

WEBSTER TOWNSHIP MASTER PLAN



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PART 1: INTRODUCTION

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A primary responsibility of the Webster Township Planning Commission is to prepare and adopt a basic plan as a guide for the future development of the Township (*Michigan Planning Enabling Act, PA 33 of 2008*). This Master Plan will serve to promote a planned environment by providing a vision for the Township’s future.

The Master Plan (“*The Plan*”) is a strategy/policy type plan; that is, it describes the Planning Commission's strategies regarding the future of the Township and the policies that are intended to implement them. The strategies are aimed at the fundamental (*or strategic*) conditions that the Planning Commission expects the Township to face in the foreseeable future. Table 1: The Functions and Limitations of the Township Master Plan below summarizes what the Plan is meant to do and what its limitations are.

Table 1: The Functions and Limitations of the Township Master Plan

The Plan Will / Is	The Plan Will Not / Is Not
Provide a vision for the Township, and is general in nature	Serve as a blueprint of the Township
Provide a framework for evaluating rezoning petitions, site plans	Fix development decisions, which should be made on a case-by-case basis
Be amended as conditions change in the Township	State that certain actions will be taken in the future
Describe the uses of general areas	Prescribe uses for specific parcels
An overall guide for future decisions	A substitute for an inclusive planning process

Since the Plan concentrates on strategies and policies, it follows that the Plan is general in nature. That is, the Plan shows how different land uses fit together to maintain and promote the Township’s quality of life. The Plan describes the intended uses of general areas throughout the Township.

The Plan provides guidelines for making decisions or recommendations for individual parcels of land, specific public improvements, and similar questions that might arise in the future. For example, the Plan will provide the framework for Planning Commission recommendations on rezoning petitions and subdivision plats, Planning Commission decisions on site plans, and Zoning Board of Appeals decisions regarding interpretation of the Zoning Ordinance. Decisions will be made on a case-by-case basis at the time the questions arise and within the context of the Plan.

The Plan is based on the premise that the future is uncertain and cannot be predicted and that current perception of future conditions will change. The Plan is meant to be a living document, adaptable to major changes in the conditions facing the Township. The Plan will not be amended as a reaction to individual development proposals. Rather, the Plan will undergo a complete review and update every five years in accordance with State enabling legislation.

In summary, the Plan is an overall guide for decisions in the future. However, it must be emphasized that continual use of the planning process and not the Master Plan by itself will assure that the resulting decisions will be better than they would have been in the absence of the planning process. While the planning process is continuous and dynamic, the Plan should not be reactive.

The Plan consists of Planning Goals (*described in Part 3*), Objectives (*described in Part 4*), Policies (*described in Parts 5-11*), a Capital Improvements Plan (*described in Part 12*), and an Implementation Matrix (*described in Part 13*). These terms are defined below:

- *Goal*: A statement that describes, usually in general terms, a desired future condition
- *Objective*: A statement that describes a specific future condition that is to be attained within a stated period of time
- *Policy*: A course of action or rule of conduct to be used to achieve the goals and objectives of the plan.
- *Capital Improvements Plan*: A plan for the large capital expenditures that the Township anticipates it will incur during the next six years.
- *Implementation Matrix*: A chart showing the planned schedule for further implementing the goals, objectives, and policies discussed in this Master Plan.

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A photograph of a porch with a wooden rocking chair and a view of a garden. The porch has a white railing and a wooden ceiling. The rocking chair is made of dark wood with a yellow cushion. The garden is lush with green plants and trees. The text "PART 2: CONDITIONS FOR PLANNING" is overlaid on the image in a bold, black, sans-serif font.

PART 2: CONDITIONS FOR PLANNING

PART 2: CONDITIONS FOR PLANNING

2.01 Introduction - Conditions in and around Webster Township affect the future of the community. These conditions must be the focus of the Master Plan if the Plan and the planning process are to be effective in helping the Township achieve its objectives. The following are the conditions that the Planning Commission finds, at this time, will be most important to the Township in the foreseeable future. The Plan will be amended if and when these conditions change.

2.02 Regional Setting of the Township - There are four basic conditions that currently characterize the regional setting of Webster Township.

A. Webster Township is adjacent to four growth and development corridors:

1. To the west, based on the Huron River and the lakes system;
2. To the south, in Scio Township, based on the I-94/Jackson Road corridor and the Huron River Valley;
3. To the north, in Livingston County, along the M-36 corridor; and
4. To the east, Northfield Township is experiencing continuous growth along US- 23.

In the past, development pressures occurred mainly along these corridors with some spillover into Webster Township. However, in the last decade, development in Webster Township has increased. During the economic slump period of 2008-2013, development averaged 11 new homes per year in the Township. From 2014-2019, the number of new houses has more than doubled, with an average of 24 permits per year being issued.

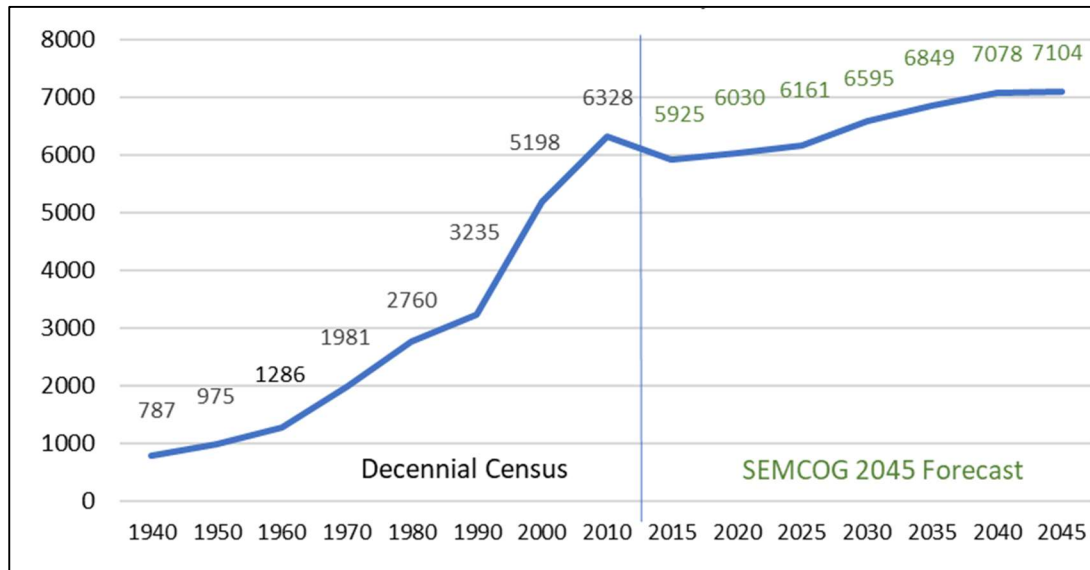
B. Neighboring communities, such as the City of Dexter, City of Brighton, and unincorporated Whitmore Lake provide for the commercial needs of Webster Township, with the City of Ann Arbor being the principal urban center for this area. As a result, the Township has no settled community within its boundaries to serve as a nucleus for development.

C. There are no major highways in or abutting the Township. North Territorial Road is the only continuous major road in the Township and, although it is not a state highway, it does carry significant traffic volumes from neighboring areas enroute to and from US-23 and has attracted significant development pressure in the Township.

D. Webster Township is 8-10 miles from downtown Ann Arbor yet has a rural character that has attracted many new residents. Webster Township has become a growth area in Washtenaw County with many new residential developments between 1990 and 2019.

2.03 Population Growth - Webster Township has been experiencing continued population growth. The change in population from 1980 to 2005 represented a 119% increase since 1980. SEMCOG estimates the population of Webster Township was 5,925 in 2015; current SEMCOG projections show the population increasing by an additional 20% (i.e., to 7,104 residents) by 2045.

Table 2: Historic and Projected Population of Webster Township



Any future population increase should not require a large amount of new residential land, particularly if the new housing units are located on smaller lots, such as one or two acre parcels. Even under the most aggressive scenario, if most new residential units are located on one to two acre lots, the Township has more than enough land *available (in the planning/zoning sense)* for additional residential growth. The major issue is locating that growth in the parts of the Township where more dense residential use is the desired long-term use.

2.04 Agriculture - Since its organization as a township in the 1800's, Webster Township has been a major agricultural producer in Southeast Michigan. Agriculture remained the major economic activity in the township well after World War II.

Webster Township has seen a couple of major trends in the local economy. Farming and farmland have undergone and continue to undergo major changes. In the approximately 25 years prior to 2005, the trend was toward conversion of agricultural land to residential use with subsequent increases in land values, combined with reduced interest by family members in taking over existing family farms. The result was a decline in active farming in the Township during this period.

Webster Township residents responded to this trend by three times approving a millage for a purchase of development rights program. The last millage renewal occurred in November 2014 for a ten-year period. This program, in conjunction with other

programs, has permanently preserved 1,603 acres of farmland for future Webster Township farmers as of December 2021. Ann Arbor's Greenbelt program has invested significant funds in preserving a contiguous farmland "greenbelt" throughout southeastern Webster Township as well as within other townships in the county, keeping open the possibility of a different opportunity to sustain farming. In addition to these initiatives, prices and demand for agricultural products have made farming more economically feasible and there is a growing trend to support local farmers and to "eat locally." Therefore, the last ten years has seen a resurgence in agriculture within the township and the neighboring area. In addition, the Township's "purchase of development rights" program has also preserved 737 acres of natural features, as supported by the desires of our Township's residents. In the 2019 Master Plan Survey, 91% of the respondents would like to see the Township continue or increase its program of preserving farmland and natural features in the Township; 65% of the respondents felt that this program should focus equally on the preservation of farmland and natural features.

It appears that agriculture in Webster Township is facing a strong and sustainable future. It is the intent of the Township to encourage this continuation of farming operations. In areas where farmland is converted to residential homes, the Township will have policies to minimize any conflict between existing uses and new development. Webster Township currently, however, has not experienced this kind of conflict.

2.05 Utility Systems - The establishment of privately owned central water and sanitary sewerage systems is not desirable because it would permit urban development (*residential densities greater than one dwelling unit per acre*) in an area that is rural in character and where such densities would be incompatible with existing natural features and existing agricultural operations. A greater concern is the fact that the Township would have the ultimate responsibility for operating and maintaining a private, central system, in the event the owner would fail to do so. In October 2006, the Webster Municipal Services Committee examined municipal services options for the Township and concluded that risk and cost of a Township municipal sewer and water system could not be undertaken by the Township in the near future.

2.06 Rural Character - Webster Township has a distinctly rural character. This character was created primarily by many family farms and large areas of natural features. Township residents want to retain the rural character within the Township, as is evident in the responses to the 2019 Master Plan Survey. In the 2019 Master Plan Survey, 93% of respondents support preserving farms and farmland in Webster Township, and 95% of respondents support preserving open space and natural areas.

2.07 Natural Features - Webster Township has extensive areas of natural features, consisting primarily of woods, stream corridors, and wet soil areas. These areas are important for their environmental value and for their contribution to the rural character of the Township. Therefore, these features should be a principal determinant of land use policy. These areas should be protected from intensive human pressure by regulating the types and densities of uses that are permitted in fragile areas. Preservation of the continuity of stream corridors and related wooded and wet soil areas is especially important.

2.08 Public Facilities - Public facilities and services in Webster Township are scaled for a rural population and the rural character of the Township, which will continue in the foreseeable future. The Huron-Clinton Metropolitan Authority, Washtenaw County, and Webster Township provide local public recreation facilities. Public schools located in neighboring communities provide ample school facilities to serve the Township. Needs for firefighting, police, and EMT services are continually evaluated. The Township Hall was replaced in 1996, on a much larger site, with provisions for housing two fire trucks. In 2019, the Township Board approved construction of a new fire hall on a site adjacent to the Township Hall, which will provide improved fire and EMS services and faster emergency response times to our residents for years to come. To coordinate the provision of services in the Township, a capital improvement plan (CIP) may be developed. ([See Part 12: Capital Improvement Plan.](#))

2.09 Urban Development - Additional development at urban densities (*generally lots less than 3/4 of an acre*) is not desirable in most areas of the Township because of the current and future absence of public facilities and services scaled to urban needs and the desire to preserve the existing and historical rural character of the community. Loch Alpine is considered, for the purposes of the Plan, as an urban-type development because the net residential density is more than one dwelling per acre (*15,000 square feet minimum lot size*).

Urban development pressure could occur around Loch Alpine and near the City of Dexter because of the potential for public utility services. This presents challenges in planning since significant active farmland within the Greenbelt exists in this area of the Township. Notably, responses to the 2019 Master Plan Survey showed that respondents overwhelmingly favor no further increase in urban development within Webster Township: 94% of respondents would like to see dense residential land use in the Township stay the same or be reduced, while only 6% favor more density.

2.10 Roads - The road system in Webster Township is a rural system. No road in the Township is a Class A road; therefore, all roads are subject to spring weight restrictions and are unsuited for heavy truck traffic (*unless bonded*).

The Township has only one road of regional significance: North Territorial Road. Most roads in the Township are discontinuous; only North Territorial Road and Mast Road, in conjunction with Strawberry Lake Road, are continuous across the Township.

Most roads are unpaved. Only two roads (*North Territorial and Mast/Strawberry Lake Roads*) and segments of two other roads (*Huron River Drive, south of North Territorial Road, and Webster Church/Joy Road, west of Webster Church Road*) are paved.

Less than one-half of the Township's total boundaries have a Township line road, and the north boundary, common with Hamburg Township in Livingston County, has no boundary line road at all, except for the eastern 1/4 mile (*8 Mile Road*).

There are no major road improvements planned for Webster Township in the near future. The 2003 Gravel Road capacity study by the Huron River Watershed Council and the Planning and Zoning Center found that some of the gravel roads in Webster Township are currently overcapacity for traffic.

These factors, together with the Township's location and recent population growth trends, suggest that vehicular traffic is becoming a planning concern for the Township. External traffic through the Township may become a significant challenge. Mast Road will continue to be important as an access route to the City of Dexter. Similarly, Webster Church and Joy Roads, west of Webster Church Road, will continue to be important as an access route to the City of Dexter, and to Ann Arbor, via Zeeb Road and Jackson Road/I-94. Barker Road, together with Webster Church, Valentine, and Merrill Roads as connecting roads, has potential (*albeit limited since these roads are gravel*) to provide the northeast part of the Township with access to the Whitmore Lake community and the US-23 freeway.

2.11 Historic Preservation - Webster Township has a variety of historical features that are worthy of preservation. The historical base of the Township consists of buildings and farms. Gordon Hall in the southwest corner of the Township is of architectural, agricultural, and historical significance. In accordance with this finding, Webster Township purchased development rights on portions of the property within Webster Township. In addition, the south-central area of the Township is developing as an area to showcase the history of the local area. There are historically significant structures near the Webster Church Road and Farrell Road intersection. The Webster Historical Society has moved three additional structures to this site: a blacksmith's shop, Podunk School, and the former Township Hall. This historical area blends well with the character of the adjacent rural and agricultural uses of this area.

2.12 Neighboring Land Use Policies - The land use policies and associated zoning regulations of adjacent municipalities have a major impact on land use planning and regulation in Webster Township as they impact regional development trends.

Table 3: Comparison of Neighboring Community Minimum Lot Sizes with Webster Township

Township	Agricultural Minimum Lot Size	Low Density Residential Minimum Lot Size
Webster	2 acres	1 acre
Northfield	10 acres (AR district)	2 acres (LR district)
Dexter	5 acres w/out conservation easement, 1 acre with conservation easement (AG district)	2 acres (RR district)
Scio	2.5 acres (A-1 district)	2.5 acres (ER district)

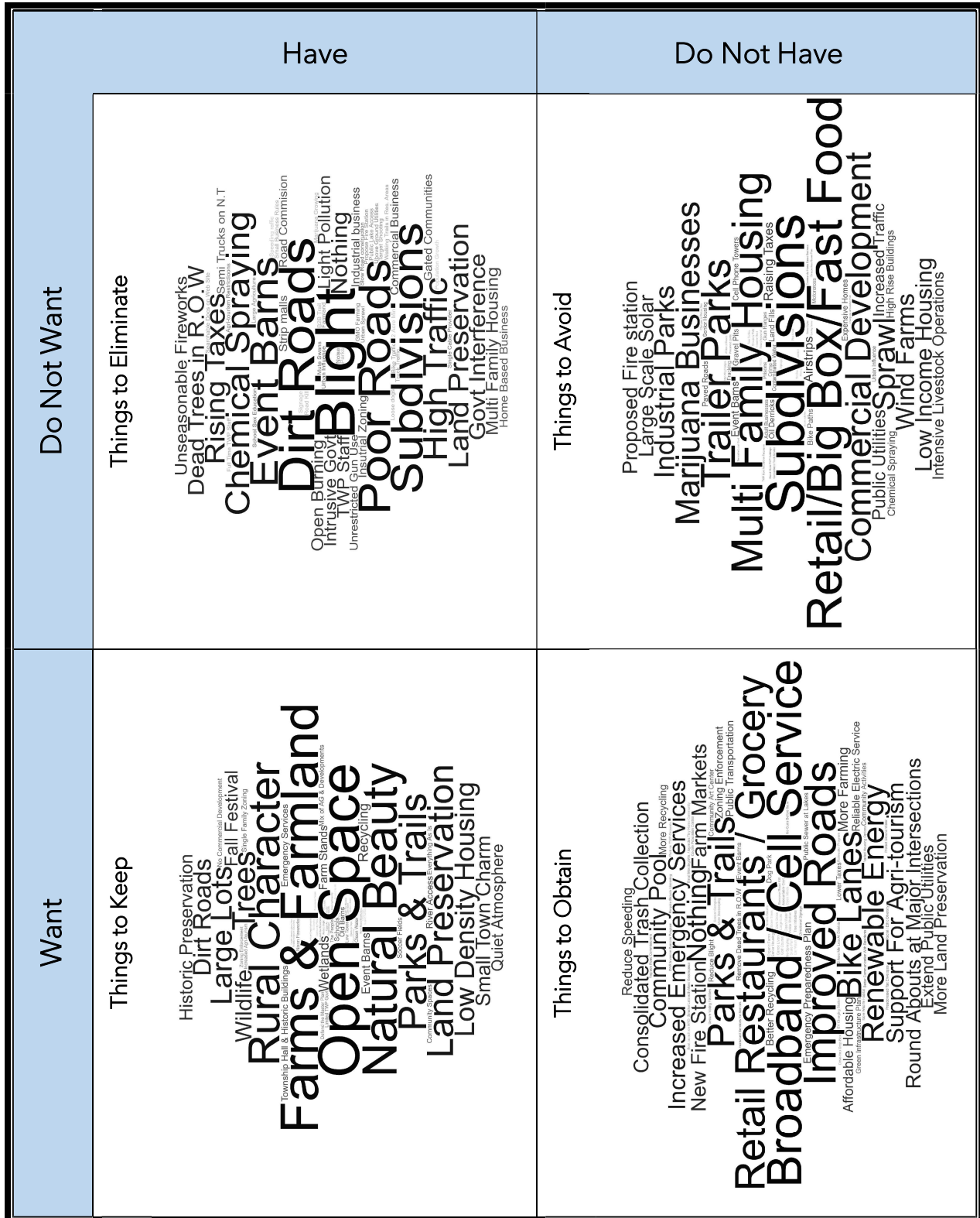
Source: Township Zoning Ordinances posted on respective websites January 8, 2020.

Webster Township believes that density should be managed to achieve the goals of the community and not put undue burden on the Township’s infrastructure.

2.13 Industrial Development - Industrial development, which is considered to be urban development, has some potential in the southwest corner of the Township near the City of Dexter and existing Industrial uses. In the 2019 Master Plan Survey, two-thirds of respondents indicated that they wish to see the amount of industrial land in the Township remain unchanged; an additional 30% of respondents desire less Industrial land in the Township, while 4% wish for an increase in Industrial land use.

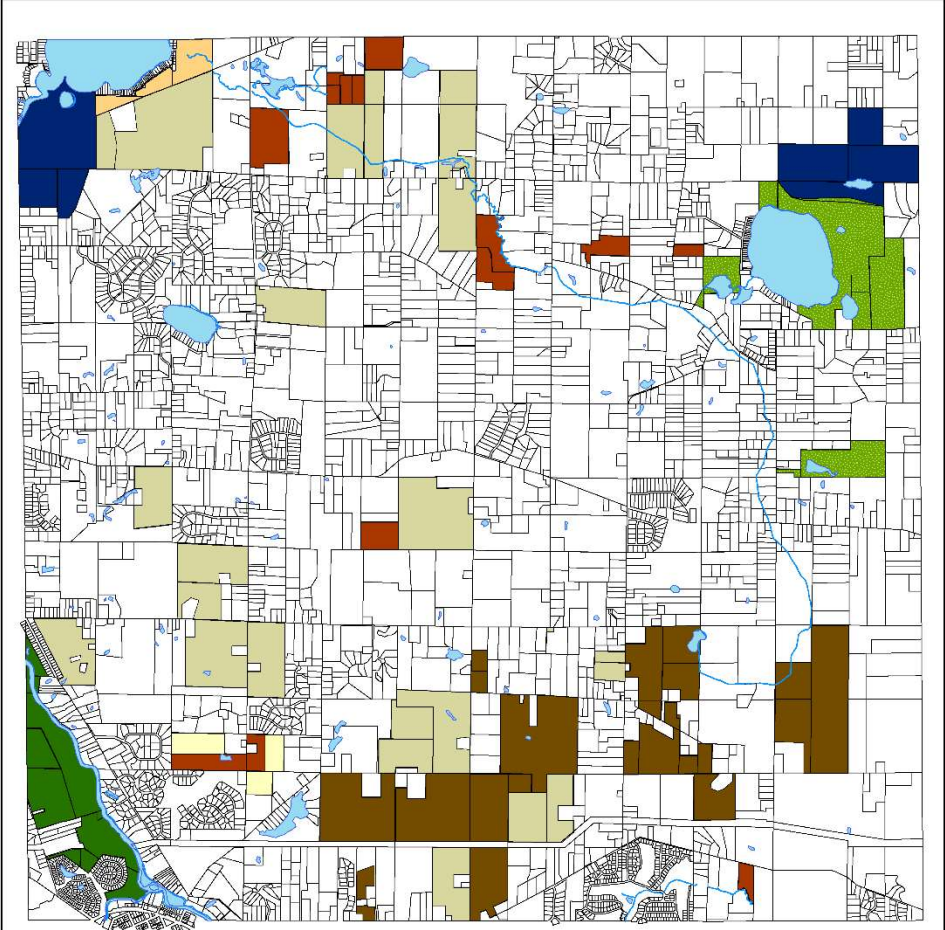
2.14 Community Perspective - The perspective and input of the community is a vital ingredient to the Master Plan. To obtain this input, the Planning Commission conducted a survey in 2019 via a questionnaire that was mailed with summer tax bills. The Township received 583 responses to this survey. Responses to the survey are referenced throughout the policy portion of the Plan and in [Figure 1: Categorized Responses from the 2019 Master Plan Survey Concerning Things to Keep, Obtain, Eliminate, and Avoid in Webster Township](#) below. Additionally, a Community Input Workshop was conducted at the Township Hall on November 9, 2019. The Huron River Watershed Council assisted with conducting the workshop and received community input on the Green Infrastructure Plan which is also referenced in this Master Plan.

