

2008
LOWELL CHARTER TOWNSHIP
DRAFT MASTER PLAN SUMMARY
March 17, 2008

Public Participation

- ◆ Citizen Survey: Lowell Expo; on line at Township web site; mailed to all property owners
- ◆ 138 + surveys returned
- ◆ Public workshops June 11 & 12, 2007: 68 attended
- ◆ Survey of AG-1 property owners: 42 returned
- ◆ Public information meeting with Ag-1 property owners
- ◆ Planning Commission Master Plan meetings attended by Township residents

Goals

- ◆ Only a few minor changes from 2002 Plan

Community Profile

- ◆ Natural features maps retained(Slopes, prime farmland, wetlands)
- ◆ 2002 Census data retained
- ◆ Added 2006 Township population estimate of 6733 – increase of 1514 since 2000
- ◆ Analysis of sanitary sewer capacity: only 38% being used now but there will be insufficient capacity to serve all areas planned for sanitary sewer service
- ◆ Updated park information, traffic counts and land use

Plans in Adjacent Communities

- ◆ Bowne, Vergennes & Cascade Townships compatible as is City of Lowell

Future Land Use - Guided by citizen participation.

AGRICULTURE PRESERVATION – AP

- ◆ Most AG-1 areas retained; some planned for Rural Residential (AG-2)
- ◆ AG-1 lot split regulations proposed for change following analysis of different lot split formulas, review of survey results and adherence to Plan Goals:
 - All vacant AG-1 parcels eligible for a building permit or the vacant parcel owner would have the option of splitting off one parcel from the parent parcel for a new dwelling (min. 2 acres / max. 4 acres) if the parent parcel is 40 acres or more.
 - Remaining portion of parent parcel would not be issued a building permit.
 - Consideration given to allow a new lot to be located on that part of the parent parcel which has little or no value for farming subject to accessibility standards.

- Delete existing language which allows approval of more lot splits in the Table of Use Regulations if the standards in the Ordinance can be met and delete the definitions of agricultural & non-agricultural dwellings.

RURAL RESIDENTIAL – RR

- ◆ This was Rural Agriculture in previous Plans: change proposed as this area is primarily residential.
- ◆ New RR areas (changed from Ag. Preservation)
 - West half of Section 31; lands in Section 19, 20, 29 & 30; parcels on the west side of Bancroft in Section 33; the north west corner of Alden Nash and Cascade Road; the west half of the south east quadrant in Section 13; a portion of the northwest quadrant in Section 24 and northeast quadrant of Section 23.
 - All have certain characteristics which make long term farming impractical: a number of small parcels which make farming difficult; the presence of dwellings which are occupied by non-farmers; and the lack of non- prime farmland soils.
- ◆ Four acre lot size retained; farm uses still permitted.

LOW, MEDIUM & HIGH DENSITY RESIDENTIAL

- ◆ No change from 2002 Plan

COMMERCIAL - C

- ◆ Small addition on west side of Birmingham at M-21 (just west of Goodwill)
- ◆ No more commercial west of Cumberland
- ◆ No more commercial at Alden Nash / Cascade; Plan recommends no non – farm use be established north of Cascade on Alden Nash.

INDUSTRIAL – I

- ◆ Change Industrial designation: In 2002 Plan the west side of Alden Nash along Pratt Lake Drain (south of 52nd) was Industrial but now Plan call for Agricultural Preservation.
- ◆ **2008 Plan** recommends Industrial for land just north of 60th on both sides of Alden Nash.

Reasons:

 - Lands previously planned Industrial have been actively farmed;
 - The Township Board in 2005 rezoned a 10 acre parcel at the northeast corner of Alden Nash and 60th to Light Industrial and in 2007 received an application to rezone the adjacent 37 acre parcel to Light Industrial;
 - The land to the south of 60th Street in Bowne Township is planned and zoned for industrial use with a number of industrial uses in operation;
 - Grouping future industrial uses will allow for sanitary sewer to be more easily extended from the Bowne Township sewer system;
 - The parcels proposed have more depth than the land between Alden Nash and the Pratt Lake Drain as proposed in previous Plans;
 - The proposed location will avoid strip industrial uses and multiple driveways along Alden Nash.

PUBLIC – P

- ◆ Lands and facilities that are owned or operated by a government agency or are supported by public funds and include government buildings and parks, cemeteries and public schools.

SOCIAL / CULTURAL / INSTITUTIONAL - S

- ◆ Places and buildings which are used for private recreation and religious purposes.

FLOOD PLAIN – F

- ◆ 100 Year Flood Plain along Grand River

FUTURE LAND USE IN SECTION 4

- ◆ Carry over from 1995 & 2002 Plans
- ◆ Illustrates future access roads, driveways and land uses
- ◆ Will also show flood plain and aerial view (*not yet in Plan*)

TOWNSHIP TRAILS

- ◆ Illustrates portion of North Country Trail along Mid-Michigan Railroad track
- ◆ Notes Township cooperation with LARA
- ◆ Proposes trail link from Grand River Riverfront Park across islands to connect to commercial area on M-21.

Implementation

- ◆ Amendments to Zoning Ordinance
 - Some from 2002 Plan
 - Amend AG-1 lot split regulations
 - Change name of AG-2 to RR, Rural Residential
- ◆ Monitor sanitary sewer capacity as development occurs