2015	2020	2025	2030	2035	2040	2045
Ingham Township	25	23	22	20	19	17	17	17	17
Total Ingham County	35,511	35,664	36,479	36,911	37,069	37,317	37,585	37,855	38,126

**Growth rate for Ingham Township: -32%**

**Growth rate for Ingham County: 7.7%**

Non-Retail Employment Forecast	2005	2010	2015	2020	2025	2030	2035	2040	2045
Ingham Township	149	148	149	148	147	147	150	153	155
Total Ingham County	170,874	172,211	176,490	178,493	180,557	183,106	185,532	187,986	190,472

**Growth rate for Ingham Township: 4%**

**Growth rate for Ingham County: 11.5%**

Based on these forecasts provided by the Tri-County Regional Planning Commission, it is apparent that Ingham Township will experience a decline in employment for the Retail Sector; Ingham County in comparison, although growing, will experience a relatively slow growth rate in the same sector. However, for Non-Retail employment, Ingham Township is expected to slowly experience growth; Ingham County is also expected to experience more growth in this sector. These smaller growth rates could be a result of Ingham Township being much more rural and not experiencing the same growth effects as larger urban cores like Lansing or East Lansing.



## Existing Land Use Profile

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### The Lay of the Land

Performing a survey of existing land use has many benefits to Ingham Township. First, by analyzing existing land use, one gets a clear picture of the type and intensity of development that is occurring in the township. By comparing past land use maps with current land use maps, trends become apparent as to how and

where development has been occurring. Using this information can provide an avenue for predicting future growth areas and allows for preparatory planning for the township as a whole.

### The Story Unfolds...

Since the founders of Ingham Township moved to the area, Ingham has maintained a predominately rural land use that catered to agriculture, hunting, and fishing. As time wore on and the surrounding areas grew closer and closer to Ingham Township, more people decided to relocate to the township. Scattered developments began appearing in the township. By coordinating this growth and placing an emphasis on agricultural land, the township can preserve its rural character and still continue being a leader in agricultural production.



## Land Use Definitions

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When assessing the existing land use in Ingham Township, a consistent method of defining the conditions is necessary. The following is a list of the land use definitions.

### ↻ Residential ↻

Residential land is considered land that is specifically and solely used for housing purposes. Residential land ranges from single-family homes to multiple-family residences to mobile homes.

### ↻ Agricultural ↻

Agricultural land refers to land that is used for farming, be it corn or cattle.

### ↻ Commercial ↻

Commercial land is contexted to land that is being used for business enterprises for the sale of a product or service. Most commercial land in Ingham Township lies in the Village of Dansville.

### ↻ Developmental ↻

Developmental land refers to land that is underutilized and has potential for future development. This land can be vacant, non-developed land, or land that is considered a non-conforming use. The goal of developmental land is to utilize it in a mixed use fashion.

### ↻ Industrial ↻

Industrial land refers to land that is being used for industrial purposes, such as manufacturing companies. Currently there is no land zoned as industrial, however Ingham Township would like to allow for this type of land use to be present.

### ↻ Public Land ↻

In this document, Public land references any land that is not privately owned and is available for citizens at large to use. These range from township/village owned parks to state owned land to cemeteries. These properties are also tax-exempt by nature.

### ↻ Right of Way ↻

Right of way land is land that is set aside for utility use. This includes roads, sidewalks, and land for the various utility companies to install utilities such as water, sewage lines, and cable.



## Existing Land Use

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Ingham Township is comprised of 20,557 acres of land, while the Village of Dansville is 620 acres. Land Assessment of 2005 shows that Ingham Township is a predominately agricultural community, with 11,506 (56%) acres classified as agricultural land. 6086 (30%) acres, are classified as residential property. The following tables detail land use in the township in 2005.

 **Table 4.1: Existing Land Use in Ingham Twp and Dansville in 2005.**



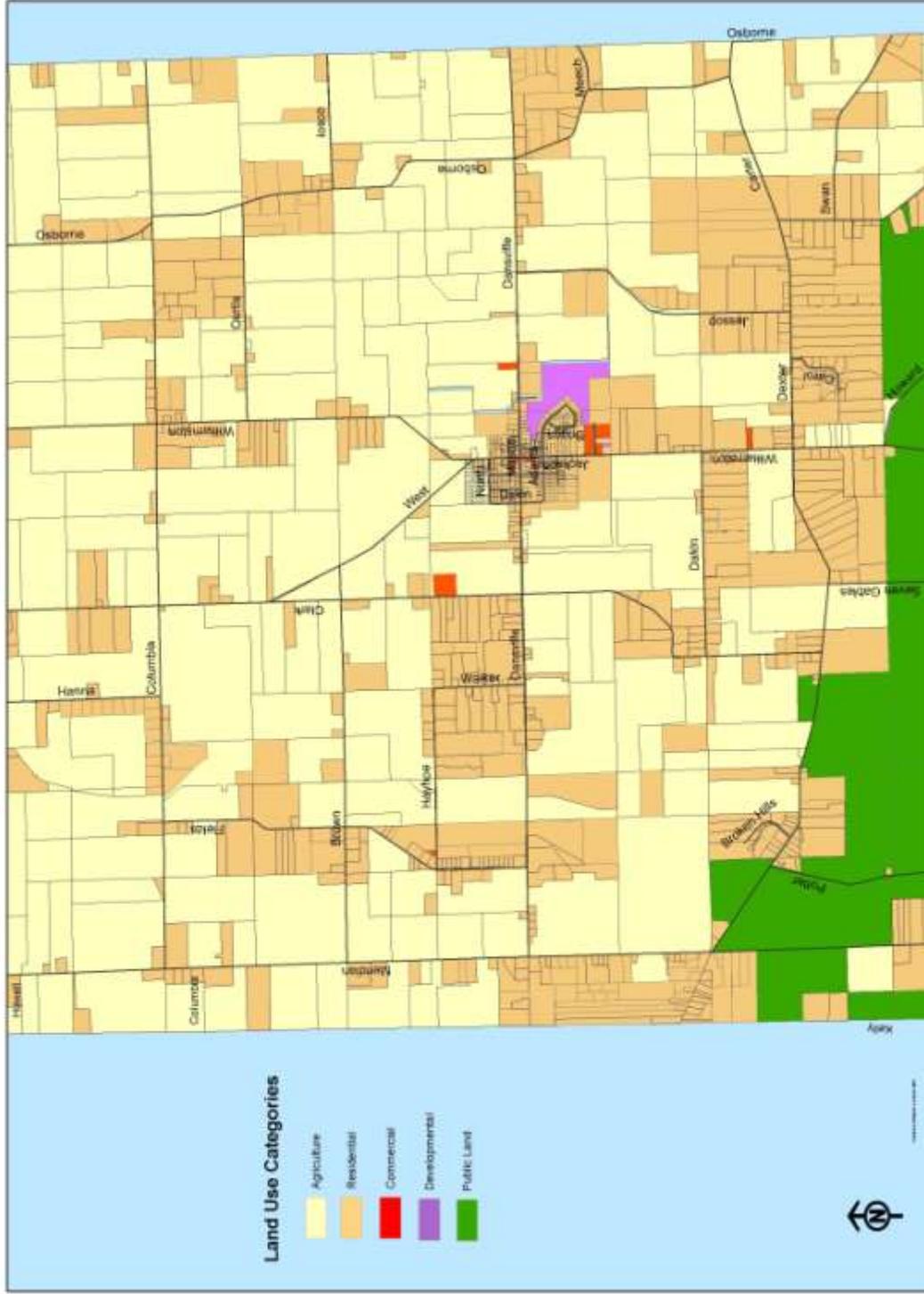
Land Use	Acres 2005	Percent
Residential	6,086	30
Agricultural	11,506	56
Commercial	6	0.2
Public	2959	14