Figure 1: Categorized Responses from 2019 Master Plan Survey Concerning Things to Keep, Obtain, Eliminate, and Avoid in Webster Township.



Note: Text size represents prevalence of the response.

Map 1: Protected Lands



Webster Township Protected Lands

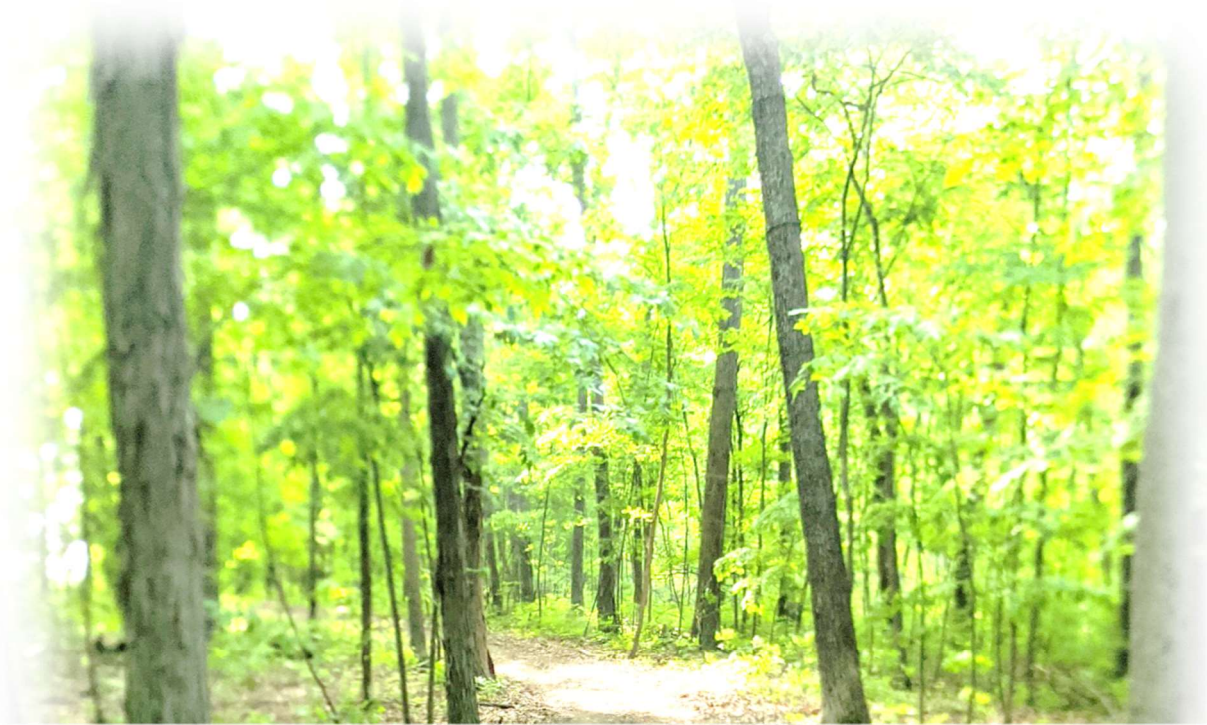
Legend

- Ann Arbor Greenbelt
- Huron Clinton Metro Authority
- Legacy Land Conservancy
- Private Open Lands- Base Lake
- Private Open Lands-UM
- Washtenaw County Park-Park
- Washtenaw County Parks-PDR
- Webster Twp. Easements

Map prepared by Bill Shkule
Updated: 9-14-2021



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PART 3: PLANNING GOALS



PART 3: PLANNING GOALS

Webster Township recognizes the importance of private property rights. It also recognizes that our community is a special place that is highly valued by those living here. The open space, woodlands, natural areas, active farmland and orchards, and the rural roads all contribute to this unique place we call home. Therefore, in our land use policies and regulations, we strive to strike the proper balance to provide appropriate protection for the community from the adverse impacts of development.

The following are the goals of Webster Township that affect land use planning. The order of listing does not indicate or imply relative importance.

- 3.01** The rural character of the township should be preserved.

- 3.02** Large areas of active agricultural land should be maintained as a viable long-term land use within the Township.

- 3.03** The natural features of the Township, the wooded areas, steep slopes, wetlands and marshes, stream and river corridors, and groundwater recharge areas, should be preserved. This includes protecting these features from intrusion of incompatible uses, incompatible densities of development, and pollutants. Preservation and protection of these features are important to the ecological balance of the region and to the rural atmosphere of the Township.

- 3.04** In areas where residential is the appropriate long-term land use, the transition from a predominantly agricultural landscape to a primarily residential one should be carefully managed to minimize loss of open, undivided land and natural features. Areas of contiguous farmland, woodlots, open space and natural features should be encouraged. Farming should be encouraged as a short-term use at least and, where feasible, as a longer-term use of the undivided open land that is retained.

- 3.05** Residential development densities should be established to assure sustainability of Township infrastructure and viability of agricultural and natural feature areas. Innovative development techniques such as transfer of development rights within the Township should be used to better enable agricultural and natural feature preservation while still facilitating appropriate and compatible residential development.

- 3.06** Sprawl type development should be discouraged. Residential developments should be compatible with the preservation of agricultural and natural features and open land should be conserved to the greatest extent possible within these developments.

- 3.07 The historical heritage of Webster Township should be recognized and preserved. This heritage is valuable to both the Township and the larger region.
- 3.08 Municipal services to be provided by Webster Township should be limited in type and scale to those that are necessary and appropriate for a largely rural community.
- 3.09 The identity of Webster Township as a rural community should be strengthened.
- 3.10 Coordination of planning objectives and policies with adjacent municipalities and area agencies should be continued and improved upon.
- 3.11 Commercial, industrial, and office areas are to be greatly limited or concentrated near existing areas of more-dense development. Neighboring communities provide the needs for most of these services.
- 3.12 The sustainability of our community, particularly with respect to environmental sustainability, local food production, and energy independence, should be encouraged and supported within the Township.

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PART 4: PLANNING OBJECTIVES

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The overall planning objectives of Webster Township consist of the following elements.

- 4.01** Family type farming and specialized farming will be permitted in the area, on farming tracts and on the dedicated open space in residential areas, both as interim and permanent uses. Policies and regulations will be established to preserve the rural character in this area.
- 4.02** Urban density residential development (*a density that exceeds one dwelling unit per 3/4 acre*) will be limited to areas adjacent to Loch Alpine, the City of Dexter, and the area near the Northfield Township line north of North Territorial Road, provided facilities are available. Additional development is not expected or provided for in Portage Base Lake Water and Sewer Authority area since that is not its intended purpose.
- 4.03** Public water and sanitary sewer services will be provided only in the established sanitary sewer service areas of Loch Alpine, Dexter, and adjacent to northwestern Northfield Township. Proposed developments that require central water or sanitary sewer services will be required to locate in one of these three areas. The Township will work with Northfield Township and other service providers to coordinate the timing, financing, and installation of sewer and water infrastructure to the delineated urban service area. Privately-owned, community water and sanitary sewer systems (*that serve two or more lots or dwelling units*) will not be permitted anywhere in Webster Township, in order to maintain the rural character of the Township, and to protect the Township from potential operating and maintenance responsibility for such systems. Police and fire protection services will continue to be scaled to the needs of the community and must be re-appraised as development takes place. The cooperative, contractual arrangements for such services will be continued as may be appropriate.
- 4.04** Natural features should be protected by permitting only uses and densities that will be compatible with the continuation of these features in their natural state. Natural features such as streams, wetlands, and wildlife corridors should be buffered from new development. Acquisition of lands with these features is one possible means of protection, and Washtenaw County has proceeded in this manner with some properties. In some situations, development density may be transferred from sensitive areas to developable, less-sensitive areas. Continuity of the ecological systems will be kept intact, where possible. The intent of the Agriculture and Preserved Farm and Open Space areas is to retain the rural character of the area while protecting its existing natural features and agriculture.

- 4.05** The principal commercial services for Webster Township residents will continue to be provided by commercial centers located outside the Township. Small convenience, highway service, and office centers will be permitted with the approval of the Planning Commission at the intersection of North Territorial Road and Huron River Drive, at North Territorial Road and Webster Church Road, and adjacent to the City of Dexter, at Joy Road, Huron River Drive and Mast Road.
- 4.06** Industrial areas will be limited to the vicinity of the Joy Road and Mast Road intersection.
- 4.07** A historical center has developed around the Webster Church Road and Farrell Road intersection. Historic buildings that have been relocated to this site are a blacksmith shop, Podunk School, and the former Webster Township Hall. Preservation of individual buildings in other parts of the Township, including but not limited to Gordon Hall, should be encouraged.
- 4.08** The primary road system of the Township will continue to be:
- Mast Road, from the City of Dexter to Strawberry Lake Road, then Strawberry Lake Road into Hamburg Township;
 - Webster Church Road, from North Territorial Road to Joy Road;
 - Joy Road from Webster Church Road to Mast Road;
 - Island Lake and Dexter Pinckney Roads going into Dexter Township; and
 - North Territorial Road across Webster Township.

All other roads will serve either local or neighborhood needs. Public transportation will be served via Western-Washtenaw Area Value Express (WAVE).

- 4.09** The sustainability of our Township, with respect to environmental health, local food production, and energy independence, shall be supported by the following:
- Preservation and expansion of agricultural and open space lands within the Township, to be achieved through the purchase of development rights, the continuation of AG Agriculture zoning for the majority of lands within the Township, and other appropriate means;
 - Dedication of undeveloped Township lands to open space, outdoor recreation, parklands, or other “green” uses;
 - Preserve and protect the multi-modal use of roads within the Township;
 - Support the development of non-motorized transportation routes within and abutting the Township;
 - Develop natural features/green infrastructure priority policies within the Township’s PDR program and Zoning Ordinance;

Part 4: Planning Objectives

- Provide for small-scale and commercial-scale solar energy facilities in the Zoning Ordinance;
- Continue the central recycling drop-off location on Township property; and
- Recognize land use issues associated with climate variability, including stormwater management, flooding, snow removal, temperature extremes, and storm intensity.

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PART 5: AGRICULTURAL AREA POLICIES

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Agricultural land use has a long history in Webster Township. How the township has zoned and planned for this land use has gone through a variety of stages over the years. Many of these changes have been shaped by the outlook of the community concerning the viability of future agricultural endeavors along with the amount of residential development pressure facing lands within the Township. The Zoning Ordinance adopted by the Township in 1953 kept density very low within the agricultural zoning district. At that time, over 90% of the land in the Township was zoned agricultural with a minimum lot size of ten acres. As development pressures increased, the township drastically increased the permitted residential density in agricultural areas by five-fold, to a minimum lot size of two acres. Consideration was given to decreasing the density in the agricultural district in the early 2000s but not implemented. At that time, development pressure was high and agricultural viability deemed low. Further, a previously-adopted Master Plan had as one of its goals to manage the transition of the land in the Township from agricultural to residential, a foregone conclusion that agriculture had minimal chance for long-term sustainability.

Things had changed substantially by 2014, and in recent years, these trends have continued.

- Residents have expressed their desire to preserve viable agricultural areas by three times voting for a Township millage for the purchase of development rights.
- Ann Arbor has implemented a program to purchase development rights within a greenbelt around the city. About 1/3 of Webster Township is within this greenbelt.
- Over 2,340 acres (10.2%) within the Township have been permanently preserved through the Township's Purchase of Development Rights (PDR) program.
- Additional land in Webster Township has been protected and, in some cases, managed through the Ann Arbor Greenbelt, the Huron-Clinton Metropolitan Authority, Legacy Land Conservancy, Private Open Lands at Base Lake, and the University of Michigan, as well as Washtenaw County Parks. These additional preserved lands total 2,070 acres, making the total preserved acreage in Webster Township 4,410 acres (19.4% of the Township's 22,740 acres) as shown in [Map 1: Protected Lands](#).
- Residents have expressed the importance of agricultural and natural feature preservation through surveys and master plan input. 94% of the respondents to the 2019 Master Plan Survey agreed that preserving farms and farmland is important. Preserved farmland through the Township's purchase of develop rights program to date totals 1,603 acres.

5.01 Agricultural land is land that is in the designated agriculture area and in which low-density single-family detached dwelling units are permitted. Each lot in this area must have its own well and septic tank/drain field systems. Residents of the Township support the low-density aspect of residential development within the Agricultural area. In the 2019 Master Plan survey, 70% of respondents felt that the existing percentage of agricultural land use within the Township, including both residential and agricultural uses in the AG Agriculture district should remain the same, while 27% felt that there should be more agricultural uses. The current minimum lot size of two acres within the

AG Agriculture zoning district was confirmed by 71% of respondents, while 24% felt the minimum lot size should be larger. A future lot size of two acres within areas planned for agricultural uses was preferred by 60% of respondents, and 33% preferred lot sizes of five or ten acres.

- 5.02** Farming will be encouraged to continue in the agriculture area. Such uses will also be permitted on the common open land that is reserved on each development tract (*subject to homeowner association restrictions*) and will be accorded all rights under the Right to Farm Act, PA 93 of 1981. These rights will be recognized in any residential development in the Township. Intensive livestock, poultry, or animal feeding operations, such as hog hotels, will not be permitted without a special use permit because such uses would be incompatible with neighboring residences and with the desired rural character of the area. Limited processing and agribusiness activities are allowed within the AB Agribusiness zoning district, to encourage agricultural support services to remain in the Township. Intensive livestock operations are allowed as a special land use in that district.
- 5.03** To encourage sustained farming, the Township will support Michigan Farmland and Open Space Preservation Act, PA 116 of 1974, applications from those properties in the designated Agricultural and Preserved Farm and Open Space areas.
- 5.04** Webster Township is a desirable place to live, work, and visit in large part because of the abundance of farmland. Agriculture is a valuable natural, economic and aesthetic resource and should be protected. Farmlands provide unique, aesthetic, and economic benefits to the citizens of the Township and are an important part of the community's natural and agricultural heritage.

The agricultural industry in Webster Township provides the opportunity to harvest locally-grown fruits and vegetables to sell at roadside stands, farmer's markets, local retail food stores, and other local outlets. Land suitable for farming is an irreplaceable natural resource, with soil and topographic characteristics that have been enhanced by generations of agricultural use. When such land is converted to residential or other more-intensive uses that do not require those special characteristics, a critical community resource is permanently lost to the citizens of Webster Township.

It is the policy of the State of Michigan, Washtenaw County, and Webster Township to protect, preserve, and enhance farmlands, as evidenced by Washtenaw County Land Use Policies for land use management, Natural Resources and Environmental Protection Act, PA 451 of 1994 (*MCLA 324.101 et seq. and MCLA 342.2140 et seq.*), Michigan Zoning Enabling Act, PA 110 of 2006 (*MCLA 125.3101 et seq.*), the Webster Township Master Plan, and other state and local statutes and policies. These measures by themselves, however, have not effectively provided long-term protection of agricultural areas from the pressure of increasing residential and commercial development.

The Township's Purchase of Development Rights (PDR) Program will sustain the preservation of farmland and provide long-term protection for the public interests served by farmland in the Township. The PDR programs of Scio and Ann Arbor Townships, the City of Ann Arbor, and Washtenaw County also play an essential, supporting role to the Township's PDR Program. Properties, or portions thereof, on which development rights are purchased will remain substantially undeveloped in order to promote their agricultural character.

The purchase of development rights for farmland and other eligible land, as provided for in the Township PDR Ordinance, is a public purpose of Webster Township, and financing such purchases requires agreements with property owners to obtain such rights. The Green Infrastructure and Agricultural Preservation Priorities Map (*Map 4*) shows PDR agricultural land preservation Priority Areas 1 and 2. Most farmland preservation to date has occurred in the Priority 1 areas in the northern and southern sections of the Township. The Township will continue to leverage all available third-party partnerships and funding sources at the local, county, state, and federal levels in order to maximize the preservation of farmland and open space under the Township's PDR program.

- 5.05 [Map 3: Agricultural Preservation Priorities](#) shows the agricultural preservation priorities areas in our Township. This map was developed to highlight the majority of active farmland in the Township and to provide these landowners with the opportunity to participate in agricultural preservation programs.

The Agricultural Preservation Priorities areas were chosen based on the existence of working farms in the Township and the Ann Arbor Greenbelt program area. These areas are also characterized by the predominance of large parcels (*greater than 20 acres*) and favorable agricultural soils. These areas are also outside of any planned public sanitary sewer and water service area. Not all areas of the Agricultural Preservation Priorities areas are suitable for farming, but they may have recognized natural features as indicated by [Map 17: Natural Features Overlay](#) and the habitat hubs, natural area sites, and links between the hubs and sites as shown in [Map 4: Green Infrastructure and Agricultural Preservation Priorities](#). These areas are encouraged to be preserved as natural features open space.

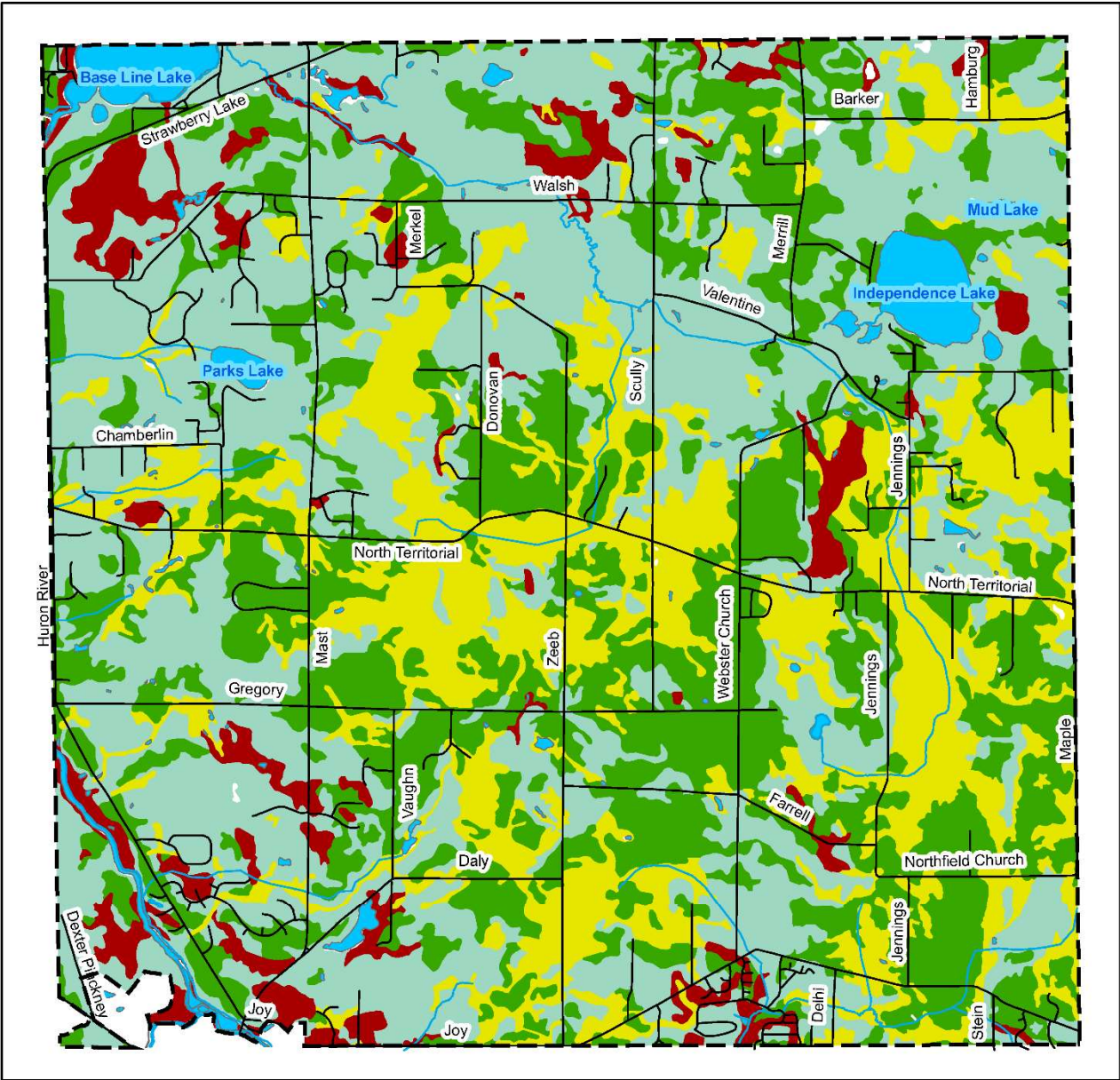
- 5.06 It is the desire of Webster Township to encourage landowners to preserve farmland via voluntary agricultural preservation programs, such as the Township's Purchase of Development Rights (PDR) Program and zoning options described below.

- 5.07 The Township will study and consider innovative options for the preservation and limited development of agricultural areas beyond the land preservation program. It is recommended that the Township investigate possible incentives for landowners to protect agricultural land and to acknowledge landowners for their stewardship.

-
- 5.08** To help encourage small agricultural operations to remain in the Township, the Zoning Ordinance allows limited agritourism uses within the AG Agriculture district. These may include, for example, hayrides, sleigh rides, corn mazes, pumpkin patches, u-pick operations, and Christmas tree farms. Intense commercial operations such as event barns are not compatible within the AG Agriculture district. The Township also has an AB Agribusiness” district specifically for rural-type commercial uses that are compatible with agricultural and very low-density residential areas. This district accommodates businesses that directly utilize the benefits of agricultural land to produce a saleable product or service or provide a service whose main use is to support the needs of the agricultural businesses of the area. This district allows permitted or special uses, such as, but not limited to: commercial stables, petting farms, intensive livestock operations, farm equipment sales and repair, farmers markets, farm product processing, animal processing, agricultural teaching centers, veterinary animal hospitals, and limited seasonal agritourism uses, as previously described.
- 5.09** The rural character of the Agriculture district will be preserved by:
- A. Clustering houses in certain parts of development parcels, with undivided, undeveloped open space on the remaining land;
 - B. Preserving woods, wetlands, stream corridors, wildlife corridors, and other natural features;
 - C. Considering ways to preserve and augment trees, shrubbery, pasture or cropland along roads in the area, such as preserving existing plant growth or planting additional vegetation;
 - D. Requiring vegetated buffer strips between existing roads and new developments; and
 - E. Limiting intensive land uses (such as commercial, office, high density residential, and other intensive uses) on parcels located near or adjacent to the properties that have been protected as agricultural or open space lands under the Township’s PDR program, or under comparable County, State or Federal programs.
- 5.10** Clustering is intended to preserve natural features, increase open space, and reduce developmental costs. Clustering of dwelling units will be permitted in the designated agriculture areas according to the Open Space Preservation Communities zoning provisions. Clustering is the concentration and grouping of the dwelling units that are permitted on a site, on one or more portions of that site, with lots that are smaller than the minimums usually required, based on a site plan approved by the Township. The land saved from development by the concentration of dwelling units and the reduction in lot sizes is to remain in agricultural production, used for passive recreational uses, or as permanent open space that is properly maintained to prevent the dissemination of weed seed or growth of undesirable trees and plants. Clustering is not intended to permit an increase in the number of dwelling units or intensity of development that would have been permitted by zoning regulations in the absence of clustering.
-

- 5.11** The part of a site that is not used for residential lots or roads will be combined into undivided open space. The open space should be located so that it will be contiguous with existing or potential open space on neighboring parcels. The Township will work with all surrounding municipalities, multi-jurisdictional planning entities, and the Huron Clinton Metroparks Authority to facilitate connections to existing open spaces. The Township intends, by this policy, to create a connected pattern of open land that will help give the area its rural character. Where possible the open land should be adjacent to woods, wetlands, and other natural features in order to expand the natural appearance that helps create rural character. This policy will be furthered by the use of the Open Space Preservation Communities option in the AG Agriculture zoning district. The Planning Commission will also consider additional means of encouraging these developments and making recommendations that the Board of Trustees amend the Zoning Ordinance accordingly.
- 5.12** Formal agreements, in the form of conservation easements, deed restrictions, or others, approved by the Planning Commission will be required in each residential development to own and maintain the common open land. Conservation easements to permanently preserve the common open land will be encouraged.
- 5.13** Cluster developments and subdivisions will be subject to review by the Planning Commission and the Township Board. Review is essential to ensure that common open land is located as required by these policies, which in turn is essential to preserving the rural character of the area.
- 5.14** In accordance with the goals of preserving our Township's rural character and avoiding excessive development, accessory dwelling units (ADUs) are allowed only in the R-3 Multi-Family Residential zoning district. At the Visioning Session held on November 9, 2019, participants were asked about the desirability of changing the zoning rules to allow ADUs in other zoning districts. Respondents were deeply divided on this issue: 50% of respondents felt that ADUs should be allowed in additional zoning districts, while 50% of respondents felt that ADUs should continue to be allowed only in R-3 Multiple-Family Residential. However, 80% of respondents indicated concern that, if ADUs were allowed in additional zoning districts, this could result in loss of our Township's rural character; and 70% indicated concern about other negative impacts, including additional noise; traffic; wear-and-tear on the Township's roads; and the risk of creating uncontrolled monthly or short-term rental housing. Based on community feedback, as well as the clearly expressed desire of residents to protect the Township's rural character, ADUs will continue to be allowed only in the R-3 zoning district.

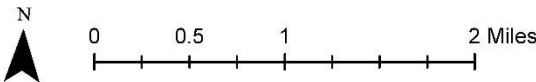
Map 2: Agricultural Soils



Webster Township Agricultural Soils

Prime Farmland is land that has the best characteristics for agricultural crops with minimum inputs of fuel, fertilizer, pesticides and labor, without intolerable soil erosion, per USDA.

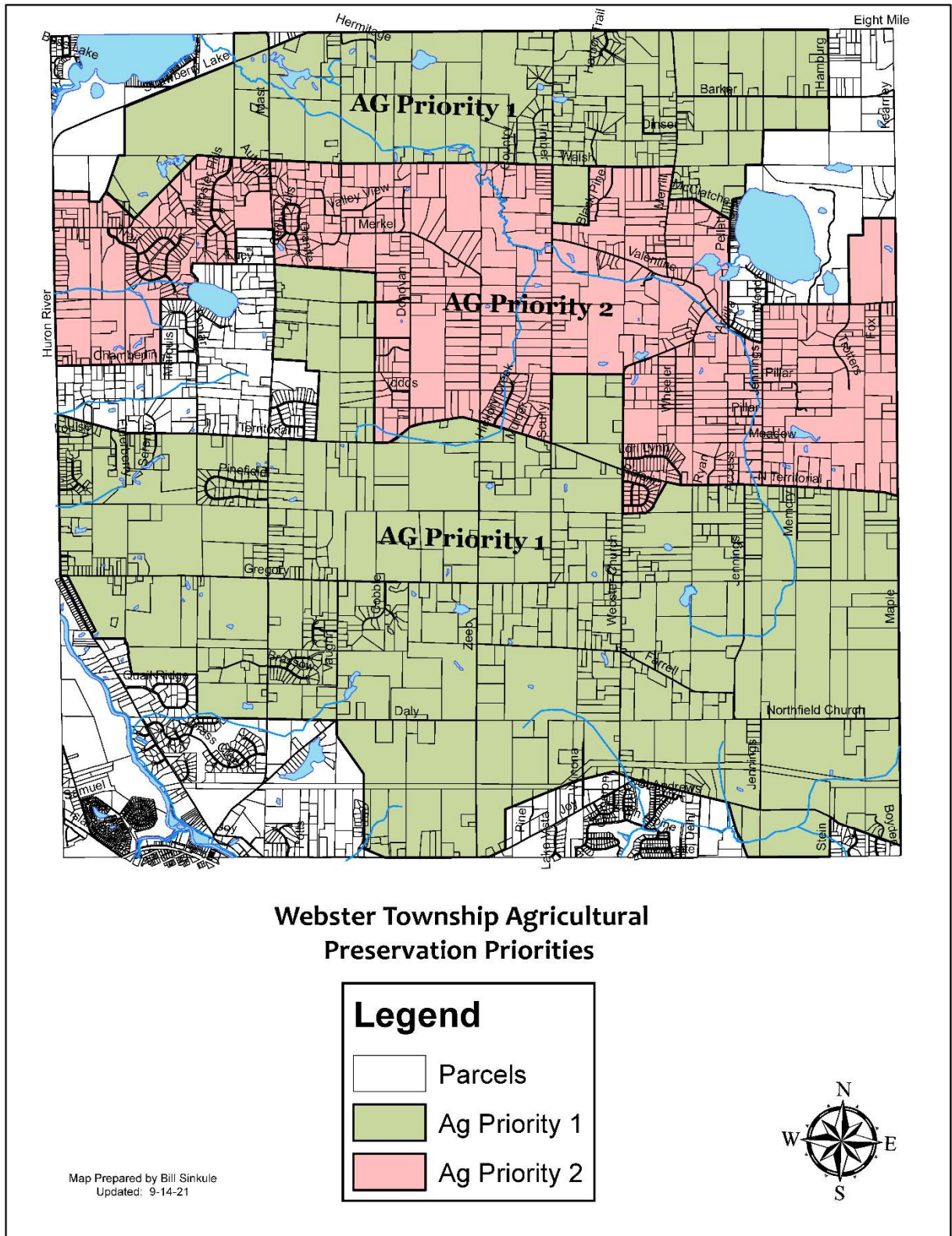
- Prime Farmland
- Prime farmland if drained
- Farmland of local importance
- Not prime farmland



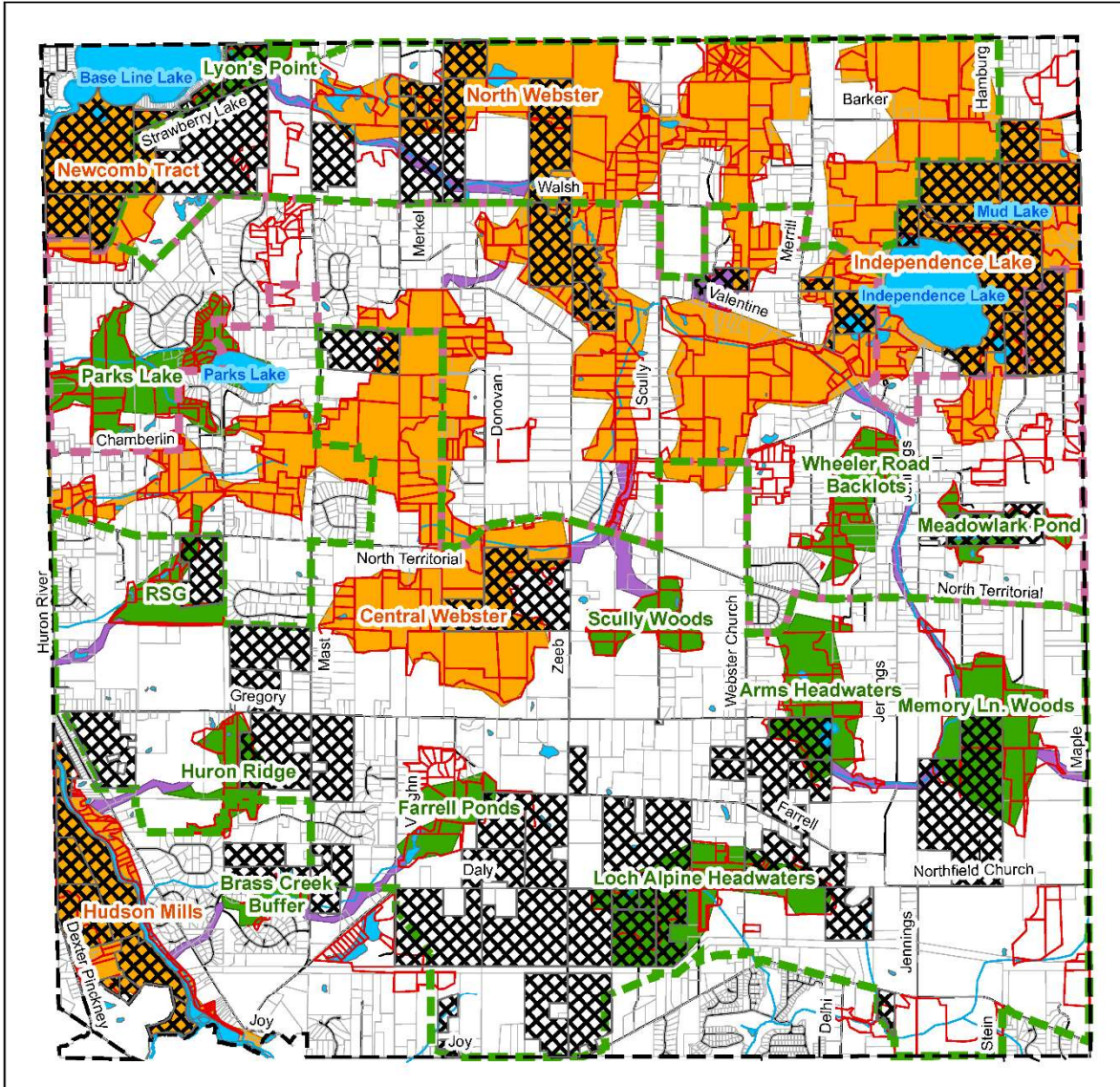
Source: Webster Township GIS, Washtenaw County GIS, USDA
 Prepared by Carlisle/Wortman Associates, Inc.
 September 1, 2021



Map 3: Agricultural Preservation Priorities



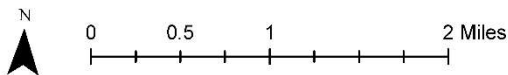
Map 4: Green Infrastructure and Agricultural Preservation Priorities



Hubs are large natural areas that provide an origin and destination for wildlife. Sites are smaller areas that provide habitat and ecosystem services. Links connect hubs and sites. Natural features field assessments can be requested.

Webster Township Green Infrastructure and Agricultural Priorities

- Hub
- Site
- Link
- Priority 1 Agricultural Area
- Priority 2 Agricultural Area
- Potential Properties for Field Assessments
- Preserved Land and Parks



Source: Webster Township GIS, Washtenaw County GIS, HRWC
 Prepared by Carlisle/Wortman Associates, Inc. and HRWC
 September 27, 2021



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PART 6: RESIDENTIAL AREA POLICIES

PART 6: RESIDENTIAL AREA POLICIES

6.01 [Map 18: Future Land Use](#) designates a number of future land use categories that could include various types of housing: Agriculture, Rural Residential, Urban Residential, and the Mixed-Use Overlay.

6.02 Township residents support continued limits on dense residential uses in the Township. With respect to the existing percentage of dense residential land use in our Township (*i.e.*, *R-1 Rural Residential*, *R-2 Urban Residential*, and *R-3 Multiple-Family Residential districts*), 94% of respondents to the 2019 Master Plan Survey prefer continued controls: 49% want no change in the amount of dense residential land use in our Township, 45% would prefer less dense residential land use, and 6% support greater residential land use in the Township.

6.03 Rural Residential (R-1) areas include land that is intended for single-family detached dwelling units on one acre or larger lots that are located outside the Agricultural area in the parts of the Township where one acre and larger lots is the established lot pattern. 96% of residents support maintaining or increasing the one acre lot size in the R-1 Rural Residential district, per the 2019 Master Plan Survey.

In addition, residents of the Township support the lower-density aspect of residential development within the Agriculture (AG) areas. The 2019 Master Plan Survey asked specifically about the current two acre minimum lot size in two different ways:

- When asked if the minimum lot size in AG should be increased, decreased, or maintained at two acres, 95% said that lot size should be maintained or increased.
- When asked what the minimum lot size in AG should be, 60% supported a two acre minimum lot size, 35% supported a larger minimum lot size, and 5% wanted smaller lots in AG.

It is interesting to note that residents also support maintaining or increasing minimum lot sizes, and maintaining or reducing density, in the dense residential areas of our Township (*R-1 Rural Residential*, *R-2 Urban Residential*, and *R-3 Multiple-family Residential*):

- When asked about lot sizes in Rural Residential (R-1), 43% prefer a lot size greater than present one acre standards, 53% chose the present one acre standard, and 4% prefer a smaller lot size.
- When asked about lot sizes in Urban Residential (R-2), 47% prefer a lot size greater than present standards, 50% chose the present standard, and 3% prefer a smaller lot size.
- When asked about density in Multi-Family Residential (R-3), 7% prefer a density higher than present standards, while 54% chose the present standard, and 39% prefer a lower density.

These results indicate that the Township's current regulations regarding lot size and density appropriately reflect residents' wishes for the community going forward. If minimum lot sizes and density are revisited in the future, due account should be taken of the residents' wishes for continued controls on dense residential development, as expressed in the 2019 Master Plan Survey.

6.04 Natural Features run throughout the Agriculture and Rural Residential areas and should be preserved to the greatest extent possible. As described in the environmental policies of the Plan, the following lands are not suitable for development:

- A. Lands that are not developable in their natural state, such as flood plains, surface water features, and wetlands; and
- B. Lands where development would result in environmental destruction of a larger natural system or create hazards to the environment and to the public.

Open space preservation communities and planned unit developments should be encouraged in rural residential lands to preserve natural features. Very low-density residential use, one dwelling unit for every two acres, may be permitted as a reasonable use of the land with significant natural features designated for protection.

6.05 Single-family detached dwellings should be the only type of dwelling unit permitted in rural residential areas, in order to preserve and promote the rural character of Webster Township.

6.06 The established residential patterns surrounding Base Line, Park, and Independence Lakes differs greatly from large-lot rural residential zoning for those areas. The Township has enacted a zoning overlay to codify the existing character of the Base Line Lake neighborhoods. Keyholing regulations to preserve the safety and health of these lakes are included within the Zoning Ordinance.

6.07 Urban Residential land (R-2 and R-3) is land that is intended for residential use and is located in or adjacent to the sanitary sewer service areas in Loch Alpine, City of Dexter, and adjacent to northwestern Northfield Township. Dwellings in this category should be required to connect with water and sanitary sewer lines; on-site facilities should not be permitted.

Maximum densities within the Urban Residential districts should be as follows:

- Single Family Detached: 2.9 dwelling units per acre
- Single Family Attached: 4.0 dwelling units per acre
- Multiple Family: 4.0 dwelling units per acre

All new development within this district should be designed with inter-connected streets and adequate infrastructure. The Township intends to create functional neighborhoods that are consistent with the character of the neighboring City of Dexter.

6.08 The Township is characterized by a majority of rural, single-family housing. More diverse and high-density housing options (*such as multiple-family, condos, apartments, and similar facilities*) are available in nearby urban and suburban areas, including the cities of Dexter, Ann Arbor, Brighton, and Chelsea, and in unincorporated Whitmore Lake. The Township's residents oppose increasing the density and diversity of housing options in our Township: Per the 2019 Master Plan Survey, 72% of residents oppose increased housing diversity within the Township; 85% oppose extending infrastructure (*such as sanitary sewer facilities*) to new areas to encourage growth; and 94% oppose an increase in the percentage of dense residential land use (*R-1 Rural Residential, R-2 Urban Residential, and R-3 Multiple-family Residential*). Any policies to increase housing diversity within the Township should be carefully weighed against the expressed wishes of our residents to limit growth and density and to protect the rural character of our community. Such policies should also keep in mind the ready availability of diverse, urban- and suburban-scale housing options in nearby surrounding areas.

With this in mind, the Township should create policies and tools to allow for the development of housing options, but only in contextually-appropriate areas, while at the same time preserving the rural character of the Township. Housing for seniors and low-income families tend to have similar needs centered around access. Seniors are more reliant on walking and public transportation than on single passenger vehicles. Therefore, it is critically important to locate housing geared towards seniors in areas that have multiple transportation options and are in proximity to other amenities, such as shops and leisure activities that are within walking distance.

Housing geared toward lower income-families should also be located in close proximity to alternate transportation options and amenities within walking distance. Transportation costs tend to be the second largest portion of a family's budget after housing. Excessive transportation costs can be burdensome, leaving less of a family's budget available for other goods and activities that would support quality of life. Lower income housing should be developed in such a way as to provide easy access to employment opportunities, healthy foods, schools, and other amenities.

Senior housing and affordable housing developments should be designed with complete pedestrian facilities throughout and have pedestrian connections to a public roadway which have existing or planned public pedestrian facilities. Developments should employ dense compact design and should be located in close proximity to existing denser development areas. Adjacent public roadways should include or be planned to include complete street elements such as sidewalks, bike lanes, planting strips, and other design elements that make walking or biking a safe and inviting option for people of all ages and abilities. Denser development must be located in areas where public sewer and water systems are available or planned.

Some potential housing options that could be developed within the Township that support the needs of seniors or lower income families include: two family dwellings, mixed-use development, co-housing, manufactured housing developments, and low-rise multiple-family dwelling units. The Planning Commission believes that mixed-use developments, multifamily buildings, and manufactured housing should be held to high quality design standards. For example, manufactured housing should be subject to the same design standards as stick-built housing within the Township. Multifamily buildings should be constructed with high-quality durable materials.

Areas that fit the criteria for this type of development are limited within the Township. Currently, the only public transportation option available in the area is provided by the Western-Washtenaw Area Value Express (WAVE) which has stops in Downtown Dexter. There are also limited areas that have or could have public water and sanitary sewer services. Further, much of the Township is comprised of larger lot rural residential development or small clustered neighborhoods that do not have connection to the type of features necessary to support higher-density development. Additionally, the type of development conceived does not fit with the general character of the bulk of the Township. Appropriate transitional areas, such as open space, landscaped buffers, and/or single-family uses, must be provided between existing single-family uses on adjacent properties and proposed higher density residential areas.

The area immediately adjacent to the City of Dexter appears to be the only viable location for the type of senior or lower-income development being described. This area is approximately ½ mile from downtown Dexter. While dense residential development of this nature (*i.e., densities exceeding 1 dwelling unit per acre*) would require public water and sewer, this area is not currently served by public water or sanitary facilities; and the City of Dexter has indicated no plans to extend public water and sanitary facilities to serve residential developments in this area. It is also notable that in the 2019 Master Plan Survey, 85% of residents indicated that they oppose extending infrastructure such as public sanitary facilities to new areas to encourage growth. The Township will work with the Dexter Area Regional Team (DART) to designate the most appropriate sites for dense housing based upon assessed need for the entire region, as well as continue to monitor the availability of public water and sanitary facilities for these types of dense residential development in this part of the Township.

- 6.09** The location and design elements in the type of development described above, while conceived to support seniors and lower income families also tend to be attractive to others. In order to avoid this type of housing being developed solely for or converted to market rate housing, the Township should develop policies and strategies to ensure that all or portions of these developments will permanently remain available to the elderly and lower income target populations.
- 6.10** In order that urban residential land can be developed at the density envisioned, water and sanitary sewer services must be provided. The Township will rely on the extension of services from the City of Dexter or Loch Alpine and has no intention to develop a Township system. Water and sanitary sewer services should be developed at the same time with the development of higher-density residential areas in the Urban Residential areas. The cost associated with the development of the services should be primarily borne by the developer and/or future homeowners.
- 6.11** Each lot outside the Urban Residential areas should have its own well, septic tank, and drain field, approved by the County Environmental Health Department. Wells and/or sanitary sewerage systems that serve two or more dwelling units (*not including accessory dwellings*) will not be permitted.