**Total Township Acres: 20,557**

**Total Village Acres: 620**

\*Data courtesy of Wayne Kinne, Ingham Township Supervisor.

# Ingham/ Dansville Land Use 2007





## Community Facilities Profile

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Serving Our Residents  
Community Facilities are the services and structures provided to the community to improve the quality of life in Ingham Township. The community facilities range from waste water treatment to fire department support to religious institutions. It is important to do an assessment of local services and facilities to get a proper inventory and be able to assess what is

needed to improve the quality of life.

### Municipal Sewer

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Ingham Township does not have municipal sewer available due to its rural locale. All parcels are serviced with a septic system.

### Municipal Water

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Ingham Township does not have municipal water available due to its rural locale. All parcels are serviced by personal wells.



## Public Buildings and Cemeteries

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There are limited public buildings in Ingham Township, most lying within the Village of Dansville. The Ingham Township Fire Department is located in Dansville as is the Dansville Public Library. There are six cemeteries within Ingham Township.

## Police Services

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Ingham Township is serviced by Michigan State Police and the Ingham County Sheriff's Department, each servicing larger areas than just Ingham Township.

## Fire and Emergency Medical Services

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The Ingham Township Fire Department consists of a host of volunteer fire fighters. Throughout the years, many improvements and changes have been made to the department. Currently there is one (1) full time Fire Chief and several part time, on-call firefighters.

The Fire Department also responds to emergency medical calls. Emergency medical services are contracted through the EMS in the Ingham County Sheriff's Department when the Fire

Department can not provide assistance to an emergency.



## Schools

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The entirety of Ingham Township is serviced by Dansville Public Schools. In the 2008 and 2009 school year, 907 students were enrolled at the school.

## Parks and Recreation

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Ingham Township has a small park located on Dansville Road, just east of Meridian Road. Additionally, there is the State Game area in the southern portion of the township. This is an extensive area comprising of approximately 1500 acres of public land. Parks are important for community quality of living for residents.

## Religious Institutions

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Churches provide a great community asset to Ingham Township as means of personal expression and community involvement. In 2007, there were 3 churches of various denominations in Ingham Township. As a quasi-public organization, it is difficult to plan for churches, but their location in the Township is important. Wanting to keep all through traffic out of neighborhoods, it is essential for churches, as they are located now, to be on major or minor arterials only.



## Transportation Profile

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### Our Roads: The Road System

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In Ingham Township, there are four different types of roads. The Ingham County Road Commission classifies the roads as State, Primary, Local Paved, and Local Gravel. The differences between the four types are the jurisdictions responsible for the care and maintenance and the carrying capacity of each road. State Roads are operated and maintained by the Michigan Department of Transportation and are usually associated with highways. Ingham Township has only one state road, which is M-36. There are approximately 5.5 miles of state roads in Ingham Township.

Primary Roads are main roads that service multiple townships. They are operated by the Ingham County Road Commission. Williamston Road, Dexter Trail Road, Howell Road, Meridian Road, and Barnes Road are all Primary Roads that carry traffic from multiple jurisdictions and usually are associated with higher traffic volumes. There are approximately 23 miles of primary roads within Ingham Township.

Local Roads are roads that typically serve local residents and are maintained by the Ingham County Road Commission. Although Ingham County Road Commission performs the actual road maintenance, the Township is responsible for supplying the funding to do so. Ingham Township has 27 miles of paved local roads and 10 miles of gravel local roads.

### Placement of Utilities in Street Right-of-Ways

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Sanitary sewers, storm sewers, water lines, electric lines, telephone lines, natural gas pipes, and cable television lines, together with sidewalks, street trees, street lights, and utility poles, must go within the street right-of-ways provided. In addition the actual street has to be placed within the right-of-way. Sometimes things get a bit crowded and confusing, especially if the maps on which all of the older easements and locations of the respective utilities become lost. Never happens? To the contrary, it happens more often than





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## **SECTION V: INGHAM TOWNSHIP COMPREHENSIVE PLAN: GOALS, POLICIES, AND OBJECTIVES**

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This section contains a description of the Goals, Policies, and Objectives which are the framework for the land use policy for Ingham Township. These goals, policies, and objectives are not only for growth and preservation within Ingham Township, but establish an agenda for action for both the Planning Commission and the Board of Trustees regarding the implementation of a continuous land use planning program.

To assist in understanding the use of terms in this section, the following definitions are provided;

**↻ GOAL** - An object or end that the community strives to attain.

**↻ POLICY** -An official commitment by the governing body which outlines general statements about how a goal is to be achieved.

**↻ OBJECTIVE** - A description of specific actions which are designed to implement the policy statements.

### **↻ MISSION STATEMENT ↻**

To Plan and implement an environmentally and fiscally responsible pattern of future land use for Ingham Township which is based on locally adopted Goals, Policies, and Objectives, and Smart Growth Principles that establish a framework for responsible land use decision making.



## GOALS, POLICIES, AND OBJECTIVES

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### GOAL: AGRICULTURAL LAND PRESERVATION

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The Ingham Township Comprehensive Development Plan will place primary emphasis on the preservation of agricultural and open space lands as a major economic component of the Township through appropriate land use strategies and regulatory controls.

**Policy 1:** Ingham Township will take a leadership role in educating township residents on the impact of residential development on agricultural land and the benefits of creating a comprehensive preservation strategy.

**Objective 1:** Ingham Township will coordinate with the appropriate state and county agencies in obtaining and distributing information to township residents on agricultural preservation.

**Policy 2:** Ingham Township will support the research, discussion, and adoption of appropriate policies and regulations which will reduce the rate of loss of existing prime and unique farmland to development within Ingham Township.

**Objective 1:** Identify within the Comprehensive Plan for Ingham Township the location of prime and unique farmland.

**Objective 2:** Recommend an agricultural preservation strategy for specific geographic areas of Ingham Township.

**Objective 3:** Research, discuss, and adopt new land use regulations (cluster residential development, new depth to width ration, exclusive agricultural zoning district, etc.) which discourage residential development within prime and unique farmland areas of Ingham Township.