- 6.12** The preservation of open space, farmland, and natural features continues to grow in Webster Township. Some of these lands may be located within the rural or urban residential areas. These lands can no longer be developed. Any interested developers are encouraged to consult with Township representative(s) prior to initiating development activity within the Township to determine the status of vacant lands.
- 6.13** Clustering is intended to preserve natural features, increase open space, and reduce developmental costs. Clustering of dwelling units will be permitted in the designated rural residential and urban residential areas according to the Open Space Preservation Communities zoning provisions. The Zoning Ordinance allows clustering in the AG Agriculture, R-1 Rural Residential, R-2 Urban Residential, and R-3 Multiple-Family Residential zoning districts. Clustering is the concentration and grouping of the dwelling units that are permitted on a parcel of land, on one or more portions of that parcel, on lots that are smaller than the minimums usually required, based on a site plan approved by the Township. The land saved from development by the concentration of dwelling units and the reduction in lot sizes is to remain in agricultural production, used for passive recreational uses, or as permanent open space that is properly maintained to prevent the dissemination of weed seed or grow undesirable trees and plants. Clustering is not intended to permit an increase in the number of dwelling units or intensity of development that would have been permitted by zoning regulations in the absence of clustering. Particularly, clustering shall not provide an increase in dwelling units through the preservation of unbuildable lands such as wetlands.
- 6.14** In clustering arrangements in the designated rural residential areas, a minimum lot area should be required for each dwelling unit, to assure that sufficient land area will be available to provide adequate separation between water wells and drain fields, and a setting for each dwelling that is consistent with the rural character of the Township. A well and septic tank/drain field, or other system approved by the County Environmental Health Department should be provided for each dwelling unit in a cluster. In the urban residential areas, cluster developments must connect to an existing sanitary sewer and water system.
- 6.15** The residential area in the Loch Alpine Sanitary Authority service area, but outside the platted area, should be developed at a density within the capacity limits of the Loch Alpine Sanitary Authority's wastewater treatment system.
- 6.16** Accessory dwelling units for relatives of the occupants of single-family detached dwellings, such as elderly parents, etc., should continue to be permitted in only the R-3 Multiple-family Residential zoning district. An accessory dwelling could either be located within the principal residence or in a small, separate structure.

- 6.17** The Zoning Ordinance includes planned unit developments (PUDs), a flexible zoning option for residential, non-residential, and mixed-use developments in the residential, commercial, and industrial districts. A PUD would be recommended by the Planning Commission and approved by the Township Board. The PUD option provides for a residential density bonus of up to 20 percent that could be included in the PUD as an incentive for exemplary projects, possessing qualities such as but not limited to an integrated mixture of housing types, provision of affordable housing, improvements to existing streets, clean-up of contamination, preservation of open space, connection to sewer and water facilities financed privately and provision, improvement or enhancement of community infrastructure. The PUD option should be updated to require that a portion of the PUD be comprised of permanently preserved open space and/or farmland.

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PART 7: COMMERCIAL AND INDUSTRIAL AREA POLICIES

7.01 Commercial and Office Land Use Policies

The majority of residents in Webster Township are satisfied with the current amount of commercial and industrial land within the Township. When asked in the 2019 Master Plan Survey about commercial and industrial land, 64% of respondents said to keep things as-is for commercial land, and 66% said the same for industrial land.

- A. Commercial and office uses in Webster Township are expected to be oriented to the day-to-day needs of local residents. Businesses that support or are related to the agricultural heritage of the Township will be encouraged.
- B. The principal commercial and office services that will be required by the residents of Webster Township will continue to be provided by the commercial and office facilities in neighboring communities, such as Dexter, Pinckney, and Hamburg Township, Whitmore Lake, and the Ann Arbor urban area. Because of the proximity, established nature, and size of these facilities and the relatively-small expected population growth of Webster Township, similar facilities are not expected to be needed in Webster Township.
- C. Commercial and office uses should be located at intersections of principal streets, specifically at the nodes shown on [Map18: Future Land Use](#) and on [Map 5: Road Classifications](#). Strip commercial development along streets shall not be permitted.
- D. Descriptions of specific commercial nodes:
 1. North Territorial Road and Webster Church Road: one to ten acres for corner commercial establishments (*such as mini-mart, gas station, small offices, farm stand, farmers market, and other establishments of a similar nature approximately 5,000-10,000 square feet in size*) or neighborhood commercial establishments (*such as drug store, dry cleaners, restaurant, and other establishments of a similar nature approximately 50,000 square feet in size*). These uses should be considered for the area immediately to southwest of the intersection, to expand the existing commercial development. Commercial and/or office uses might also be considered for the northwest quadrant of this intersection if the need for the additional area can be established.
 2. Huron River Drive/Mast Road/Joy Road: It is envisioned that this area will contain the largest commercial/service area in the Township. Commercial, office, and mixed uses should be considered north of the intersection of Huron River Drive/Mast and Joy Roads, at the north edge of the City of Dexter, to expand the existing commercial area. Mixed-use development will be encouraged in this area, to compliment the character of the city.

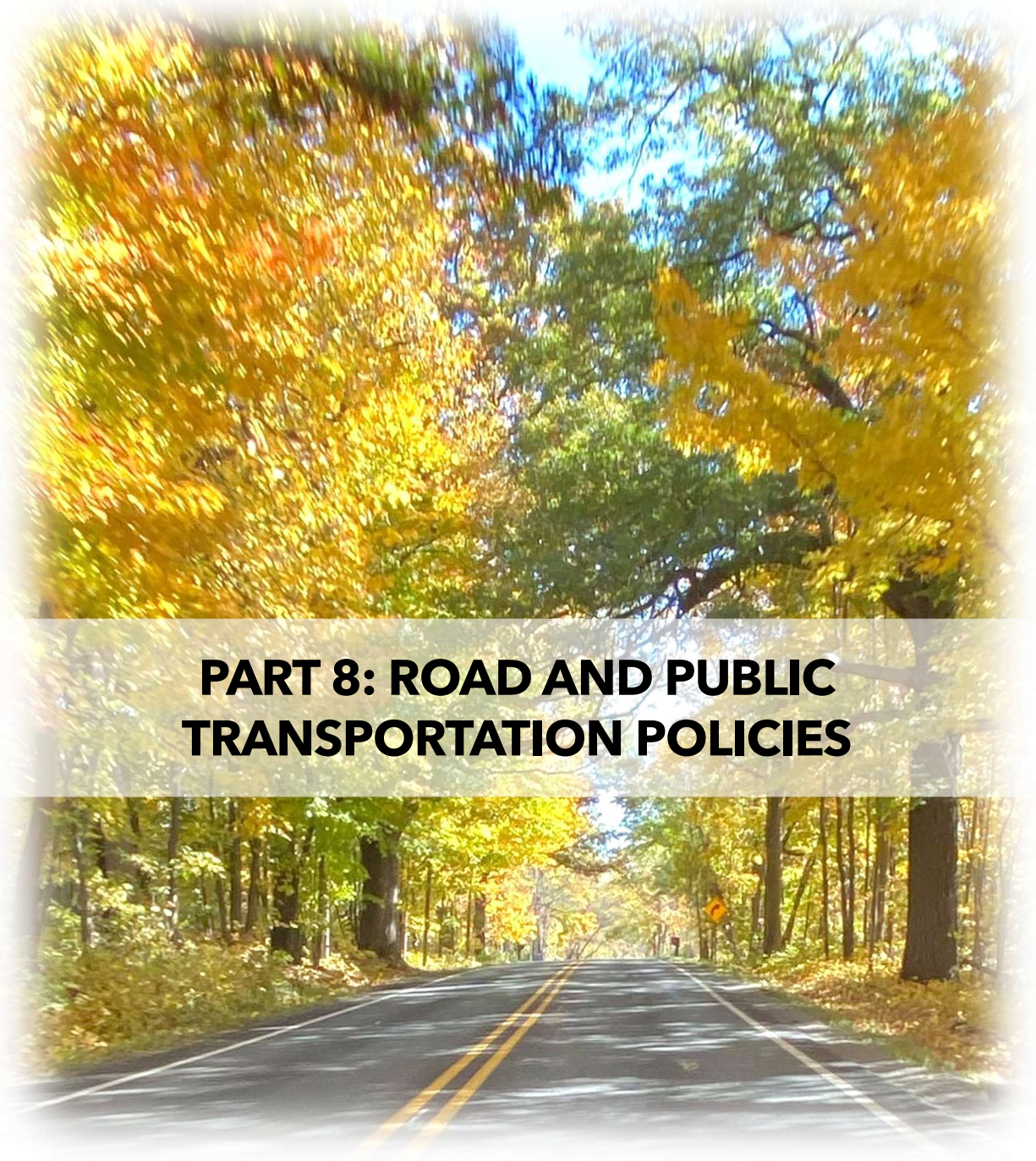
3. North Territorial Road/Huron River Drive: A commercial area should be considered for the northeast and southeast corners of the intersection of North Territorial Road and Huron River Drive. This area shall encompass approximately 1-10 acres and is planned specifically for Corner Commercial establishments (*such as mini-mart, gas station, small offices, farm stand, farmers market, and other establishments of a similar nature approximately 5,000 to 10,000 square feet in size*). Agriculture related businesses may also be appropriate for this area, to build upon the existing farm equipment business on the northwest corner.
- E. New commercial and office uses should be developed as small centers, with common driveways and parking areas, in order to minimize the number of driveway openings on the adjacent streets, and reduce the area required for parking and vehicular circulation. Each center would likely have an area of at least one to three acres.
- F. Drives and parking areas for commercial and office uses should be paved.
- G. Commercial and office sites should be landscaped and should be screened by landscaping from adjacent residential and agricultural lands to physically separate such uses, to reduce heat and glare from parking areas, to screen parking and loading areas from view, to control noise, and to increase the attractiveness of such sites. It is the intent of Webster Township that commercial and office sites will not be wastelands of buildings and pavement. Their designs should be in keeping with the existing and planned character of the surrounding area, and the rural character of the Township.
- H. Existing commercial and office uses that are not located in designated commercial areas should be permitted to continue, but their presence should not be the basis of future commercial land use designations or zoning changes.
- I. Offices should be permitted in commercial districts in addition to office districts.

7.02 Industrial Land Use Policies

- A. Small industrial uses that serve the local population and agricultural operations, such as machine shops and vehicle and equipment repair services, should be permitted. Such uses should be located in or adjacent to existing commercial or industrial districts and should be located on principal roads. It is assumed that such industrial sites will be small and few in number, because needed industrial services are provided, for the most part, in the communities around Webster Township.

- B. Industrial sites should be separated from existing and designated future residential areas by landscaped buffer strips. Parking areas should be landscaped, and loading areas should be screened from view.
- C. In order to make industrial sites as compatible with neighboring properties and the rural character of the Township as possible, outdoor storage of equipment, materials, vehicles, waste products, and similar items, should be properly screened or not permitted.

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PART 8: ROAD AND PUBLIC TRANSPORTATION POLICIES

PART 8: ROAD AND PUBLIC TRANSPORTATION POLICIES

8.01 Roads

The use, condition, and nature of the roads within the community are one of the most visible aspects of government services and impacts of development. The roads within Webster Township are multi-modal in use and accommodate farm vehicles, pedestrians, cyclists, and horseback riders in addition to typical motor vehicle traffic.

The 2019 Master Plan Survey shows that the majority of respondents are not satisfied with the condition of the roads. When identifying the top three most needed changes or improvements in our Township, 77% of residents indicated that the Township's roads need improvement. In addition, per the Survey, 89% of residents support improving the condition of the Township's roads.

8.02 General Policies

A Roads should be designed, constructed, and maintained in accordance with the following functional classification system.

1. Primary Roads - These roads are intended to primarily serve regional and Township traffic - traffic that passes through Webster Township, and to connect various parts of the Township with the freeway system. The right-of-way should be at least 120 feet, and the surface should be paved.
2. Local Roads - These roads are intended to be the Township's community roads linking the residents of the Township together. They serve a multi-modal function. In addition to motor vehicle traffic, they are the primary link and means for Township residents for walking, cycling, horseback riding, running, jogging, horse buggies, and moving farm equipment. These roads have a gravel surface and tend to be narrow with many areas having a limited sight distance. It is desirable for the Township to work with the relevant agencies to have appropriate speed limits established on these roads to reflect their physical and use characteristics. Additionally, it is critical that any future improvements to these roads safely accommodate all the uses that they serve for our community.
3. Neighborhood Roads - The primary function of neighborhood roads is to provide access to abutting properties and within developments. These roads will primarily be private roads and should follow the Township's private road standards.

B. It is intended that roads within all future developments will be private roads and not public. Private roads must meet Washtenaw County specifications, as provided for in the Webster Township Private Road Ordinance. This will assure adequate access by public and emergency vehicles. Land parcels that do not abut public roads should be required to abut an approved private road at the time such parcel is occupied. The maintenance of these roads will be the responsibility of the property owners within the development. As part of the permitting process for private roads, the Township requires a maintenance agreement to be developed and approved and should

encourage the establishment of special assessment districts to assure proper future maintenance of the development's roads.

- C. Plans for new development should provide for extension of roads into future development areas, where such extension is determined by the Township to be necessary for the continuity of the road system, or to provide adequate vehicular access to interior lands. Vehicular access should be a major consideration in the design of roads and the division of land.
- D. Roads within Residential areas should be interconnected. Residential developments that are separate from neighboring residential properties should be encouraged to interconnect roads.
- E. When examining rezoning requests, the Township shall use all available tools (e.g. the 2003 Gravel Road Study by the Huron River Watershed Council and the Washtenaw County Road Commission) to assess impacts on Township infrastructure (e.g. gravel roads, sewers, police protection, etc.) and/or Natural Features (ground water recharge, wetlands, etc.). Rezoning to higher density should only take place if the resulting development will not result in an overcapacity condition which would not have occurred under the current zoning conditions or the developer makes a voluntary offer to mitigate the condition pursuant to Section 405 of the Michigan Zoning Enabling Act, PA 110 of 2006 (MCL 125.3405).
- F. Public roads should meet the standards and specifications of the Washtenaw County Road Commission.
- G. The number of driveway openings on primary and local roads should be minimized in order to reduce the need for additional lanes and to improve the safety of traffic flow.
- H. Strawberry Lake Road between Huron River Drive and Mast Road and Scully Road north of Valentine Road have been designated "Natural Beauty Roads" by the Washtenaw County Road Commission. Any improvements or developments along these road segments should be sensitive to their unusual or outstanding natural beauty.

8.03 Primary Roads

Future improvements to primary roads should provide safe means for non-motorized traffic to utilize the road through means such as paved shoulders, bike lanes, or non-motorized pathways.

- A. North Territorial Road - This road functions as a primary road, in that it carries regional traffic through Webster Township, and connects the Township with the US-23 freeway via the interchange one and a half miles to the east. Two driving lanes will be sufficient; however, turning lanes might be needed at the intersections with Jennings, Webster Church, and Mast Roads, and Huron River Drive.

- B. Mast Road - This road, together with Strawberry Lake Road to the northeast, functions as a primary road in Webster Township. It provides access to the City of Dexter to the south and is the principal vehicular connection between Webster Township and Hamburg Township and Livingston County to the north. Two driving lanes will be sufficient; however, turning lanes or a roundabout might be needed at the intersection with Huron River Drive/Joy Road, which should be reconstructed to properly channel traffic flow.
- C. Webster Church Road with Joy Road southwest to Zeeb Road serves as a primary road. This road provides access to the Ann Arbor area and I-94 via Zeeb Road for the east part of Webster Township.
- D. Huron River Drive south from North Territorial Road - This road functions as a primary road, in that it carries regional traffic along the western boundary of Webster Township.
- E. Joy Road from Mast to Zeeb - This road functions as a primary road, in that it carries regional traffic along the southern boundary of Webster Township.
- F. Island Lake and Dexter-Pinckney Roads - Both of these roads serve as primary roads in that they carry regional traffic along the western part of the township and connect Dexter with Pinckney and the surrounding area, including Pinckney State Recreation Area.

8.04 Local Roads

It is intended that the local roads will remain gravel and continue to serve their multi-modal transportation function. The function, condition, and safety of these roads is greatly impacted by motor vehicle traffic volumes. Great care will be needed when considering developments that access these roadways to assure that the roads will not be pushed to overcapacity resulting in a degraded surface and a great increase in maintenance requirements and costs. The Township should explore policies to reduce development pressure in these areas. Policies to explore include Purchase of Development Rights, enhanced permit coordination with the Washtenaw County Road Commission, encouraging clustering where access is from paved roads, requiring new development to be served by adequate public facilities (*including roads*), and concentrating development where public facilities (*including roads*) are adequate.

8.05 Non-Motorized Transportation

Respondents to the 2019 Webster Township Master Plan survey identified parks and trails as one of the strengths of the Township and bike trails as a needed improvement. 72% of respondents support additional non-motorized connectivity, such as bike paths and walking trails. Non-motorized travel is an essential part of the transportation system, providing both daily travel alternatives and recreation opportunities, such as walking, bicycle riding, and equestrian use. A quality connected non-motorized network benefits the community by generating health benefits, neighborhood design focused on connectivity, and alternatives to motor

vehicle travel through improved access to schools, parks, as well as recreation and community facilities.

In 2014, the Southeast Michigan Council of Governments (SEMCOG) and the Michigan Department of Transportation (MDOT) jointly adopted the Bicycle and Pedestrian Travel Plan for Southeast Michigan which promotes the integration of and investment in various components of the regional non-motorized transportation network into a cohesive system.

The Washtenaw Area Transportation Study (WATS) is the regional transportation agency responsible for monitoring the conditions of county roads, bicycle and pedestrian paths, public transport systems and trails, and coordinating planning in Washtenaw County. The WATS 2045 Long Range Transportation Plan (*adopted 2019*) outlines deficiencies in non-motorized facilities and provides guidelines for the inclusion of non-motorized facilities as part of the land use and plan review process. Road segments are considered deficient where there is no appropriate non-motorized facility in the area. Deficiencies can be improved, for example, through use of sidewalks and shared-used paths for pedestrians and bike lanes, shared use paths, or wide shoulders for bicyclists. Given the rural nature of the Township, equestrian uses should also be considered where feasible.

WATS non-motorized transportation deficiency areas highlighted in Webster Township (*WATS 2045, 2019, pg. 69-72*) include Huron River Drive from the City of Dexter to Hudson Mills Metropark and Zeeb Road. These road segments show urban use levels, and there are no non-motorized travel options for connections to the City of Dexter or the pedestrian/bike pathway systems adjacent to the Township. For more rural segments, WATS recommends evaluating the different types of users and prioritization of regional connections.

WATS is involved in complete streets programming and non-motorized plans throughout Washtenaw County. Michigan Complete Streets legislation, PA 135 and 135 of 2010, defines complete streets as *"roadways planned, designed, and constructed to provide appropriate access to all legal users...whether by car, truck, transit, assistive device, foot or bicycle."* This legislation gives new project planning and coordination responsibilities to city, county, and state transportation agencies. It also requires local units of government to address transportation needs of all legal users (*including pedestrians and bicyclists*) in their community master plans. The primary purpose of the legislation is to encourage development of complete streets as appropriate to the context and cost of a project. Given the rural nature of our community, any consideration of complete streets policies in the Township should also consider and protect equestrian uses where appropriate and feasible.

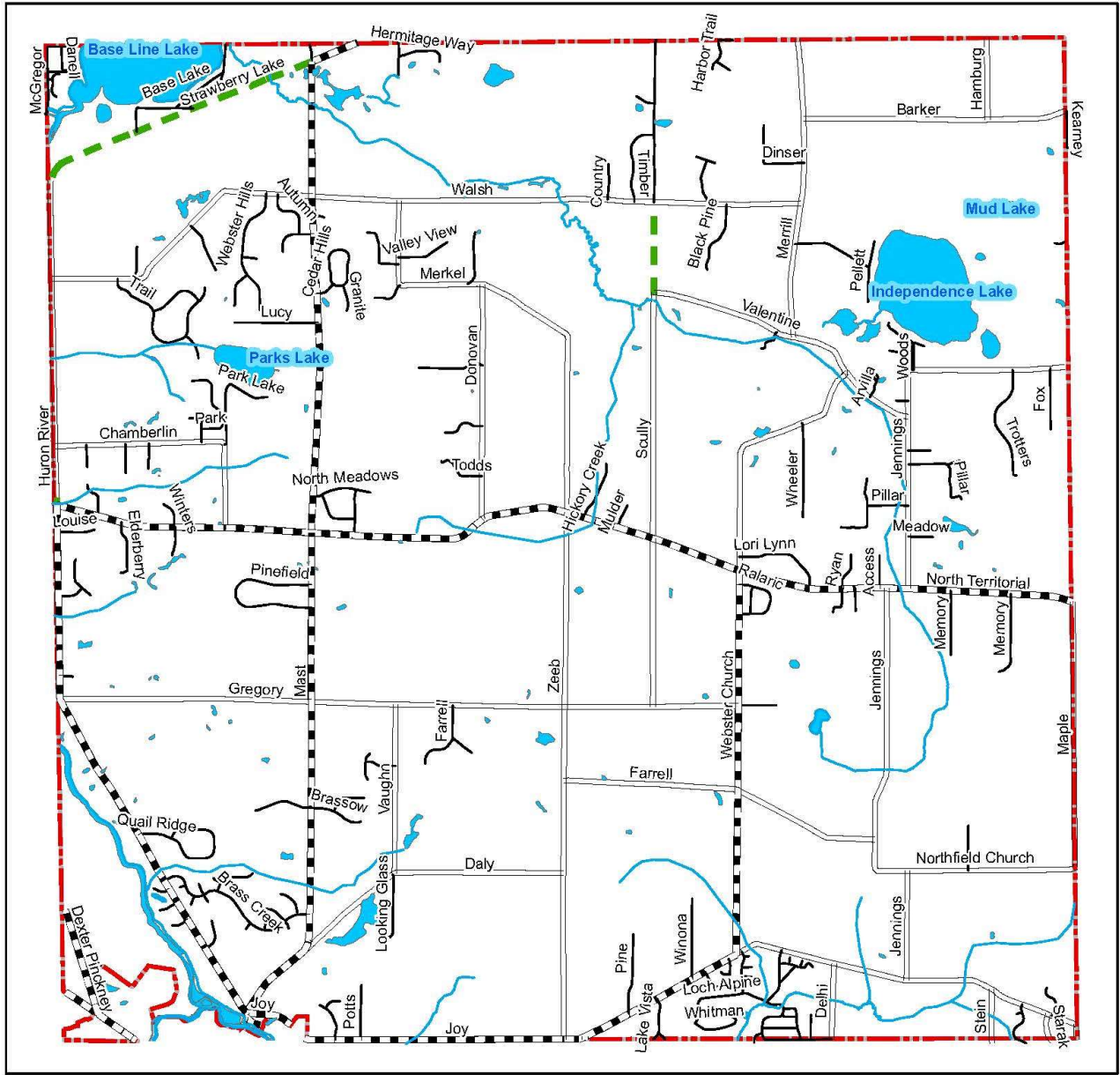
It is recommended that Webster Township develop a Township-wide non-motorized transportation plan to understand potential routes through the community and connections to the existing non-motorized network adjacent to Webster Township. Additionally, the plan should assess the multi-modal transportation needs of the community and be coordinated with the non-motorized plans for the City of Dexter, Scio Township, Washtenaw County, the Huron-Clinton Metropolitan Authority parks, and Washtenaw County parks.

8.06 Cackleberry Airport

Within the Township is Cackleberry Airport, a privately-owned airport that is available for public use. The Michigan Department of Transportation developed an Airport Approach Plan for Cackleberry Airport that was submitted to the Township. Pursuant to the Michigan Zoning Enabling Act, the Cackleberry Airport Approach Plan is incorporated into the Plan and attached in [Appendix A](#). An enlarged copy of the airport approach plan is available for review at the Township's offices.

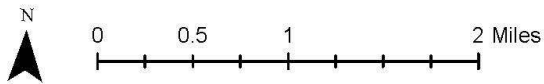
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Map 5: Road Classifications



Webster Township Road Classifications

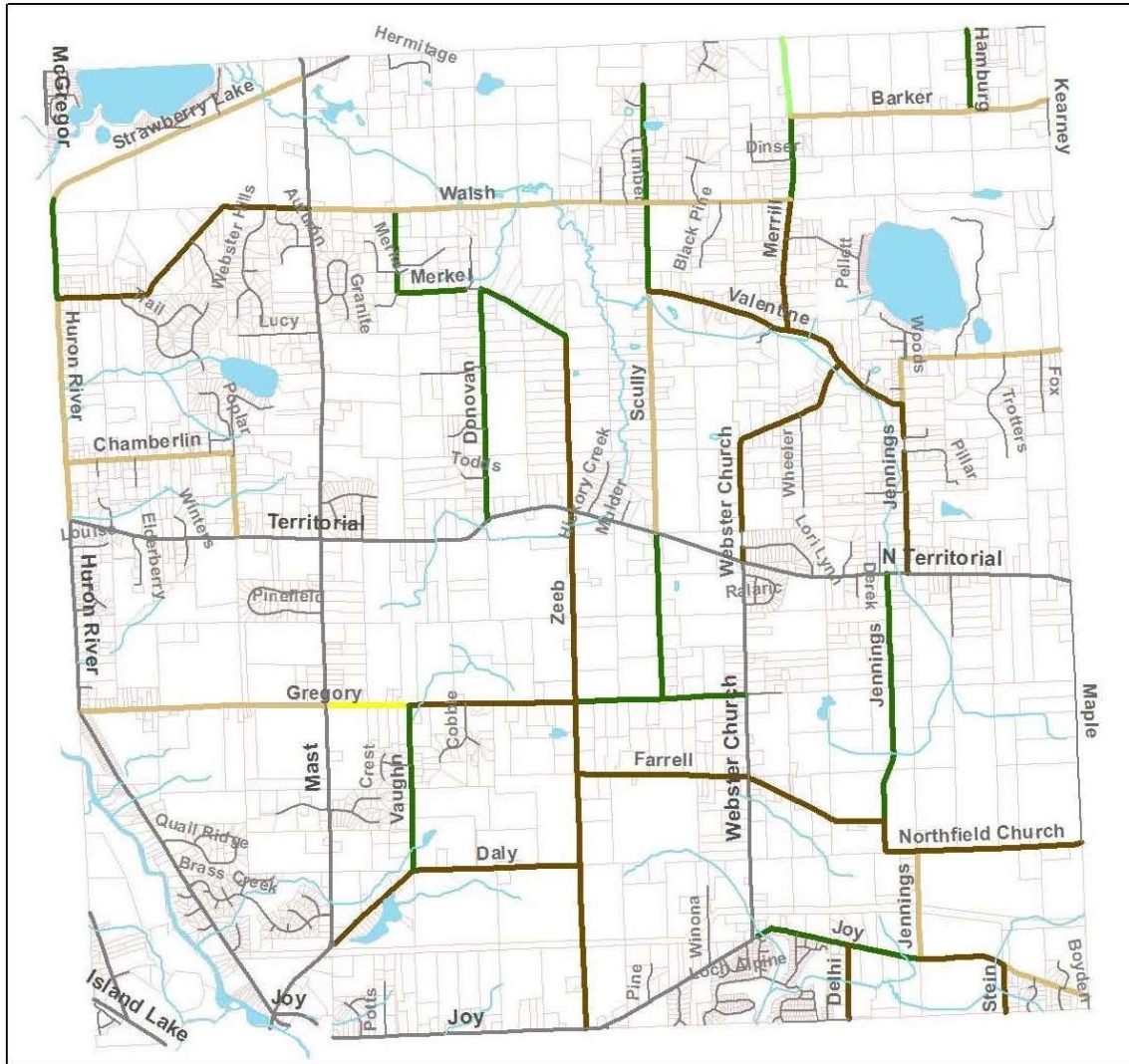
- Primary
- Local
- Neighborhood
- Natural Beauty



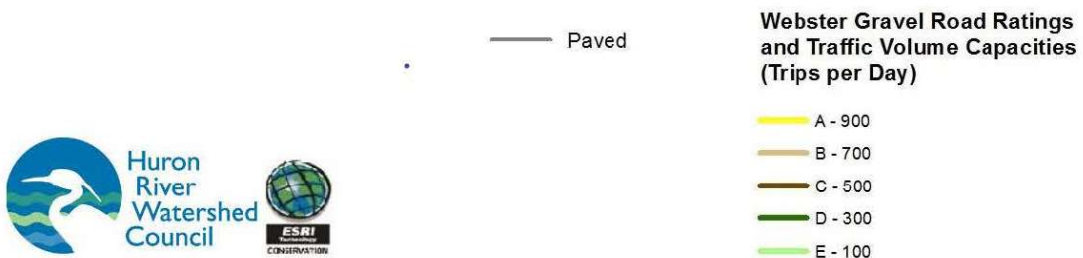
Source: Webster Township GIS,
Washtenaw County GIS, WCRC
Prepared by Carlisle/Wortman Associates, Inc.
September 1, 2021



Map 6: Gravel Road Level of Service 2003



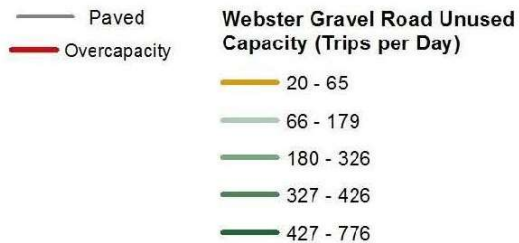
Webster Township Gravel Road Level of Service 2003



Map 7: Gravel Road Remaining Capacity (as of 2003) for Acceptable Level of Service



Webster Township Gravel Road Remaining Capacity (as of 2003) for Acceptable Level of Service



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PART 9: PUBLIC FACILITY POLICIES



PART 9: PUBLIC FACILITY POLICIES

9.01 Public Utilities

- A. Public sanitary sewer and water services should be provided only in designated service areas of Loch Alpine Sanitary Authority, the City of Dexter, the Portage-Base Lakes Area Water and Sewer Authority areas and the northeast corner of Webster Township adjacent to Northfield Township. This is supported by the 2019 Master Plan survey where 85% of respondents were opposed to extending infrastructure such as public sewers, etc. to new areas to encourage growth.
- B. Outside these service areas, water and sewage services should be provided by on-site facilities. Each dwelling unit and non-residential development should have its own on-site water supply and sewage treatment system that is approved by the Washtenaw County Environmental Health Department. Private community systems (*water and sewage treatment systems that serve more than one dwelling unit or non-residential use*) shall not be permitted in Webster Township.
- C. New development located in the Loch Alpine and Dexter service areas should connect to the central water and sanitary sewer systems. On-site facilities should not be permitted in these areas. No sewer line between the Loch Alpine and City of Dexter services areas should be allowed. The connection would erode the boundaries between the two districts and corresponding urban residential areas designated on [Map 18: Future Land Use](#) and the land areas between the properties are concentrated with existing and potential purchase of development right properties.
- D. Densities of development within the Loch Alpine Sanitary Authority and City of Dexter service areas should be consistent with the capacities of the water and sanitary sewer systems in those areas. No major new development is envisioned in the Portage-Base Lakes Area Water and Sewer Authority area.
- E. Stormwater Drainage
 1. On-site drainage facilities should be of adequate design and construction to deliver surface water runoff to established drainage courses or other acceptable outlets. On-site drainage facilities should not be counted towards minimum lot area requirements.
 2. Drainage courses should be designed to prevent sediments and pollutants from surface runoff from entering watercourses, water bodies, marshes, and groundwater aquifers.
 3. Drainage easements should be established as part of each development to provide proper maintenance of drainage facilities.
 4. Open and natural drainage courses should be utilized where possible as part of drainage systems. Developed open drainage courses should be constructed and landscaped so as to appear to be part of the natural landscape.

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5. Stormwater retention should be provided as part of each development, or as part of area-wide drainage systems. Retention basins should be used to control the volume, quality, and rate of stormwater runoff, and to recharge the ground-water supply. Retention basins should be designed to hold at least a 100-year storm of 12-hour duration.
 6. Stormwater runoff from any development area should not exceed that which existed under natural, undeveloped conditions, in terms of volume and velocity.
 7. Natural water storage areas should be preserved in their natural form and condition. Each storage area and its fringe area should be protected from encroachment by development and the quality of runoff water that drains into such areas should be properly maintained.
- F. Cable Utilities - Electricity, telephone, and other lines should be placed underground, except that transmission and major distribution lines may be placed on towers or poles. Overhead lines should be permitted only after Township approval of their alignment, effect on the appearance and character of the area, and effect on trees and other vegetation. Overhead lines and all easements or rights-of-way should be located so as to avoid disruption or destruction of tree stands, specimen trees, significant fencerows, and to avoid unwise division of land parcels or land use areas. Surface equipment for underground lines, such as transformers, should be placed as part of the landscape, and should be attractively and effectively screened from view. Substations should be designed and landscaped so as to fit the character of area in which located.

Respondents to the 2019 Webster Township Master Plan Survey (*conducted prior to the COVID-19 pandemic*) ranked broadband/cable/cell service among the top three responses for three open-ended questions regarding 1) businesses, services or amenities that are most needed in the Township, 2) the most needed improvements to the Township, and 3) the most desirable things for the Township to obtain. In 2016, a feasibility study for building a fiber-to-home network and offering broadband services in Webster Township projected the costs at \$400,000 to \$700,000 to address unserved areas only or the whole Township. However, while 53% of respondents to the 2019 Webster Township Master Plan Survey supported special assessment districts to finance neighborhood infrastructure (*roads, internet, etc.*), 47% were opposed to this approach.

The Washtenaw County Broadband Task Force, which includes representation from Webster Township, recently completed a survey regarding broadband access including cost and performance in the County. This survey will be used to provide data in support of future federal funding applications. Based on the Broadband Task Force survey, 53% of Webster Township respondents do not have access to broadband/cable service (*defined by the FCC as a fixed connection that provides a minimum of 25 Mbps download and 3 Mbps upload - i.e., fast enough for video conferencing,*

schoolwork, telemedicine applications, video streaming, and more). In addition, 57% of Washtenaw County households with K-12 students lack broadband access.

The lack of high-speed internet access is especially concerning in light of recent trends, which have resulted in many residents in the workforce shifting to working from home, and many students shifting to online learning - both of which require high speed internet access. Data from the Washtenaw Broadband May 2020 Study will be used to support grant applications to increase broadband availability in Washtenaw County, including Webster Township. The Township should encourage and support the County's progress in securing additional high-speed internet access for our community and participate in efforts to obtain such outside funding as and if available.

- G. Alternative Energy - Small-scale alternative energy generation for on-site use, such as wind and solar power, should be encouraged. 75% of respondents to the 2019 Master Plan survey felt that community sustainability through local food production and energy independence should be encouraged. Additionally, 73% felt that the Township should allow small, homeowner-scale solar and wind installations in all residential and agricultural districts.

Residents felt that large, commercial utility scale Solar or Wind Farms should be allowed in the industrial (293), commercial (251), agriculture (185), and agribusiness districts (138), while office (94), residential (58), and public lands (62) were less frequently selected for this purpose. Open-ended comments to the 2019 Master Plan Survey and participants at the November 9, 2019, Visioning Session strongly favored small and large-scale solar but not wind energy in the Township. Many residents expressed opposition to allowing large-scale wind within the Township; additionally, the Township does not enjoy average wind speeds sufficient to make it an attractive area for commercial wind farm developments. Accordingly, large-scale wind energy generation facilities should not be permitted in the Township. Small and large-scale solar standards have recently been enacted by the Township as part of the Zoning Ordinance.

- 9.02 Fire and Police Protection - Fire and police protection within Webster Township will have to increase to meet the needs of an expanding population base. Arrangements for these services at this time are foreseen to be contractual with neighboring units of government and the County. The Township has completed construction of a new fire station on a site adjacent to the Township Hall. This will provide improved fire and EMS services and faster emergency response times to Township residents. To coordinate provision of services in the Township, a capital improvement plan (CIP) may be developed. ([See Part 12: Capital Improvement Plan](#)).

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- 9.03 Government Offices - A new Township Hall was constructed in 1996 on Webster Church Road near Farrell Road. It should meet Webster Township's needs for the foreseeable future.
- 9.04 Public Schools - All public-school children in Webster Township will continue to be bussed to school facilities in the four districts that serve the Township. The majority of the residential growth in the Township is expected to be in the Dexter school district. The school district concentrates their facilities in campus areas within the City of Dexter. Therefore, there is no anticipated need for public school sites in Webster Township during the next 20 years.
- 9.05 Public Recreation - Webster Township has developed recreation areas, such as soccer fields. The Township has adequate land on the existing Township Hall site and the adjacent Fire Hall site to accommodate the Township's recreational needs for the foreseeable future. The 2019 Master Plan survey results were split with 52% of respondents opposing additional active parkland (*ball fields, soccer fields, playgrounds, etc.*) and 48% supporting increases in those areas.

The Independence Lake County Park will continue to function as a regional, day-use park. Hudson Mills Metropark is located partially in Webster Township. It will continue as a regional, day-use park, with the Huron-Clinton Metropolitan Authority (HCMA) having no plans for acquiring more land, but it has added a bike and walking trail which is part of the Border-to-Border (B2B) trail, along the west side of the Huron River. 72% of respondents to the 2019 Master Plan survey supported additional non-motorized connectivity, such as bike paths and walking trails. The Township should consider ways to create non-motorized connections to the non-motorized networks adjacent to Webster Township, especially on the western side near Hudson Mills Metropark, where additional rural residential density is projected in the [Map 18: Future Land Use](#).

A number of pathway initiatives in the Washtenaw Area Transportation Study (WATS) 2045 Long Range Transportation Plan (*adopted 2019*) support the non-motorized network adjacent and/or connecting to Webster Township through Hudson Mills Metropark.

The nearby segment of the Border-to-Border Trail (B2B), which will link the open spaces of the Huron River Greenway, connects at the Zeeb Road and Huron River Drive intersection to Dexter-Huron Metropark then continues through downtown Dexter to Mill Creek Park and to Hudson Mills Metropark.

The Huron-Waterloo Pathways Initiative has begun planning, development, and fundraising for a 44-mile continuous "loop" trail system connecting Dexter, Chelsea, Stockbridge, and Pinckney to the State's Iron Belle Trail System. The proposed system would connect via the Border-to-Border Trail that runs north from Dexter to Hudson-Mills Metropark.

The Iron Belle Trail, when completed, will allow travelers the opportunity to hike or bicycle on a continuous trail from Belle Isle in Michigan's Lower Peninsula to Ironwood in the Upper Peninsula. The Border-to-Border Trail has been incorporated into this statewide trail, including the segment that runs through the City of Dexter.

In addition, the Huron River Water Trail provides paddlers, boaters, and tubers a 104-mile trail, including the Natural Rivers section within Webster Township, with which to connect with nature, history, and the communities that abut the Huron River. In January 2015, the Huron River received the distinction of being one of only 18 National Water Trails in the United States.

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PART 10: NATURAL FEATURES POLICIES



PART 10: NATURAL FEATURES POLICIES

10.01 General Policies

- A. Natural features consist of river and stream corridors, wetlands (*including wet and organic soils*), ground water recharge areas, floodplains, watersheds, woodlands, and slopes (*steep slope areas, in the range of 12-15% and over*). 95% of the respondents to the 2019 Master Plan survey support preservation of open space, natural areas, and wildlife habitat.
- B. The natural features described in the Plan are intended only to illustrate the concept of the open space or natural features systems and to indicate the general location of such features in the Township. These areas are not intended to be specific for any one site. The actual extent, location, and relationship to existing and proposed development will be determined at the time of zoning or development review, when detailed information will be available.
- C. The subject of natural features requires detailed study in the future. Policies in the Plan are highly generalized and are based on existing information that is readily available, namely the Washtenaw County Soil Survey, United States Geological Survey maps, aerial photographs, and information available from the Washtenaw County GIS Program and Huron River Watershed Council.
- D. It is the intent of the Plan to preserve the continuity of natural features in order to protect the integrity of ecological systems. To further this goal, the Township has updated its Green Infrastructure Map and is implementing green infrastructure concepts that will guide preservation of connected natural features, open space corridors and wildlife habitats. The Township will also participate in multi-jurisdictional land preservation efforts such as the Ann Arbor Greenbelt and the Washtenaw County Natural Areas Preservation programs, to preserve open space and wildlife corridors.
- E. Streams, water bodies, and wetlands should be used as part of the storm drainage systems. These features should be protected from disturbance by construction and buffered from intrusion, pollutants and sediments that might be carried by runoff from developing or developed areas.
- F. Natural features should be used to create buffers between different use areas or to separate development areas from agricultural areas, where feasible.
- G. The Planning Commission should consider the environmental impacts of any development proposals relating to the following types of lands within the Township:
 - 1. Lands that are not developable in their natural state, such as flood plains, surface water features, and wetlands;
 - 2. Lands that are essential to the continuity and preservation of natural features systems; and

3. Lands where development would result in environmental destruction of a larger natural system or create hazards to the environment and to the public.

- H. It is the desire of Webster Township to encourage landowners to preserve natural features as a way to enhance their property. The Township has worked with the Huron River Watershed Council to identify natural resources and “Green Infrastructure.” Further, the Township encourages use of voluntary preservation programs such as Purchase of Development Rights (PDR), as well as zoning options designed to encourage preservation of natural features as described below and in the implementation matrix.

Preservation of these areas may be accomplished by purchasing lands or development rights using available grant funding from local, state, and federal sources. Community input from the 2019 Master Plan surveys showed 92% of respondents felt that the Township’s farmland and natural features preservation program should be continued and/or increased. Additionally, 65% of the respondents felt that this program should focus equally on the preservation of farmland and natural features. From 2008 to 2014, the majority of land preserved through the Township’s PDR program was farmland. Since then, there has been a balanced focus on preserving properties with natural features open space and farmland, bringing the preserved lands with natural features open space to 737 acres (31%) of the 2,340 total acres preserved. Strategic prioritization of natural features consistent with green infrastructure planning concepts for properties voluntarily proposed to the PDR program will help to ensure that critical quality natural features open space continue to be preserved.

Green infrastructure planning is focused on the interconnected network of green space that conserves natural ecosystems, sustains air and water resources, and guides sustainable development to optimize the associated economic and quality of life benefits to our community. Community input from the 2019 Master Plan survey showed that 85% support the creation of a Green Infrastructure Plan to identify and preserve key natural areas. Additional input from the Webster Township Visioning Session on November 9, 2019, supported maximizing the effectiveness of public and private land conservation efforts, and ensuring that land development occurs in concert with the protection of green infrastructure.

A key focus of green infrastructure planning is land preservation prioritization based on ecological quality, resource connectivity, and open space expansion. An ecosystems approach is used to extend natural features and wildlife habitat corridors and protect priority river corridors. The Township should adopt [Map 4: Green Infrastructure and Agricultural Preservation Priorities](#) to strategically guide funding priorities for land parcels voluntarily proposed for natural features open space preservation via the Township’s PDR program. Green infrastructure planning gives high priority to extension of natural features and wildlife habitat corridors, as well as protection of natural features in proximity to sensitive water resources such as the Natural Rivers Overlay District. The most critical natural features need protection to

maintain the rural character of the community, and also because intact natural resources provide a variety of ecological benefits. The Township should consider establishing a Natural Features Protection Overlay District as well as updating to the Zoning Ordinance as described below and in the Implementation Plan.

It is suggested that the Township consider options to support and acknowledge property owners who preserve woods, wetlands, and natural features corridors through their stewardship, enhancing our Township's natural features resources. Natural features resources include soils that filter and hold water, wetlands and surface water that provide clean water and water storage capacity, floodplains that hold floodwaters and filter water for flowing streams, and woodlands that hold soils intact, filter air, provide shade, and absorb noise. Enhancing community knowledge about the importance and interconnectedness of natural features as resources can also promote stewardship.

The Township should also study other ways to preserve land beyond its PDR program, by working with the Huron River Watershed Council and participating in regional planning with neighboring communities. Possible options may include transfer of development rights with other communities, where land in the Township is protected while housing density is increased elsewhere. Interest in protecting lands upstream of a drinking water treatment plant using water from the Huron River might provide transfer of development rights opportunities. Overall, the goal is to find innovative and viable incentives to preserve agricultural and open space land.