**Objective 4:** Encourage the creation of a county wide Task Force which researches and recommends feasible tools for reducing the loss of agricultural production acreage (Transfer of Development Rights, Purchase of Development Rights, Sliding Scale Zoning District, Quarter Zoning District, Agricultural Buffer Zones, etc.).



## GOAL: COMMUNITY FACILITIES AND INFRASTRUCTURE

---

Provide efficient and effective public services to Ingham Township residents which support agricultural preservation and the rural residential quality of life.

**Policy 1:** (County Road System) Encourage the Ingham County Road Commission to take the following actions:

**Objective 1:** Pursue the installation of a flashing stop sign system at the Meridian and M-36 intersection.

**Policy 2:** Coordinate with the Village of Dansville on adopting and implementing policies which encourage development within and adjacent to the Village so as to take advantage of available services and utilities.

## GOAL: RESIDENTIAL DEVELOPMENT

---

The Ingham Township Comprehensive Development Plan will place secondary emphasis on accommodating rural residential development at a reasonable growth rate through the application of appropriate land use strategies and regulatory controls.

### Definitions

For purposes of clarification of the Residential Development Goal as utilized within the Comprehensive Plan, the following definitions of terms are provided:

#### **↗ Residential Development Character**

Low to moderate density development typically found in platted or residential options, with a variety of housing structural types, centralized public or private utility systems, commercial retail services and professional office uses which meet the needs of the residential area, the stabilization and enhancement of historic Ingham and accommodates compatible land uses through the utilization of special use permits (planned shopping centers, multi-family residential structures, etc.).

#### **↗ Rural Development Character**



The least intensive development trend with primary emphasis on open space preservation, large parcel residential development, individual utility systems, agricultural use accommodation, and the accommodation of compatible land uses through the utilization of special use permits (agricultural production, specialized commercial services, home occupations, etc.).

**Policy 1:** Encourage the discussion and adoption of feasible policies and regulations within the Comprehensive Land Use Plan which encourage the maintenance and continuation of residential development in Ingham Township in a rural residential single family detached residential development pattern.

**Objective 1:** Recommend a residential density pattern within the Comprehensive Development Plan which identifies areas for rural residential development not to exceed one dwelling unit per acre.

**Policy 2:** Recommend within the Comprehensive Development Plan a residential annual growth rate which does not exceed that experienced within Ingham Township within the last five years (approximately 18 units per year).

**Policy 3:** Through education and research, encourage Ingham Township to adopt new land use regulations which provide incentives for clustering or grouping new residential development and maximizing open space.

**Objective 1:** Within the Township, recommend a series of amendments to the Zoning Ordinance such as innovative cluster regulations, conservation planning, open space linkages, smaller parcel size with higher open space requirements, etc.

**Policy 4:** Recommend a future land use pattern in the Comprehensive Development Plan which envisions smaller parcels sizes and cluster development options adjacent to or within the Village of Dansville where infrastructure may be available.

**Objective 1:** Coordinate future land use patterns within the Comprehensive Development Plan with the Village of Dansville to implement a “smart growth” approach.



## **GOAL: NON- RESIDENTIAL DEVELOPMENT**

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**Non-residential development within Ingham Township will be encouraged to develop as an agri-business support to the agricultural preservation strategy of the Comprehensive Development Plan.**

**Policy 1:** Agri-business development will be regulated through the Special Land Use provisions of the Ingham Township Zoning Ordinance.

**Policy 2:** Other non-residential development will be recommended in the Comprehensive Development Plan to focus within the Village of Dansville and/or directly adjacent to the Village.

## **GOAL: NATURAL RESOURCE MANAGEMENT**

---

**The Ingham Township Comprehensive Development Plan will conserve environmental assets and natural resources by minimizing negative impacts on groundwater, wetlands, wildlife habitat, woodlots, and the drainage system.**

**Policy 1:** Support the efforts of the Lansing Regional Groundwater Management Board in their education and research efforts to protect groundwater resources.

**Policy 2:** Encourage and support efforts to develop and implement an appropriate wellhead protection strategy for Ingham Township.

**Policy 3:** Encourage and support efforts by private land owners to adopt wildlife habitat preservation strategies through organizations which promote these activities.

**Policy 4:** Recommend within the Ingham Township Comprehensive Development Plan a framework of land use strategies which encourage the use of Best Management Practices as recommended by the Michigan Department of Environmental Quality.



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## SECTION VI: INGHAM TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN- FUTURE LAND USE CATEGORIES 2009

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The following definitions describe generalized categories of land use which are recommended to describe future land use patterns on the Future Land Use Map of the Comprehensive Development Plan.

### Rural Residential Land Use Character

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The least intensive development trend with primary emphasis on open space preservation, large parcel single family detached residential development, very low density cluster single family residential development, individual or *community* utility systems, agricultural use accommodation, and the accommodation of compatible land uses through the utilization of special use permits (agricultural production, specialized rural oriented low intensive commercial services, home occupations, etc.).

Additional Future Land Use Map Delineations:  
(None)

### Agricultural Land Use Character

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Those parcels within the township which are utilized for agricultural production or could be utilized for agricultural production and which are recommended for long term agricultural use.

Additional Future Land Use Map Delineations:  
(None)

### Open Space/Natural Resource Land Use Character

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The identification of existing environmentally sensitive geographic areas (watersheds, wetlands, and other unique environmental features,) either publicly or privately owned, which provide significant open space and natural resources to the community.



### Additional Future Land Use Map Delineations:

- Public Land Ownership*
- Non-Profit Ownership*
- Private Ownership*

## Neighborhood Residential Land Use Character

---

Low, moderate density residential development typically found in individual parcel, platted, planned unit/cluster developments, site condominium developments, or other creative residential options, with a variety of housing structural types, centralized public or private utility systems, planned open space and/or environmental conservation measures, connected by a coordinated pedestrian pathway system, and accessible to a public street system capable of appropriate ingress and egress, and served by community recreational services.

### Additional Future Land Use Map Delineations:

- Low Density (To Be Defined)*
- Medium Density*

## Neighborhood Commercial Land Use Character

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Office/research/development land uses, commercial retail/wholesale services land uses which serve the community and accommodate more intensely developed nonresidential land uses through the special use permit process (retail, light industrial, warehousing, research, and service oriented businesses).

### Additional Future Land Use Map Delineations:

- Office/Research Development*
- Community Commercial Development*

FUTURE LAND USE MAP: The following maps describe the regional and community detail for the future land use patterns as recommended in this document.