Current Zoning Ordinance provisions, including those relating to Open Space Preservation Communities and the PUD Planned Unit Development district, are intended to preserve natural features, increase open space, and reduce development costs. Clustering of dwelling units will be permitted in an Open Space Preservation Community based on a site plan approved by the Township. The land saved from development by the concentration of dwelling units and the reduction in lot sizes is to remain in agricultural production, be used for passive recreation, or remain as permanent open space that is properly maintained to prevent the dissemination of weed seed or grow undesirable trees and plants. Clustering is not intended to permit an increase in the number of dwelling units or intensity of development that would have been permitted by zoning regulations in the absence of clustering. Existing PUD Planned Unit Development zoning also encourages flexibility in providing useable open space and conservation of natural features in non-agricultural districts.

10.02 Stream Corridors

- A. The width of a stream corridor will vary depending upon the configuration of the stream course, the soil type of the adjacent lands, the nature of the filtration of surface water into the ground, the types and amount of vegetative cover, and the slope of land adjacent to the watercourse. Detailed information should be required at the time of development review in order to determine the nature and extent of the stream corridor and the specific area that should be protected or preserved.
- B. There should be no disturbance to the stream hydrology or alignment by topographic alteration within the corridor unless such alteration will improve existing conditions or remove a hazard or threat to the community. The filling or removal of material, construction of buildings, culverts, bridges, or other structures, removal of vegetative cover, and the location of wells, septic tanks and drain fields within stream corridors, should be regulated and reviewed by appropriate agencies.
- C. The stream corridor and the adjacent watershed constitute an ecological unit. Protection of slopes, woodlands, and wetlands within the watershed and proper management of land use and development are essential to maintaining the quantity and quality of stream flow within the corridor. Consequently, development projects should be reviewed not only in the context of the stream corridor itself but also in relation to the corridor's watershed.
- D. Stream corridors should be preserved in their natural condition. Alteration of the watercourse should require prior approval by applicable County and State agencies. Uses should be restricted to those which offer no danger of topographical disturbances to the corridor, pollution, increased runoff, sedimentation, or stream channel alteration.
- E. The Huron River and Arms Creek, between its confluence with the Huron River and the confluence of its southern and eastern tributaries, have been designated as "Country Scenic Rivers" under the Natural Rivers Act. Therefore, these streams and their adjacent lands require special consideration. Specifically, uses within a certain distance of the corridor should be limited to those that are compatible with, and will not intrude upon, the scenic river character. The location of structures should be regulated in reference to the watercourses, and natural vegetation along the stream banks should be preserved. State regulations will be used to protect the two corridors.
- F. To maintain the integrity of stream corridors, developments near these corridors shall maintain a 25-foot vegetated buffer zone from the edge of the surface water feature. The Huron River is a designated Michigan Scenic River, and as such requires a 125-foot building setback from the ordinary high-water mark of the river. The Natural River Overlay District was created on May 15, 2018, in the Zoning Ordinance to protect these priority river corridors.

10.03 Watersheds

Not more than ten percent of a watershed's land area should be impervious surfaces.

The Township will strive to mitigate the impacts of increased impervious surface in the Arms Creek, Boyden headwaters, and Huron River watersheds. In order to prevent further degradation of these subwatersheds, Webster Township will require stormwater management and impervious surface limits to reduce the frequency of post-development bankfull and subbankfull flooding, maintain or improve channel stability, and provide maximum removal of designated pollutants of concern.

In order to reduce the impacts of impervious surface and stormwater runoff, the Township will require stormwater management and site design that reduces impervious surfaces and the protection of natural features such as stream buffers, wetlands, and steep slopes.

- A. Erosion and sedimentation controls and surface water runoff controls are essential to protect a stream corridor and its watershed. Adequate erosion control measures should be applied to cover the period from the start of construction of a project to stabilization of the site after completion of construction.
- B. Surface water runoff should not exceed that which occurs under existing, undeveloped conditions. This policy will prevent loading of streams receiving the runoff and will help prevent erosion from uncontrolled, high-velocity discharges.
- C. Erosion control methods and drainage plans should recognize the soil types and land slopes of the specific site.
- D. All new developments within the Township shall follow the rules of the Washtenaw County Water Resources Commissioner with regard to surface water runoff and stormwater discharge.
- E. The Township will implement stormwater best management practices to protect the quality of groundwater from the increased runoff created by new development.
- F. Impervious surface and gravel road capacities should be considered during the site plan review process. Development can degrade water quality by increasing the amount of impervious surface in the watershed. If the capacity of the Township's gravel roads is exceeded by the amount of new development, roads may have to be paved, which will aggravate this problem. The Huron River Watershed Council, Washtenaw County, and University of Michigan may provide technical assistance in calculating these capacities.
- G. Existing drainage patterns, including drainage tiles, should be considered and maintained to the greatest extent possible during development.

10.04 Wetlands

- A. Wetlands consist of low areas with poor drainage and either permanent or temporary standing water. They also include areas with a high-water table and organic soils. Wetlands should be protected in order to preserve water quality, stabilize surface water runoff, and provide wildlife habitats. They should be protected from pollutants and nutrients.
- B. Wetlands should be used as groundwater recharge areas and as areas to stabilize runoff during periods of heavy precipitation.
- C. Current wetland information for the Township is highly generalized. Actual boundaries and the significance of specific wetland areas should be determined at the time of zoning or development review. The boundaries of a wetland should be defined by a qualified wetland expert.
- D. Uses permitted in or adjacent to wetland areas should be compatible with the purposes and functions of the wetland areas.
- E. Density transfer within the boundaries of a parcel or proposed development to developable land should be permitted provided the receiving area can absorb the additional development without interfering with the purposes and functions of the wetland areas.
- F. Three aspects of wetland protection should be recognized in reviewing proposed developments within and in the vicinity of wetland areas and in conducting future studies to develop more detailed policies for wetland areas:
 - 1. The wetland itself;
 - 2. The adjacent fringe and ten-foot buffer area from the edge of the wetland; and
 - 3. The remainder of the watershed, which drains into the wetland area beyond the fringe and buffer area.
- G. The Township has Wetlands Protection Area regulations within the Zoning Ordinance.

10.05 Ground Water Recharge Areas

- A. Groundwater recharge areas are areas that collect and hold surface runoff and precipitation for percolation into the underground water storage aquifers. They are vital elements in the hydrologic cycle because they restore water levels in underground storage areas as well as supply water to lakes, rivers, and streams. Therefore, their retention is deemed important to Webster Township and surrounding areas.
- B. It will be the Township's focus to preserve water quality by protecting sensitive groundwater recharge areas and, as such, has a Ground Water Protection Overlay District.

- C. The location, nature, and extent of recharge areas with respect to specific land parcels will be identified during site plan review.
- D. In order to maximize the potential of recharge areas to restore underground water supplies, such areas should be preserved as open space where feasible or uses should be limited to a very low-density use, so as to retain as much of the permeable surface as possible. Land grading should be controlled to retain the water-holding characteristics of the land. Vegetation essential to the water holding characteristics should be preserved or, where necessary, enhanced as part of a development program. The balance and integrity of the hydrological system should be maintained in any part of a proposed development.
- E. Recharge areas should be protected from pollution by prohibiting all uses which discharge problem wastes into the hydrologic cycle. Stormwater runoff from developed areas should be controlled so as to minimize the percolation of pollutants from surface runoff into the underground system. The Township will consult the Washtenaw County Water Resources Commissioner for methods of controlling runoff. Uses that handle polluting materials or produce polluting products that might enter the hydrologic cycle through leaks or spills should not be permitted in or adjacent to recharge areas.
- F. Areas which are rated by the Soil Conservation Service as having soils with a water table at or near the surface should be protected as in Part 10.05 (D), because of the ease with which pollutants can enter the underground water system in these areas.
- G. This section of the Plan is only a beginning in the process of developing policy for groundwater recharge areas, especially in terms of the location of recharge areas and the types and density of uses permitted within or adjacent to these areas. In general, protection of natural watercourses and wetlands and regulation of uses in areas with high water tables will protect most of the recharge areas.

More information is needed, such as the types of aquifers, hazards to aquifers, boundaries of recharge areas, and amounts and rates of infiltration necessary to retain desired water yields. Since a large area is involved, and it extends well beyond the Township's boundaries, County and regional studies and cooperation will be needed to effectively manage this issue. In the meantime, it is hoped that protection of open space areas and high-water table soils will protect most of the groundwater recharge areas of the Township.

10.06 Woodlands

- A. Woodlands should be preserved in order to protect water and soil quality, buffer air and noise pollution, provide a cooling effect through shade, preserve wildlife habitats, and to preserve aesthetic values and community beauty that are characteristic of Webster Township. Development that is permitted in and around wooded areas, or where significant specimens of

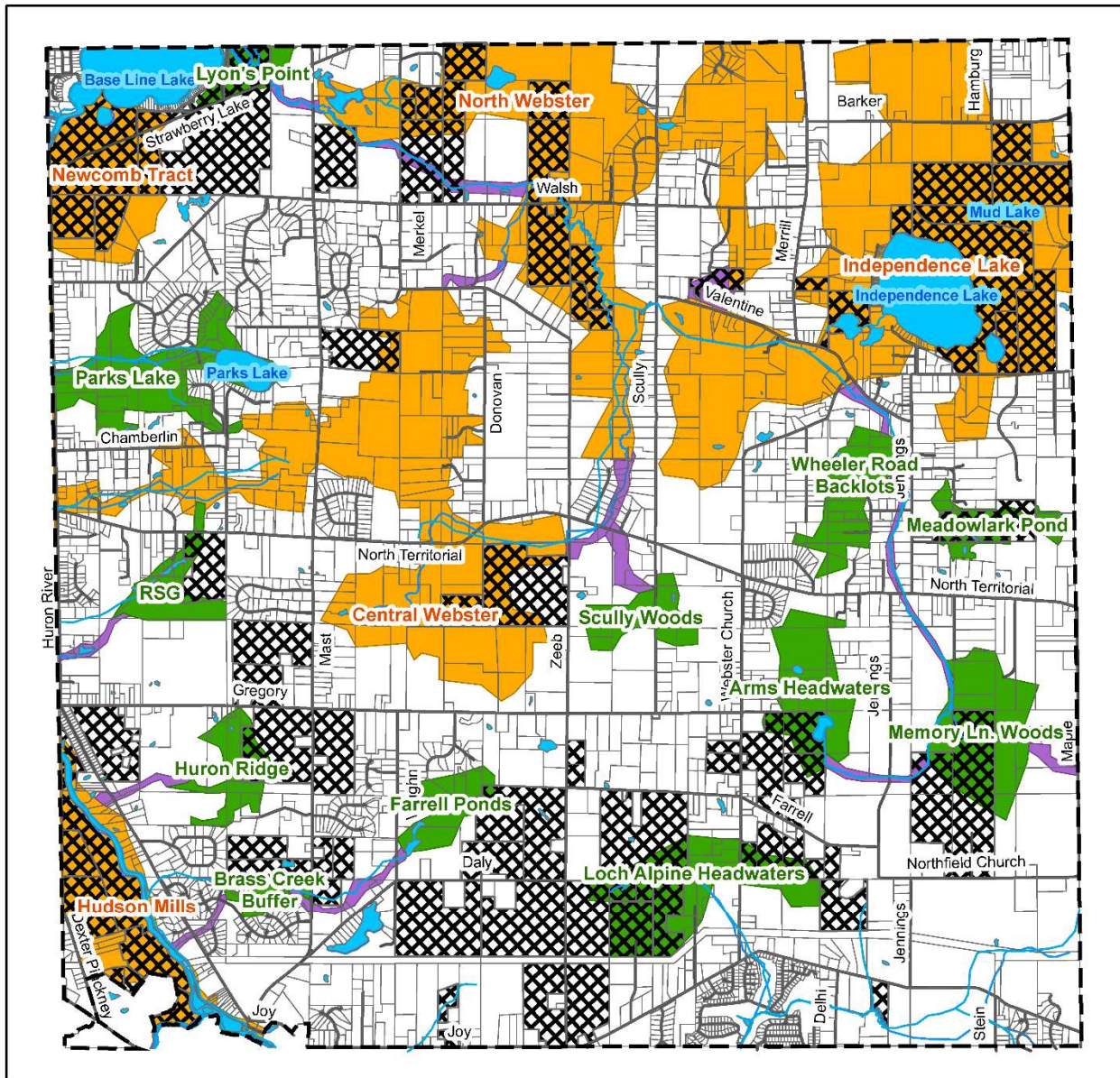
individual trees are involved, should be planned, constructed, and maintained so that existing healthy trees and native vegetation are preserved to the maximum feasible extent. The objective should be to preserve native trees rather than to rely on removal and subsequent re-planting. The diversity of woodland areas should be protected to ensure long-term stability.

- B. The type and density of uses permitted in and adjacent to wooded areas should be compatible with the objective of preserving woodlands.
- C. Density transfer within a parcel or proposed development may be used to preserve wooded areas.

10.07 Slopes

- A. Slopes of 12% or greater should be protected in order to reduce erosion, to maintain slope and soil stability, to control amounts and velocities of surface water runoff, and to maintain the Township's aesthetic resources. Maintaining the stability of the drainage system should be the primary objective in consideration of topographic alteration.
- B. Slopes should be considered in terms of soil types as well as steepness. Steep slope areas and sloping areas with lesser degrees of slope where soil conditions create serious erosion and stability problems should be limited to lower-density development.
- C. Development that is permitted on steep slopes should maintain or enhance the natural contours, vegetation, and drainage patterns. Grading and site preparation should be reduced to the minimum necessary. The existing landform should be made a part of land use planning and design. The primary objective should be preservation of the natural contours rather than alteration through mass grading.
- D. Slopes of more than 18% generally should not be developed. The natural vegetation should remain intact to prevent erosion and slippage. Where development is proposed for areas with such slopes, density should be transferred to portions of the area where slopes and soil conditions are more suitable for development.
- E. Slopes in the range of 12 to 18%, if located in an area designated for rural development, could be developed with very low-density residences, provided the minimum lot requirements are large enough to ensure minimal disturbance to existing contours, soil stability, vegetation, and drainage patterns.

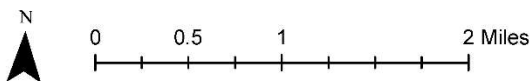
Map 8: Green Infrastructure and Protected Areas



Webster Township Green Infrastructure and Protected Areas

- Preserved Land and Parks
- Hub
- Site
- Link

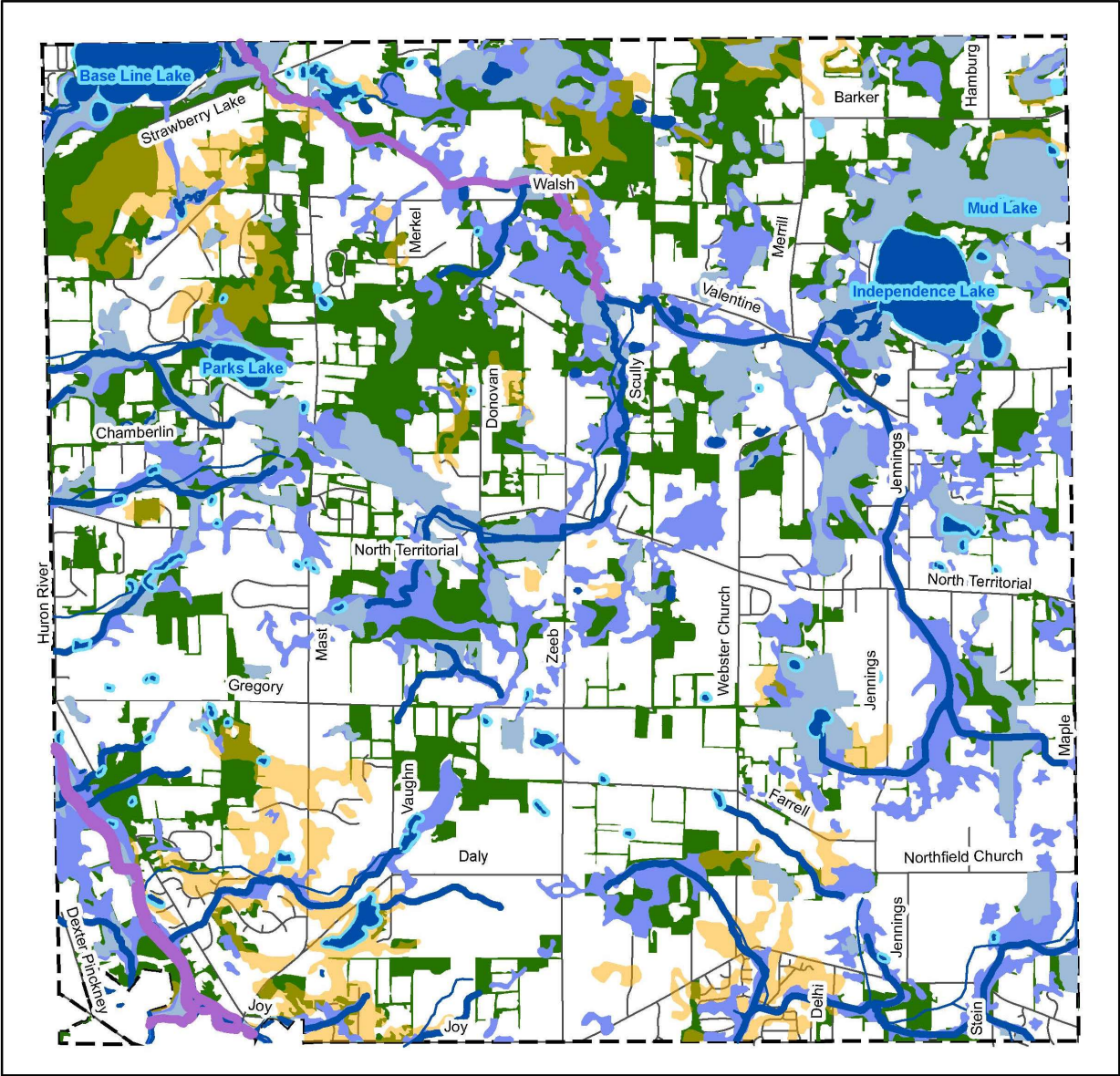
Hubs are large natural areas that anchor the Green Infrastructure Network and provide an origin and destination for wildlife. Sites are smaller areas that provide habitat and ecosystem services. Links connect hubs and sites.



Source: Webster Township GIS, Washtenaw County GIS, HRWC
 Prepared by Carlisle/Wortman Associates, Inc. and HRWC
 September 24, 2021



Map 9: Natural Features

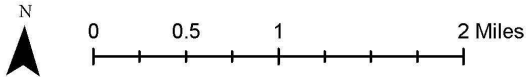


Webster Township Natural Features



- Natural River Zone
- Rivers and Streams
- Lakes
- Floodplains/Riparian area
- Wetlands
- Hydric Soils
- Slopes over 12% *
- Woodlands

Hydric soils are soils that are permanently or seasonally saturated by water, resulting in anaerobic conditions, as found in wetlands. They are considered a good indicator of wetlands.

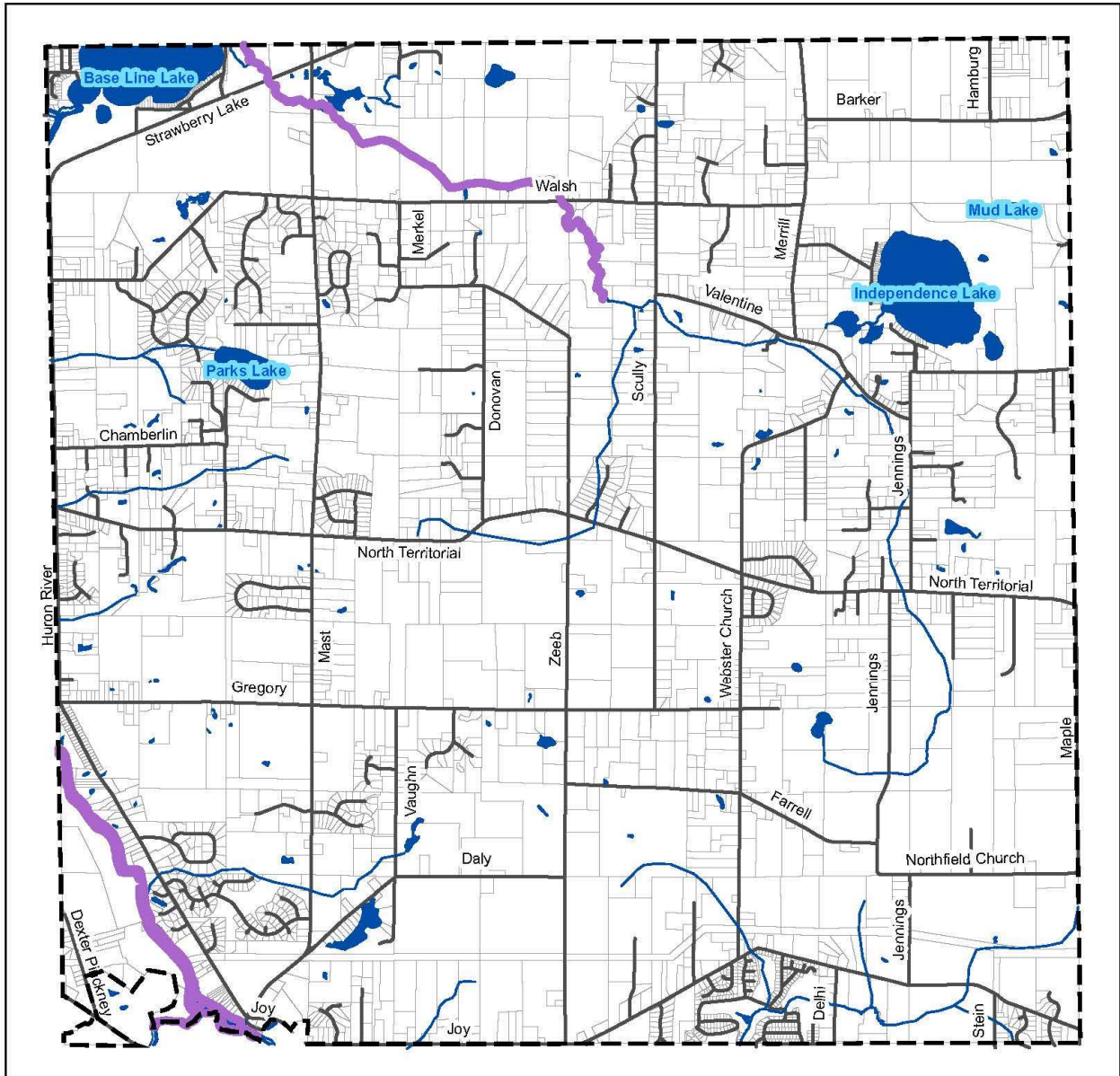


*Slopes overlaid on woodlands may appear brown

Source: Webster Township GIS, Washtenaw County GIS, HRWC
 HRWC data from National Wetland Inventory, NRCS Soil Survey, EGLE
 Prepared by Carlisle/Wortman Associates, Inc. and HRWC
 September 1, 2021