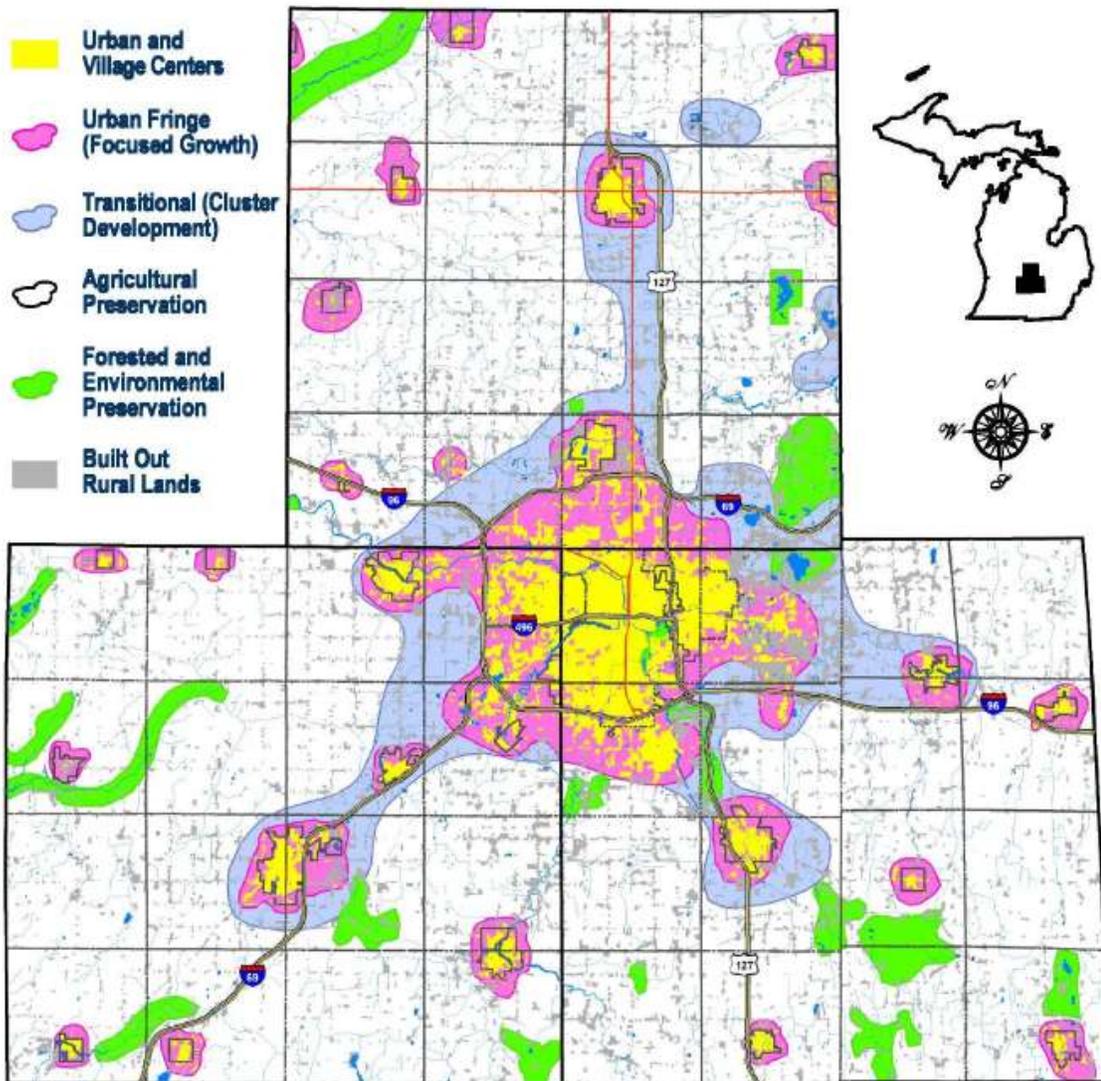


**Map 1: Regional Growth: Choices for Our Future (Tri-County Regional Planning Commission).**

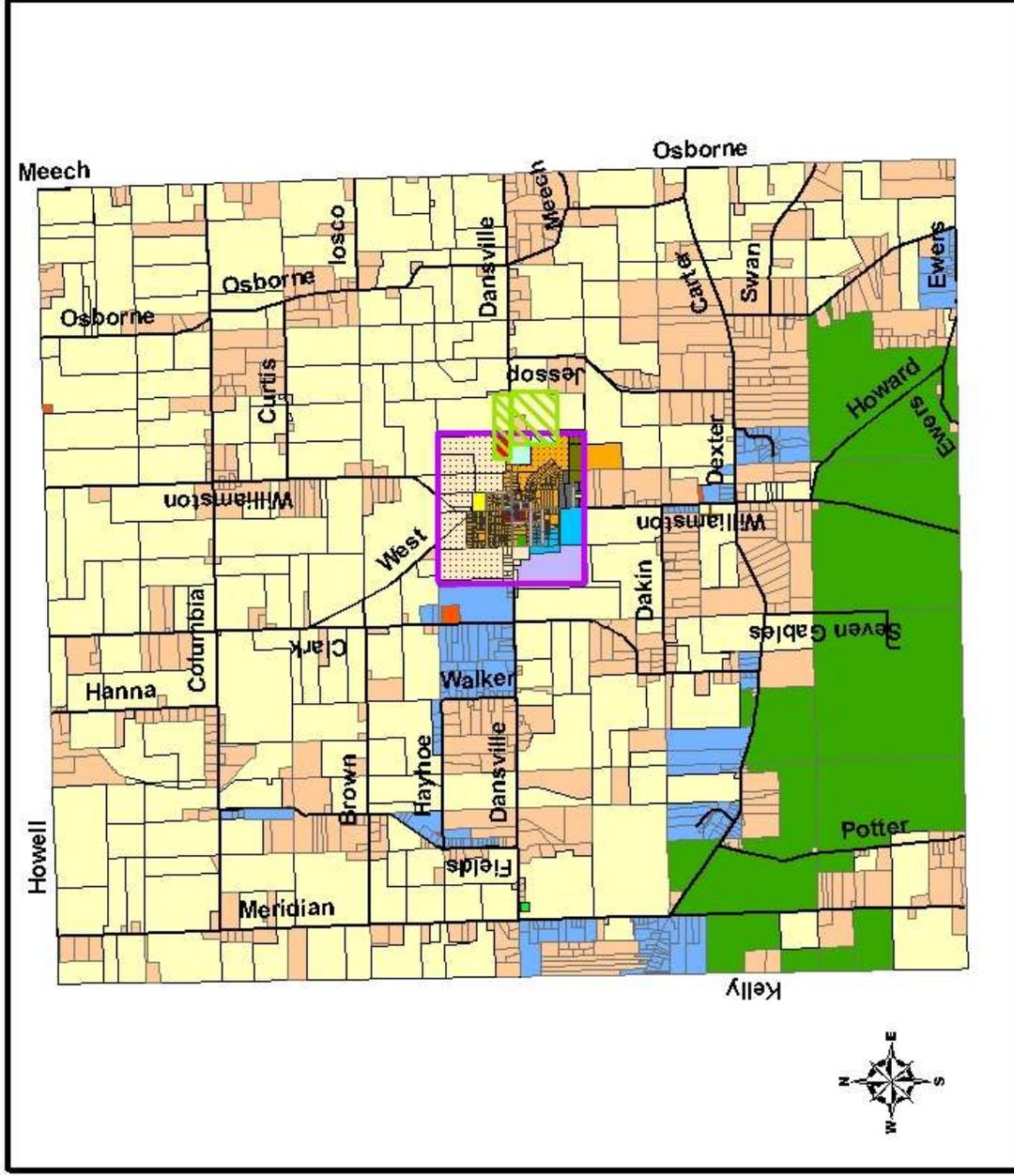
**Map 2: Ingham Township: Detailed Future Land Use Pattern.**

**Map 3: Ingham Township: Village of Dansville Township Activity Center- Future Land Use.**

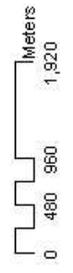
Map 1  
Regional Growth: Choices for Our Future  
Tri-County Regional Planning Commission



# Ingham Township Future Land Use Map 2009

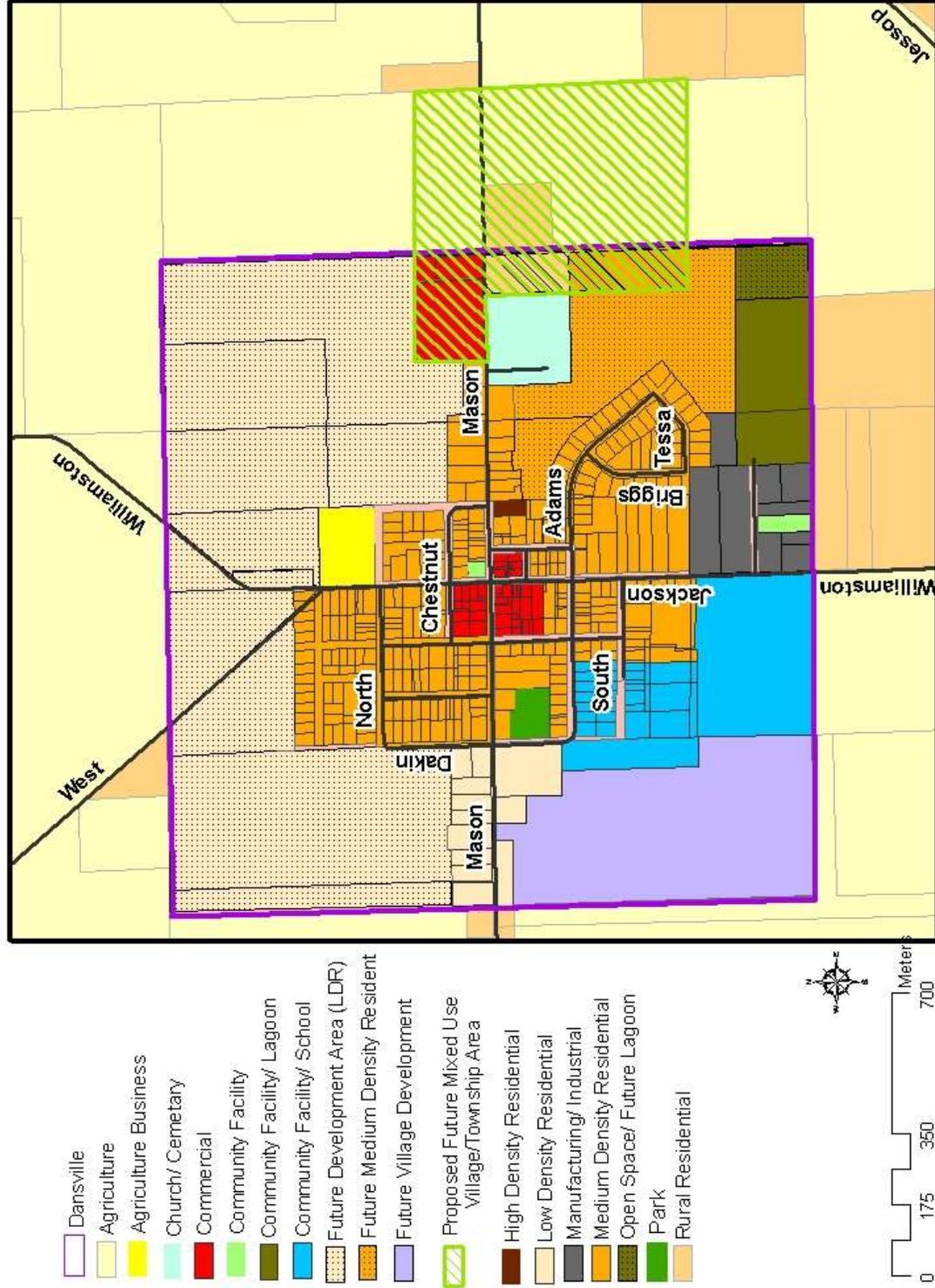


- Legend**
- + Cemetery
  - Park
  - ▨ Village/ Township Mixed Use
  - R-1 Residential
  - Agricultural
  - Open Space/DNR
  - Non-Residential
  - Rural Residential
  - Community Facility
  - Neighborhood Residential
  - Dansville



\*\*\* Refer to the Village of Dansville Map for their Future Land Use responsibilities

# Dansville Future Land Use Draft 2008





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## SECTION VII: IMPLEMENTATION TOOLS OF THE COMPREHENSIVE PLAN

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The Comprehensive Plan is a statement, illustrated by graphics, of goal and policy objectives concerning the future physical development of the community. Positive actions are required on the part of both public and private interests, acting in concert, to ensure the Plan's proposals are realized. Private actions include investments in homes, stores, factories, farms, and the care of these investments. Public actions include investments of time, energy, and funds to adopt the Comprehensive Plan and its "Tools" to implement same. Following is a brief explanation of the three major tools utilized to implement the Comprehensive Development Plan.

### Zoning Ordinance

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The Zoning Ordinance is the major tool available to local government to implement the land use element of a comprehensive plan.

The Township's Comprehensive Development Plan indicates areas for each of the following land use emphasis: agricultural and open space, rural residential and mixed land use development. Each emphasis is located on the future land use map and anticipates different densities. The Comprehensive Plan provides very general land allocations, and on the Zoning Map these general areas are translated into precise land use boundaries through the application of specific land use decisions. The purpose of zoning is to regulate the use of land and buildings to protect areas of uniform development from the adverse effects of disruptive land uses which would tend to lower economic value, efficient operation, and the physical and social amenities of the surrounding properties. A disruptive land use can be residential, commercial, industrial, or rural land use.

The Zoning Ordinance should be thought of as being part of the Comprehensive Plan. Obviously, however, they are distinct legal entities with distinct separate functions. Also, the Comprehensive Plan and Zoning Ordinance are distinctly related due to the very essence of what each accomplishes.