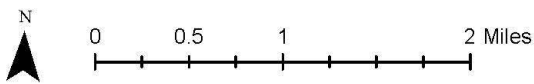
Map 10: Water Courses and Water Bodies



Webster Township Water Courses and Water Bodies



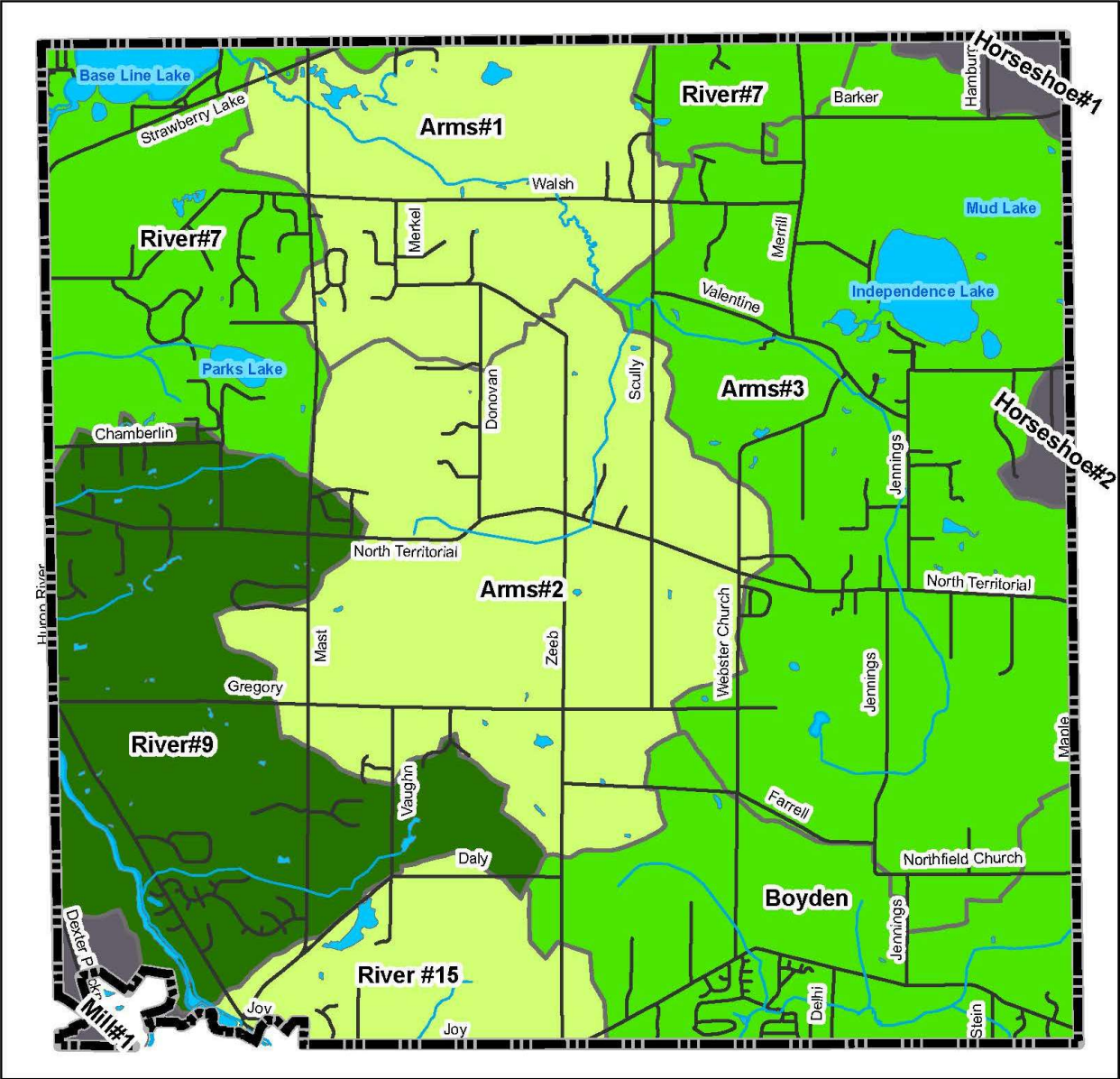
-  Natural River Zone
-  Rivers and Streams
-  Lakes



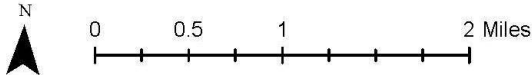
Source: Webster Township GIS,
Washtenaw County GIS, HRWC
HRWC data from National Wetland
Inventory, NRCS Soil Survey, EGLE, SEMCOG
Prepared by Carlisle/Wortman Associates, Inc. and HRWC
September 1, 2021



Map 11: Existing Impervious Surface



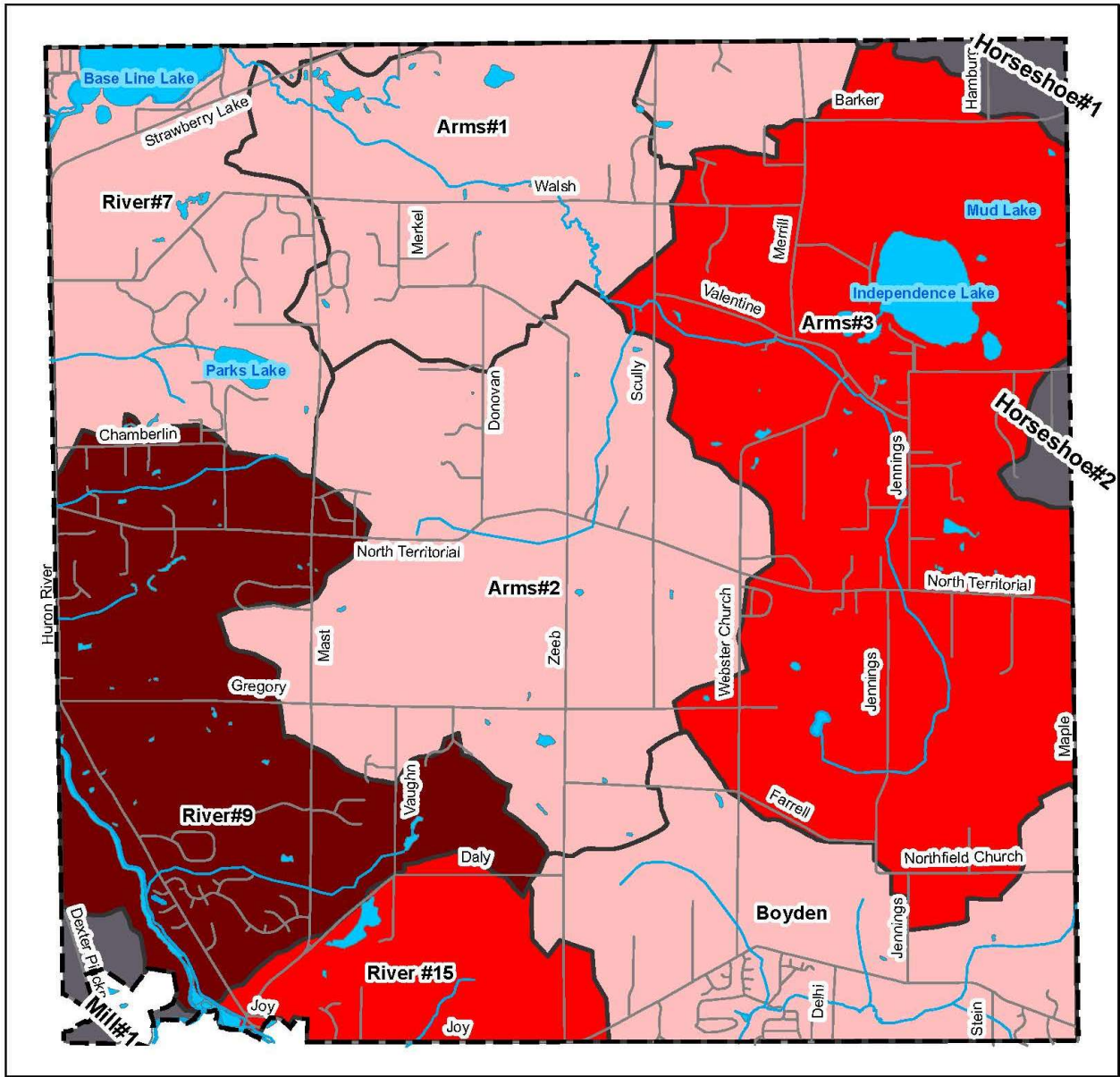
Webster Township Existing Impervious Surface



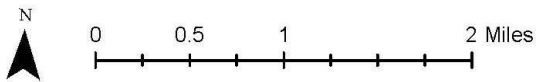
Source: Webster Township GIS, Washtenaw County GIS, HRWC
 HRWC data from SEMCOG Land Cover
 Prepared by Carlisle/Wortman Associates, Inc. and HRWC
 September 1, 2021



Map 12: Future Impervious Surface



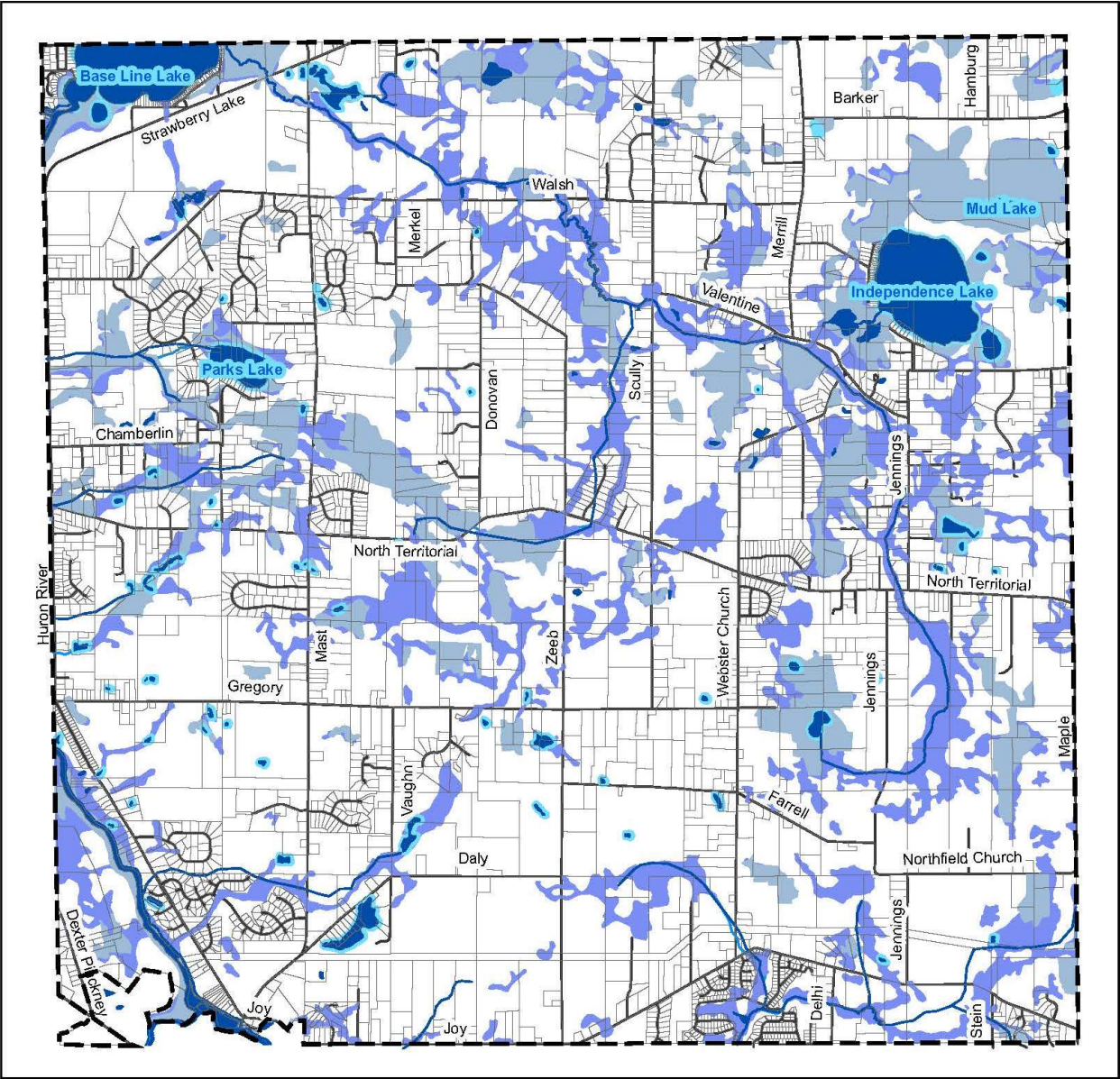
Webster Township Future Impervious Surface



Source: Webster Township GIS,
Washtenaw County GIS, HRWC
HRWC data from SEMCOG Land Cover
Prepared by Carlisle/Wortman Associates, Inc. and HRWC
September 1, 2021

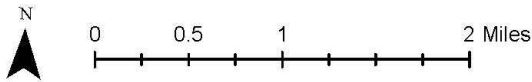


Map 13: Wetlands



Webster Township Wetlands

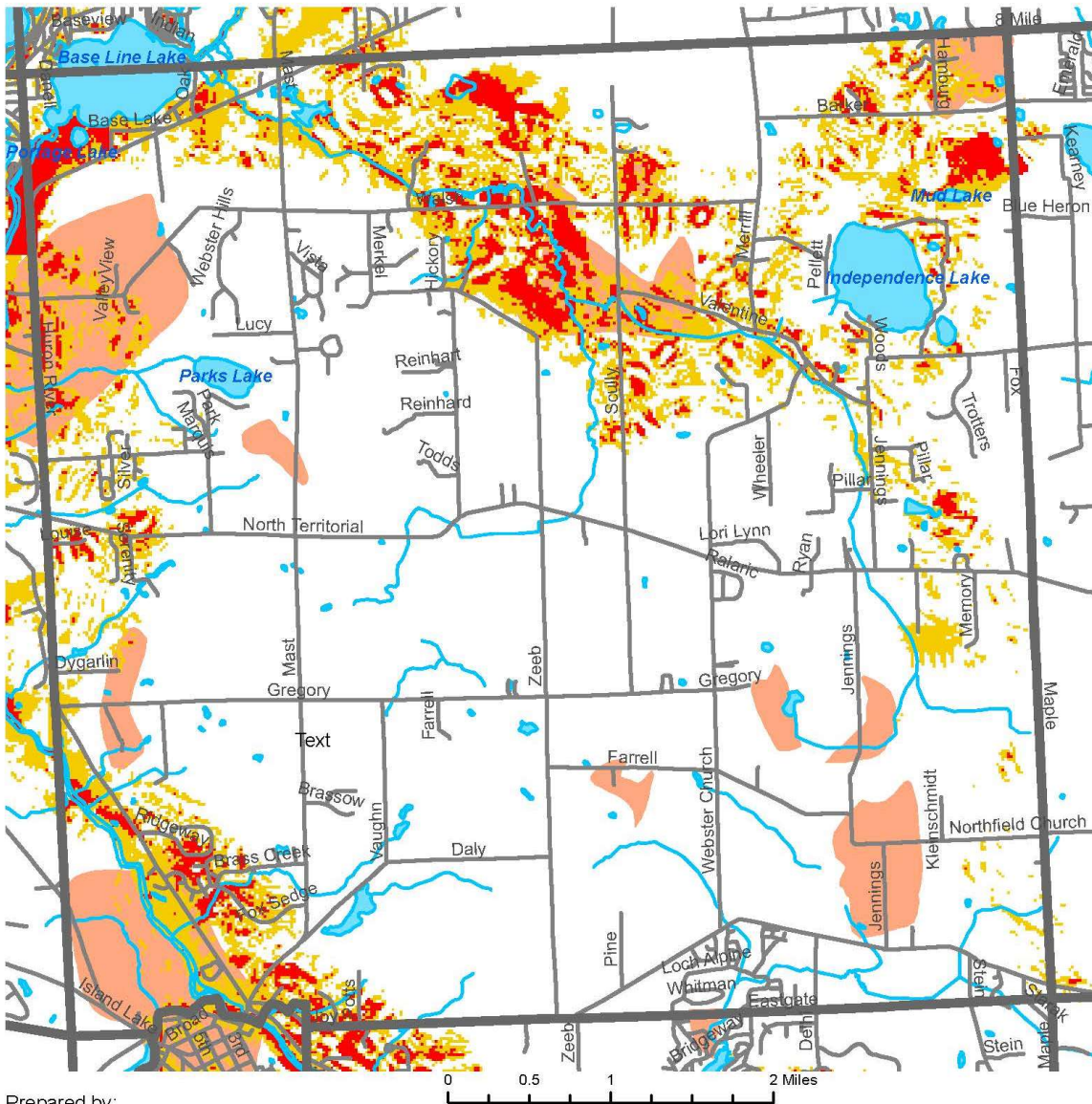
- Floodplains/Riparian area
- Wetlands
- Hydric Soils
- Lakes
- Rivers and Streams



Source: Webster Township GIS, Washtenaw County GIS, HRWC HRWC data from National Wetland Survey, NRCS Soil Survey, EGLE
 Prepared by Carlisle/Wortman Associates, Inc. and HRWC
 September 13, 2021



Map 14: Groundwater Recharge Areas



Prepared by:

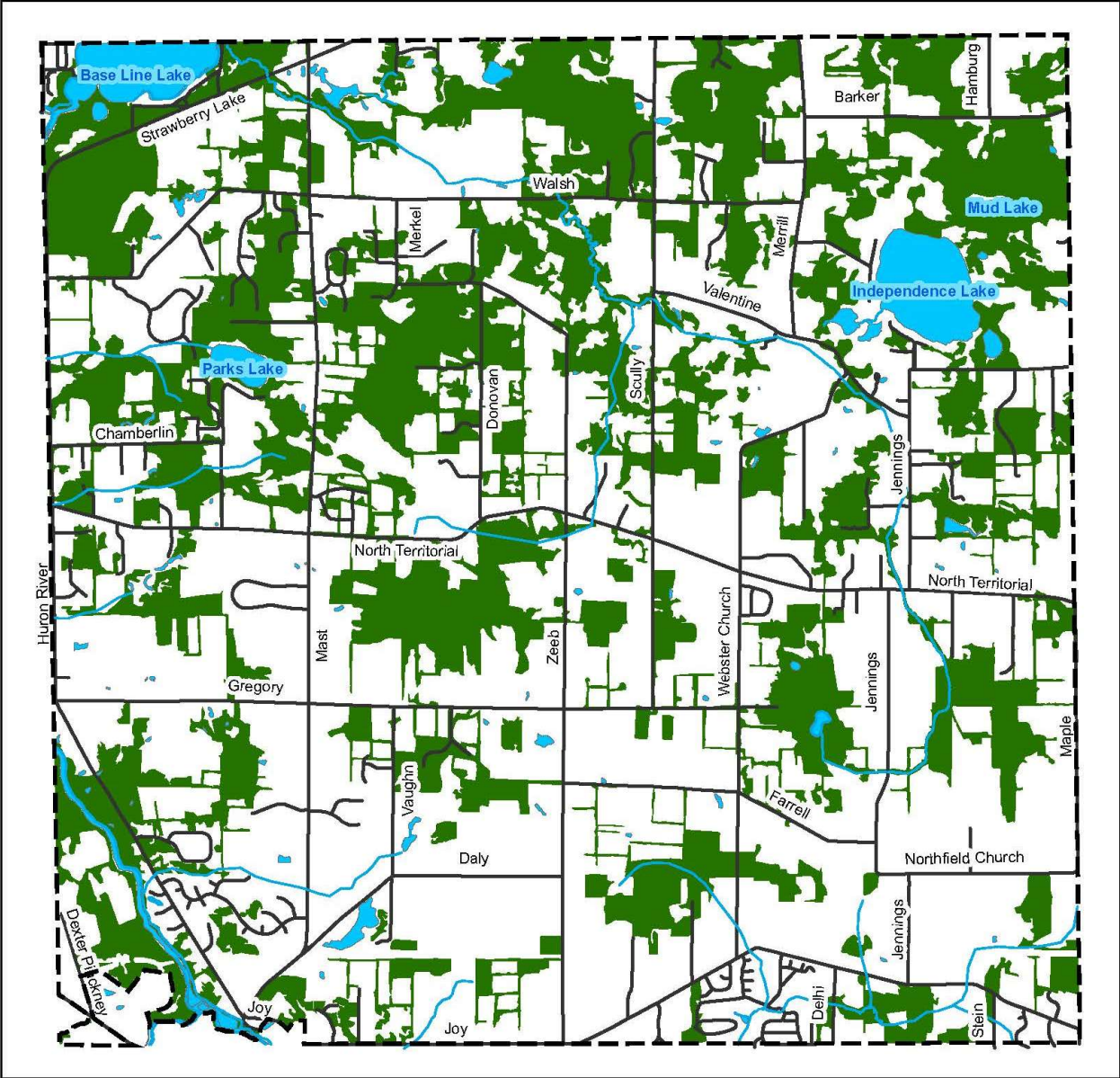


Webster Township Groundwater Recharge Areas

- Washtenaw County groundwater recharge areas
- Higher than average probability; 1 to 6 standard deviations from mean probability
- Much higher than average probability; over 6 standard deviations from mean

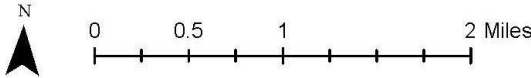
Data Sources: 1. University of Michigan: Areas of high elevation and permeable soils and geology have a high probability for providing groundwater recharge. 2. Washtenaw County: areas of unconfined drift aquifers.
 Map created 2021