- 1) The Comprehensive Plan sets the framework within which the



- Zoning Ordinance operates, according to the laws of the State of Michigan, and
- 2) The Zoning Ordinance is one of the tools which enable the Comprehensive Plan to be implemented.

The zoning of a specific property may or may not reflect the existing use. The Plan should act as a guide to the actions of the Planning Commission and the Township Council in reviewing and acting on zoning applications and amendments. The elements of the Comprehensive Plan will be thrown out of balance if the Plan and Zoning Ordinance are not carefully coordinated. The Land Use Plan of the Comprehensive Plan is comprehensive in a way no zoning map can be in that the Land Use Plan relates and coordinates the elements of township development, permitting a well-planned community.

The Zoning Ordinance is adopted by the Township Board of Trustees on the recommendation of the Planning Commission, while the Comprehensive Plan is adopted only by the Planning Commission and endorsed by the Board of Trustees. Although not required by law, this endorsement of the Plan by the elected officials ensures that there is general agreement on the planning and development policies of the Township.

## Subdivision Regulations and Land Division Ordinance

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A second tool used to effectuate the Comprehensive Plan is the Subdivision Control Ordinance (SCO). This regulatory device sets minimum standards for the division of land into parcels for residential properties and other uses. The SCO is designed to ensure that economic value of sites is not impaired because of unwise land subdivision design (lots, streets, and open space) and construction of substandard streets and utilities which the community will be required to maintain later at taxpayer's expense. Well planned subdivisions don't just happen. The provision of adequate lot sizes, street widths, utilities, and usable dwelling lots will increase the value of the entire subdivision over the years, allowing for greater economic benefits for the owners and lower maintenance costs for the community. The character of an area is set for many years to come by the initial design of streets and lots and will be a measure of quality, or its opposite, for a subdivision.

Zoning works in conjunction with the SCO to set minimum lot sizes and setbacks. Also, zoning protects subdivisions from harmful land use encroachments adjacent to and within the subdivision which would lessen its desirability as a place to live.



Additionally, the Land Division Ordinance established the procedure and maximum number of divisions which a non-platted parcel may be divided and recorded for owner and ultimately developed in conjunction with the requirements of the Zoning Ordinance.

## Capital Improvement Program

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Public improvements are investments made by the community in facilities which will benefit the community. Public capital improvements include schools, libraries, park and recreation areas, fire and police stations, township offices, storm sewers and the road system. As such, the Capital Improvements Program (CIP) is an essential part of the Comprehensive Plan. It is the purpose of the Comprehensive Plan to provide the basis within which the CIP can be properly executed. The CIP:

1. enables the proper relationship and coordination between one capital improvement and the others;
2. measures the necessity of one versus another; and
3. determines the Township's or County's financial capability in any given year to afford these capital improvements.

The CIP establishes a short range priority schedule of needed public improvements in accordance with budgetary capabilities. This tool should be very exhaustive in scope by assessing future needs and programming public improvements. In projecting the needs of the Township within a CIP, it is necessary to consider the budgetary limitations. The CIP should be planned realistically within budgetary restraints.

The compilation of a Capital Improvements Program is, according to State law, a joint responsibility between the Planning Commission and the elected officials. Specific budgetary actions may become the responsibility of the Township and should be itemized within the CIP document.

The CIP is actually a short-range program which is utilized to effectuate the Comprehensive Plan in increments of five or six years. It indicates improvements which will be required and establishes priorities for the most desirable economical sequence to fulfill the Comprehensive Plan objectives; this is the CIP's whole purpose. But, unlike the zoning ordinance and subdivision control ordinance, which are reviewed and updated every five years, the CIP is reviewed and updated every year and projected again for the next five or six year period.

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## Appendices

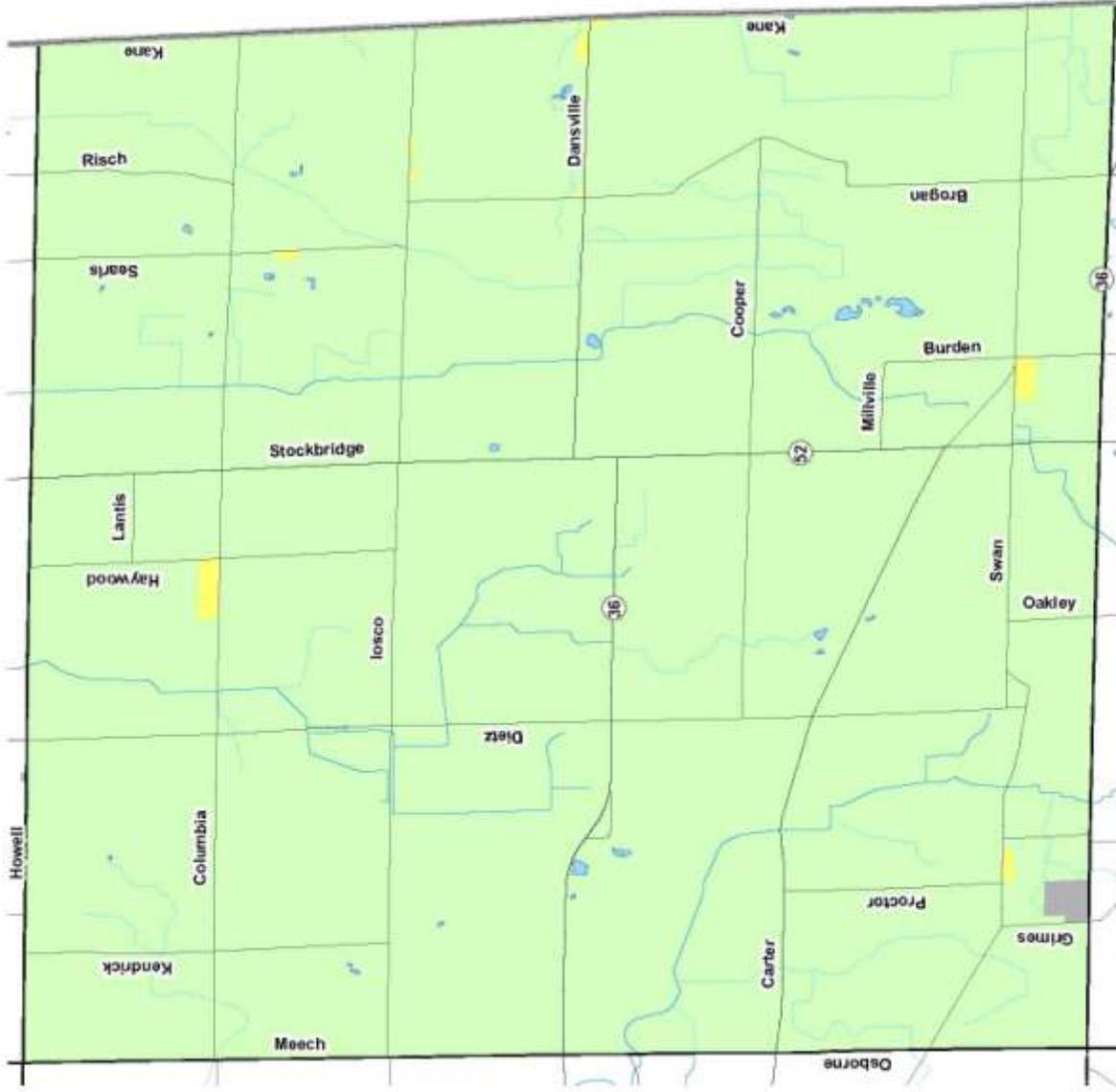
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Included in the Appendices for further reference are the following documents:

- 1.) White Oak Township Future Land Use Map.
- 2.) Bunker Hill Township Future Land Use Map.
- 3.) Wheatfield Township Future Land Use Map.
- 4.) Vevay Township Future Land Use Map
- 5.) City of Mason Future Land Use Map.

# Future Land Use

## White Oak Township



### Districts

- Agricultural
- Rural Residential Estates
- Light Industrial

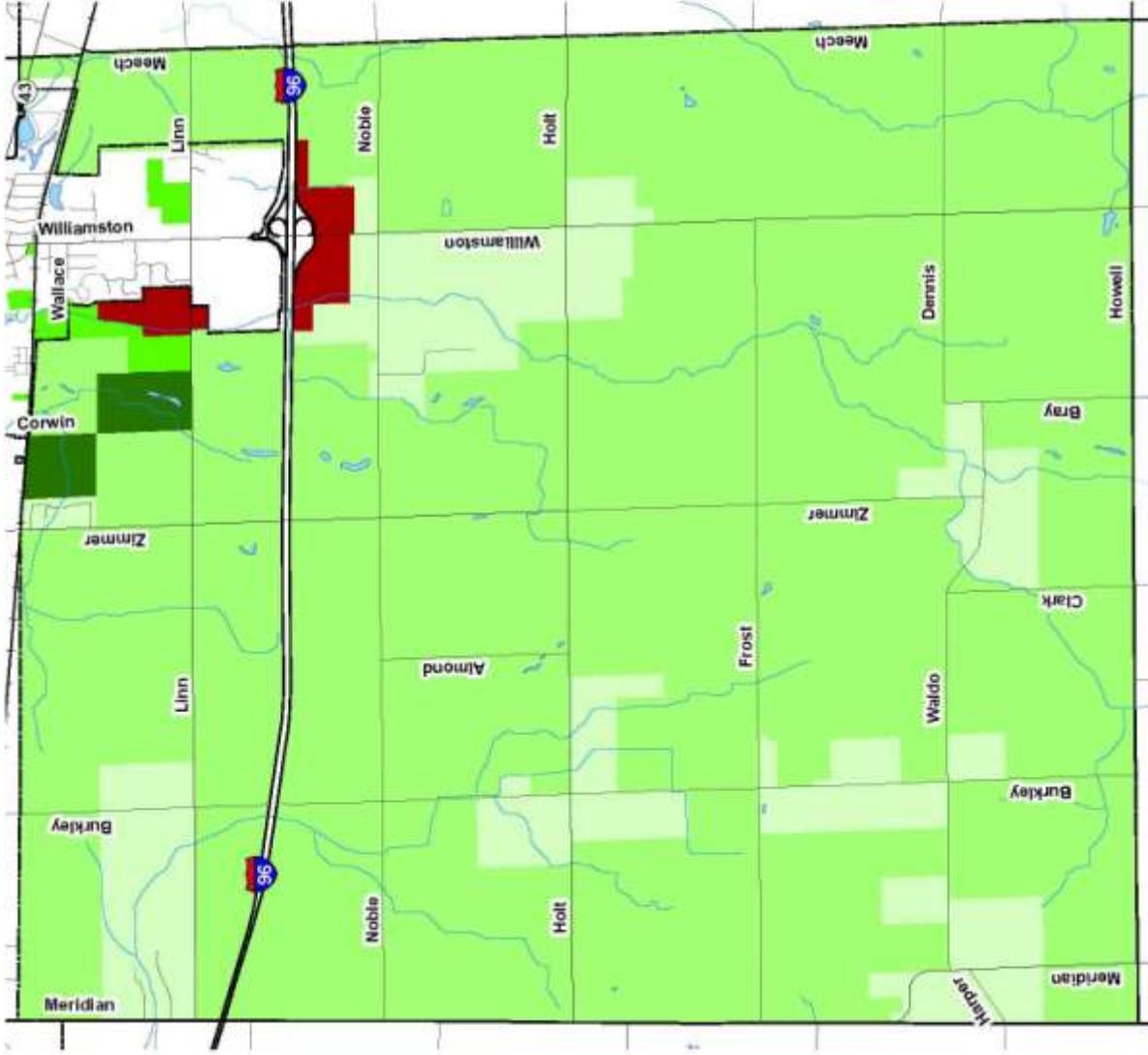


Source: White Oak Township Future Land Use Map, 1995.  
 Disclaimer: This Future Land Use map is not and can not be substituted for the actual local future land use map.

Produced by: Tri-County Regional Planning Commission  
 May 12, 2008.



# Future Land Use Wheatfield Township



## Districts

- Primary Agricultural Area
- Corwin Center Area
- Rural Residential/Agricultural Area
- Mixed Use Interchange Corridor Area
- Park/Open Space- Williamston



Source: Wheatfield Township Future Land Use Map, 1997.  
 Disclaimer: This Future Land Use map is not and can not be substituted for the actual local future land use map.

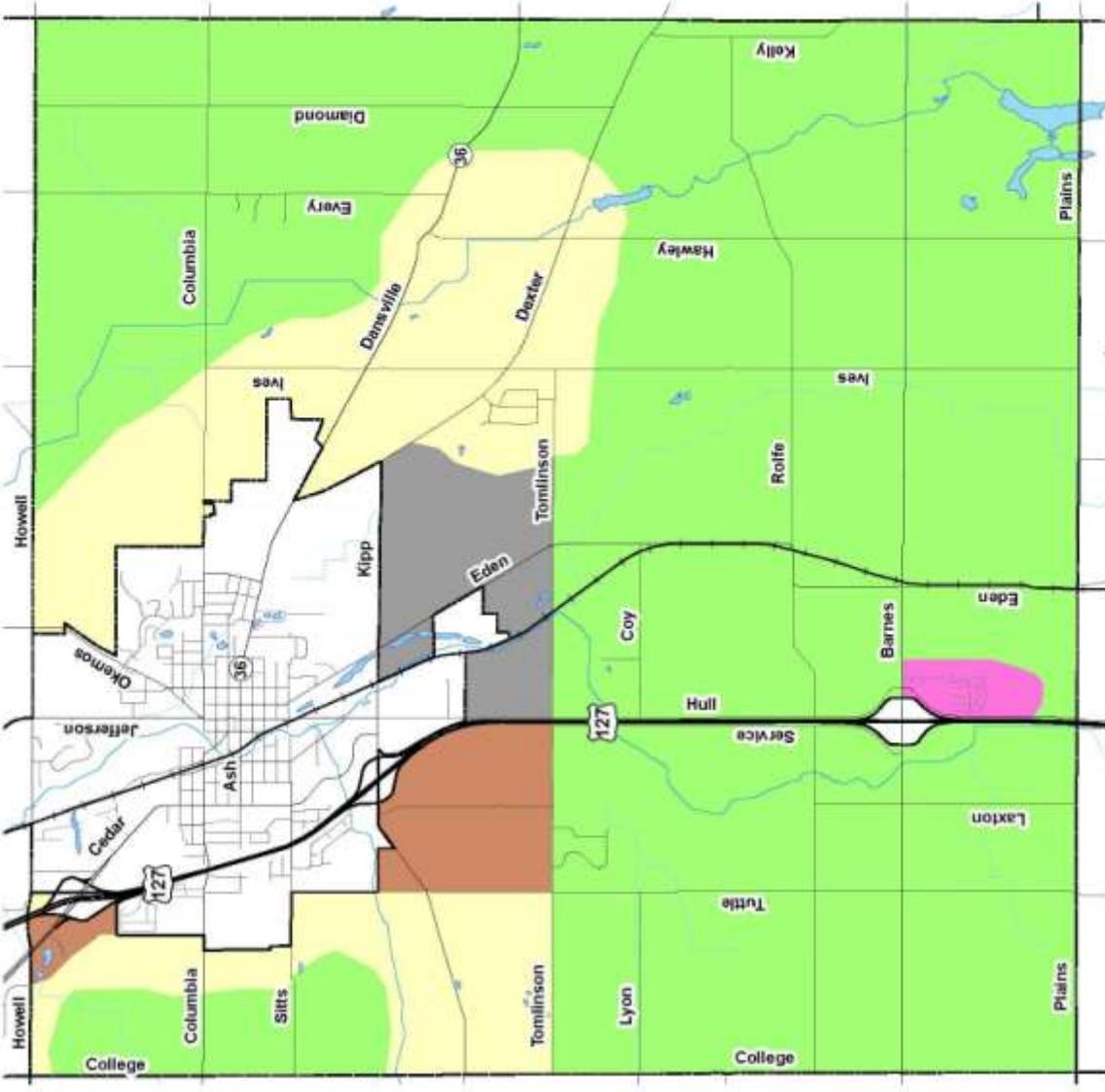
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 May 12, 2006.

# Future Land Use

## Vevay Township

### Districts

- Agricultural/Rural Residential
- Suburban Residential
- Manufactured Housing Community
- Mixed-Use
- Industrial

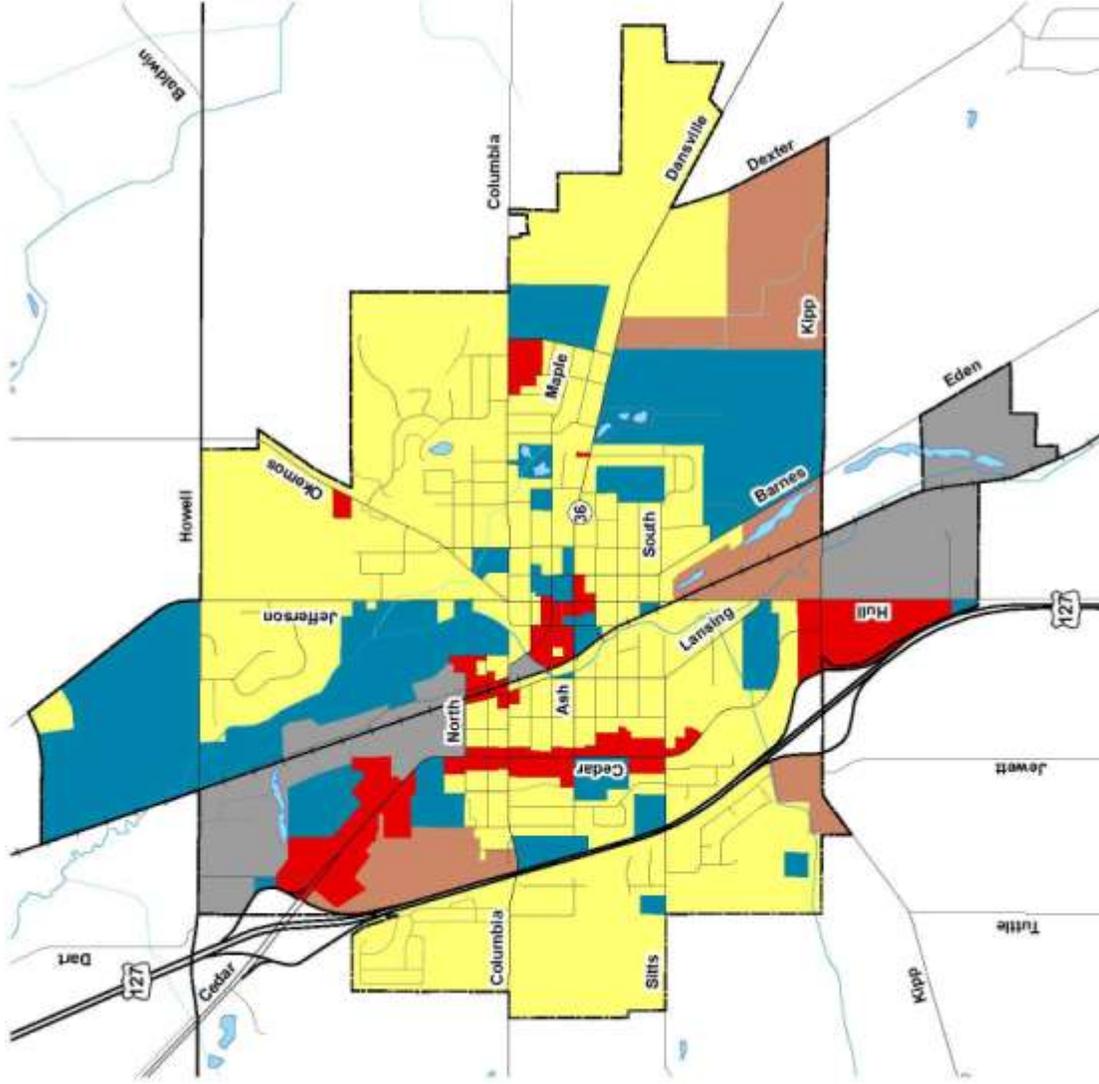


Produced by: Tri-County Regional Planning Commission  
May 12, 2008

Source: Vevay Township Future Land Use Map, 2003.  
Disclaimer: This Future Land Use map is not and can not be substituted for the actual local future land use map.

# Future Land Use

City of Mason



Source: City of Mason Future Land Use Map, 2004.  
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 May 12, 2008.