Map 15: Woodlands



Webster Township Woodlands

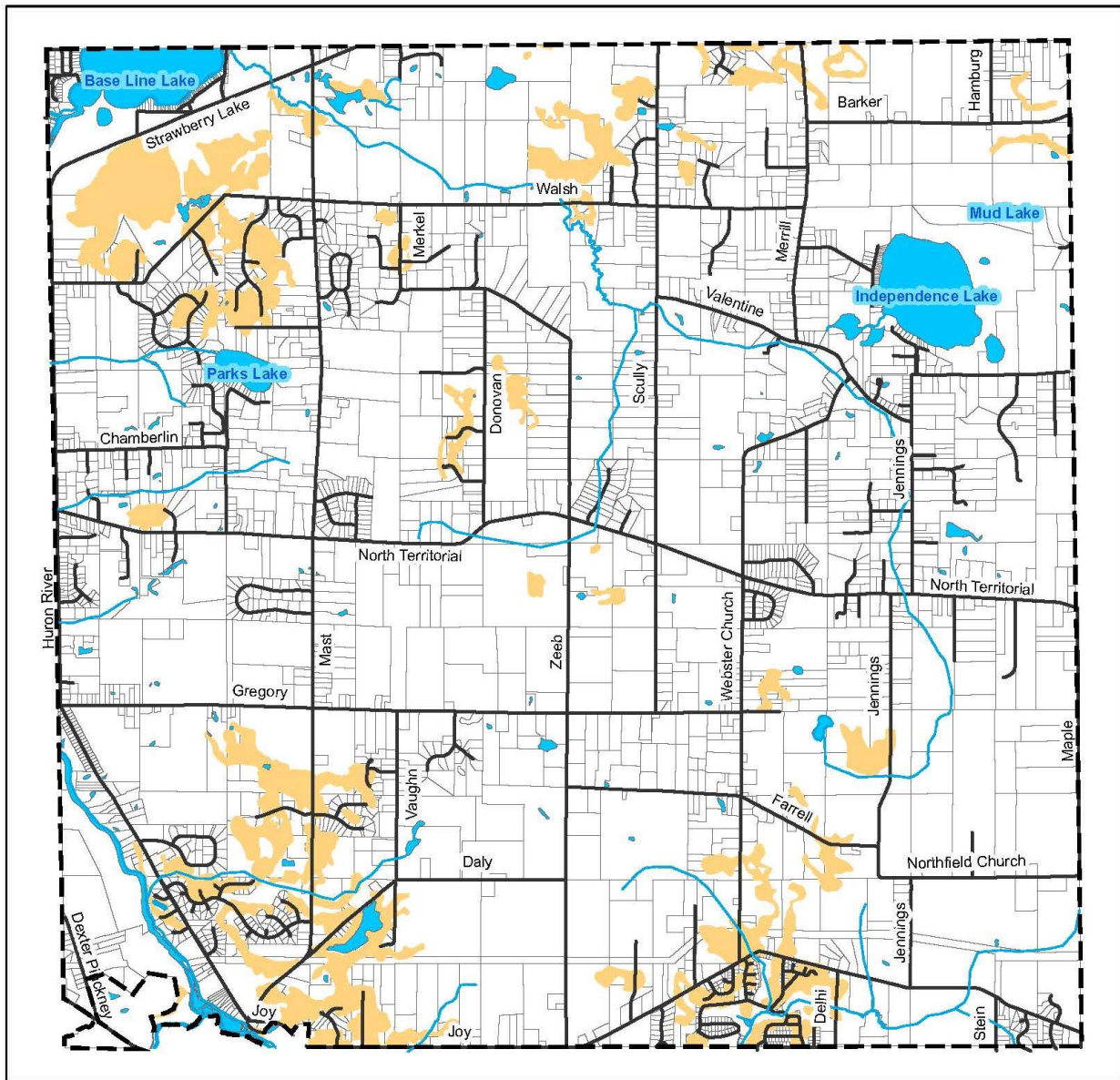
Woodlands



Source: Webster Township GIS, Washtenaw County GIS, HRWC
HRWC data from SEMCOG, NRCS Soil Survey
Prepared by Carlisle/Wortman Associates, Inc. and HRWC
September 1, 2021



Map 16: Steep Slopes



Webster Township Steep Slopes

Slopes over 12%

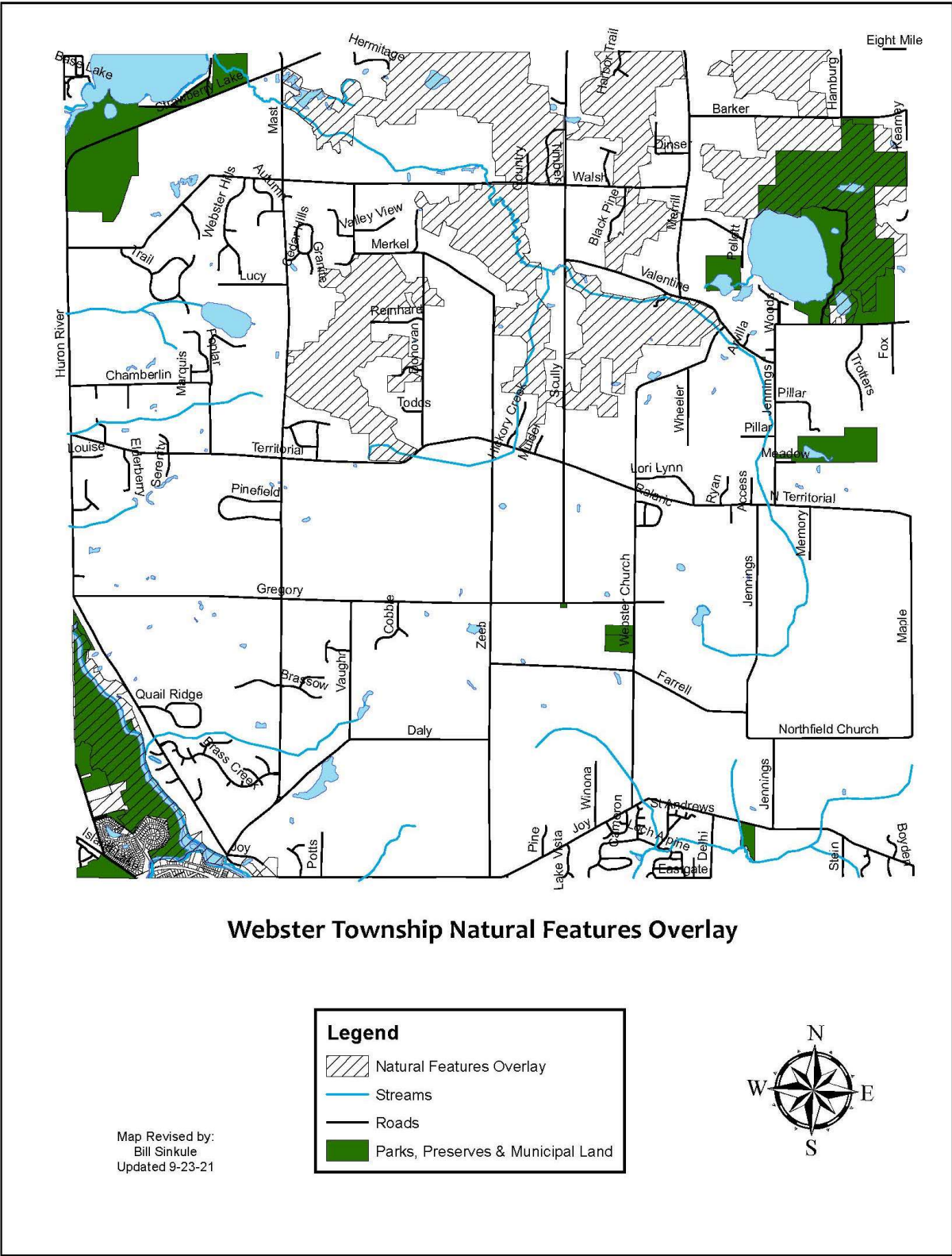


0 0.5 1 2 Miles

Source: Webster Township GIS,
Washtenaw County GIS, HRWC
HRWC data from NRCS Soil Survey
Prepared by Carlisle/Wortman Associates, Inc. and HRWC
September 1, 2021



Map 17: Natural Features Overlay



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PART 11: FUTURE LAND USE



PART 11: FUTURE LAND USE

11.01 Future Land Use Map - Based upon all the information presented in this Master Plan and the input from the community, the Township has updated [Map 18: Future Land Use](#). The Future Land Use Map and the following narrative, together with the goals, objectives and policies set out in the remainder of this Master Plan, make up the Future Land Use Plan.

The Future Land Use Map will be used to guide where land uses are to be developed and redeveloped. [Map 18: Future Land Use](#) will be used as a guide in the decision-making process for future modifications to the Township's Zoning Ordinance and general-law ordinances, as well as consideration of development proposals, rezoning requests, variance requests, or any other planning and development concerns or proposals that may arise in the Township.

Decisions that are in conflict with the Future Land Use Map or the Future Land Use Plan could undermine the long-term objectives of the community, if approved, and should be avoided. A deviation from the Future Land Use Map or the Future Land Use Plan may be appropriate in limited extraordinary circumstances, when it can be justified by detailed information evidencing permanently-changed conditions or where the decision is consistent with the broader intent and purposes of this Master Plan. The Future Land Use Map and/or the Future Land Use Plan may require updating in cases where proposed deviations would significantly alter the direction set by this Master Plan. An amendment to the Future Land Use Map and/or to the policies outlined in the Master Plan will be required in the case of developments that, because of scale or intensity, have the potential to create significant impact on services, traffic, surrounding uses, or the goals and policies of this Master Plan.

11.02 Influential Factors - The Future Land Use Map and the Future Land Use Plan were prepared to reflect input received during the public consultation process, discussions with local decision makers and agencies, existing land use patterns, community member feedback and workshop, and the consideration of proper planning principles. This input and other factors affecting land use patterns were taken into consideration in preparing the Future Land Use Map and Future Land Use Plan. These factors include:

- A. Existing Land Use. Extensive changes to the existing land use pattern are not proposed as the Township seeks to preserve and protect its existing rural character, farmland, open space and natural features, and there is no demonstrated need for more intensive uses as they are well satisfied within nearby surrounding communities. The community land use patterns have evolved in an orderly manner and are built upon, with slight modification, rather than altered in a significant manner.
- B. Existing Zoning. Existing zoning designations were a factor considered in preparing the Future Land Use Plan. However, there is no vested interest that guarantees existing zoning will remain unchanged. In fact, several changes are suggested based on modifications to future land uses in this Master Plan. All changes were carefully considered to ensure the general development arrangement remains consistent and landowners will retain a reasonable use of their land.

-
- C. Relationship of Incompatible Uses. The Future Land Use Plan strives to reduce or eliminate incompatible land use relationships existing in the Township. Where neighboring land uses are incompatible, such as single-family residential adjacent to heavy commercial or industrial uses, the conflict needs to be settled by adhering to this Master Plan, and future land use decisions should discourage encroachments by any undesirable or disruptive use. Providing a transition and/or buffer between land uses, especially those with potentially conflicting characteristics, is essential. Existing natural features can also play major roles in determining future land use. For example, surface bodies of water such as navigable lakes and rivers will draw population growth; swampy areas and areas of intense agriculture production normally will not. The Future Land Use Plan designates areas for uses that are considered most appropriate for the community's long-term objectives, with the intention of limiting uses that do not meet these objectives.
- D. Existing Township Master Plan. The previous Master Plan, adopted by Webster Township in 2015, was reviewed and used as a guide for this Master Plan. The Future Land Use Plan contained in the previous Master Plan has been re-evaluated based on current trends, goals, and conditions.
- E. Infrastructure and Public Facilities/Services. The intensity of uses depends on the availability and capability in the Township of the community's infrastructure. The potential for public water and sewer service or dependence on well and septic affects future development intensities. The road network limits the types and intensity of uses that may be effectively served in an area of the Township without adversely impacting road conditions or traffic operations. The availability of community facilities such as police and fire protection must also be considered when determining future land uses.
- F. Existing Market Conditions. Existing market conditions and opportunities were evaluated, although they will potentially change during the time frame of this Master Plan. Future updated plans should reevaluate market opportunities to ensure that the Township's near-term development goals adjust to its successes and external influences.
- G. Protection of Preserved Agricultural and Open Space Properties from Intensive Neighboring Uses. In order to reduce potential conflicts between incompatible land uses, permanently protected agricultural and open space parcels should be protected from incursion by intensive land uses (*such as commercial or industrial*) in the immediate vicinity. In this regard, it is advantageous to maintain a compact form of growth and development and, to the extent it is practical, locate higher-density and concentrated development near or adjacent to areas currently being served with higher levels of public services or anticipated to be served by such services in the future. Property and zoning adjacent to these protected areas should be carefully considered prior to allowing excess lot splits or rezoning into a more dense or intense land use.
-

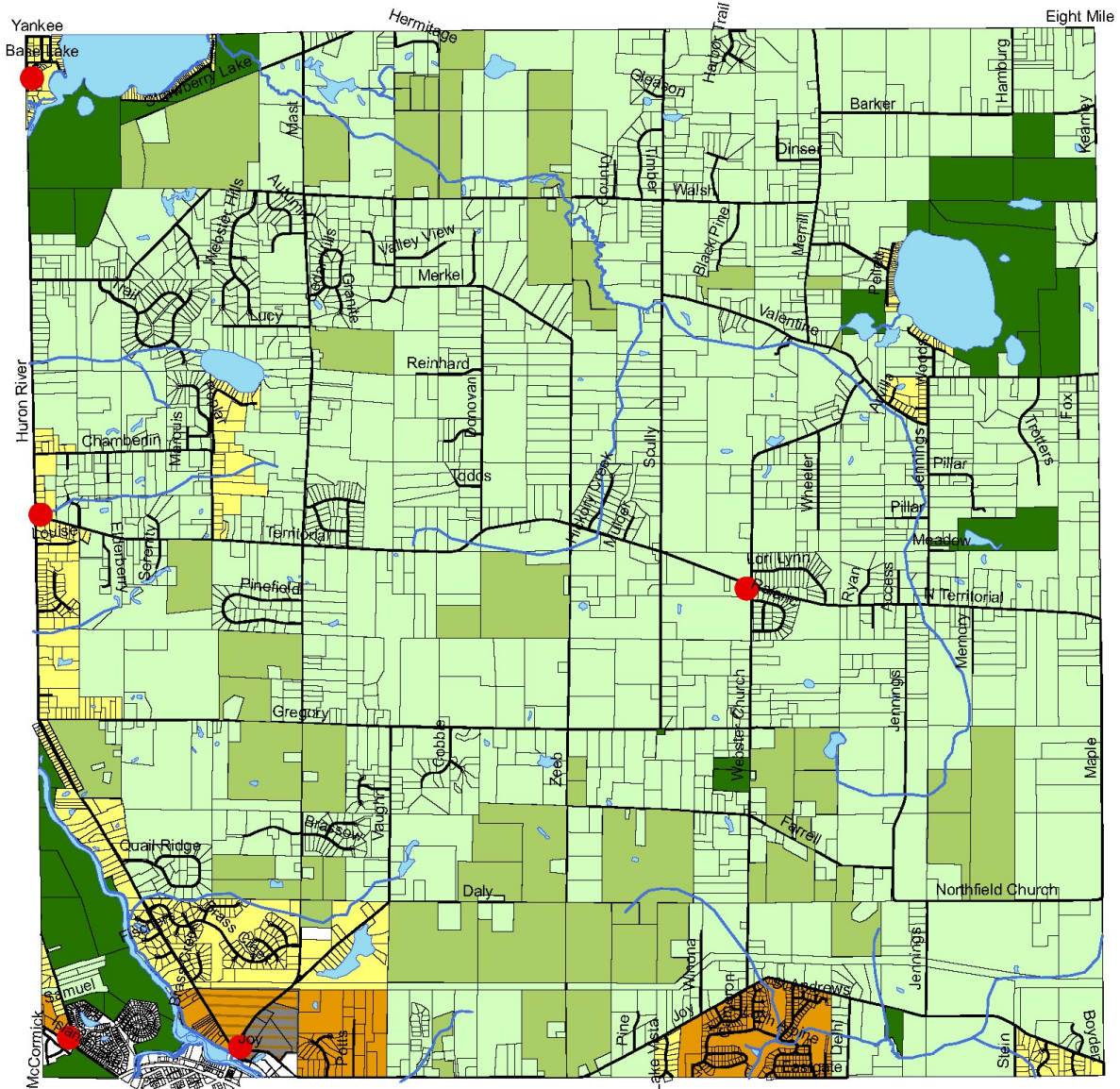
- H. Land Use Patterns in the Area and Other Communities. Land use patterns for neighboring communities and similar suburbs in Washtenaw County and the greater metropolitan Ann Arbor area were considered to ensure that this Master Plan would be compatible with those patterns.
- I. Desires of the Township. The land use pattern desired by Township decision makers has been expressed through numerous public forums, public meetings, and a public hearing.

11.03 Zoning Plan - The table below shows future land use areas, corresponding current zoning districts, and anticipated future zoning districts.

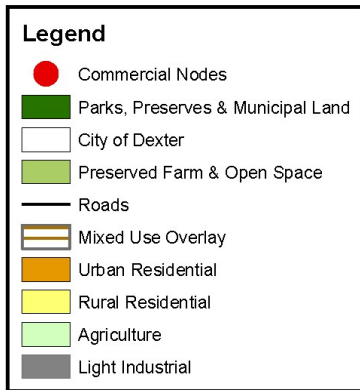
Table 4: Zoning Plan

Master Plan Future Land Use Designation	Current Zoning District(s)	Anticipated Zoning District(s)
Agriculture	AG Agriculture AB Agribusiness	AG Agriculture AB Agribusiness
Commercial Nodes	C Commercial O Office	C Commercial O Office
Light Industrial	I Industrial	I Industrial
Mixed-use Overlay	C Commercial I Industrial AG Agriculture R-1 Rural Residential	C Commercial I Industrial AG Agriculture R-1 Rural Residential
Parks, Preserves, and Municipal Land	PL Public Lands	PL Public Lands
Preserved Farm and Open Space	AG Agriculture	AG Agriculture
Rural Residential	R-1 Rural Residential BLLR Base Lake Residential	R-1 Rural Residential BLLR Base Lake Residential
Urban Residential	R-2 Urban Residential R-3 Multiple-family Residential	R-2 Urban Residential R-3 Multiple-family Residential PUD Planned Unit Development

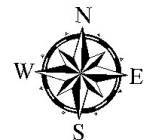
Map 18: Future Land Use



Webster Township Future Land Use



Map Prepared by Bill Sinkule
Updated 12-20-21



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PART 12: CAPITAL IMPROVEMENTS PLAN

PART 12: CAPITAL IMPROVEMENTS PLAN

A capital improvement plan (*or program*) (CIP) is a blueprint for planning a community's capital expenditures. A CIP is a list of capital projects, such as public buildings, roads, parks, infrastructure, large equipment, or major repairs or replacement of capital items, along with the anticipated cost of those projects, scheduled over six or more years. A CIP helps a local unit of government plan for its near-term public infrastructure needs and ensure that capital improvement expenditures are fiscally sound and consistent with the plans, goals, and policies of the Township.

Under the Michigan Planning Enabling Act (*PA 33 of 2008*), Webster Township is not required to adopt a CIP, as the Township does not own or operate a water supply or sewage disposal system. This Master Plan does not recommend significant increases in public services or infrastructure at this time and includes no recommendations for the introduction of public sewer or water. However, as the Township grows and increased demands for public services and infrastructure improvements surface, the benefit of capital improvement planning may become applicable in Webster Township. At that time, the Township Board may determine that it is in the best interest of the Township to create a CIP, whether or not a CIP is required by law. This Master Plan should be used as a key reference document in the preparation of any CIP to ensure that funds are allocated in ways consistent with the plans, goals and policies of the Township.

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PART 13: IMPLEMENTATION MATRIX

PART 13: IMPLEMENTATION MATRIX

13.01 Agricultural and Natural Features

Item	Group Responsible	Timing
<p>Purchase development rights of agricultural and natural features parcels in the Township.</p> <p>Leverage matching funds from other organizations (e.g. <i>Federal and Ann Arbor</i>).</p> <p><i>[reference Parts 5.06 & 10.01]</i></p>	<p>Township Board and Farmland and Open Space Preservation Board</p>	<p>Ongoing</p>
<p>Adopt Map 4: Green Infrastructure and Agricultural Preservation Priorities for funding prioritization of parcels voluntarily proposed by landowners for preservation of farmland and to extend natural areas and wildlife habitats that anchor the Green Infrastructure network.</p> <p><i>[reference Parts 5.04 and 10.01]</i></p>	<p>Draft and recommendation by Farmland and Open Space Preservation Board</p> <p>Approval by Township Board</p>	<p>2022</p>

13.02 Natural Features

Item	Group Responsible	Timing
<p>Consider amending Zoning Ordinance (<i>Site Plan Review Standards as well as other sections e.g. 16.10, 14, and 13.70</i>) to encourage green development proposals and better site design by reviewing the assessments for:</p> <ul style="list-style-type: none"> ➤ preserving natural features to include wildlife habitat and ecological functions; 	<p>Draft and recommendation by Planning Commission</p> <p>Approval by Township Board</p>	<p>2022</p>

Item	Group Responsible	Timing
<ul style="list-style-type: none"> ➤ protecting natural terrain and wetlands; ➤ minimizing clearing and grading; ➤ reducing impervious cover and erosion; and ➤ locating sites and structures in less sensitive areas to avoid floodplains, steep slopes, erodible soils, wetlands, mature forests, and critical habitats. <p style="text-align: right;"><i>[reference Part 10.01]</i></p>		
<p>Form a citizen’s Natural Features Committee to identify and collect information for dissemination to increase community knowledge of the interconnectedness of woods, wetlands, natural areas, and waterways.</p> <p style="text-align: right;"><i>[reference Part 10.01]</i></p>	Township Board	2022
<p>Consider updating Zoning Map and amending Zoning Ordinance to provide for a Natural Features Protection Overlay District with use and development considerations to lessen development impacts on natural features, for example:</p> <ul style="list-style-type: none"> ➤ establish priority protection areas (<i>non-developed</i>)/natural features setbacks on each affected parcel’s site plan; ➤ require clustering and open space protection for residential developments; ➤ regulate cutting of woodlands and landmark trees; ➤ limit/prohibit ecologically harmful activities (<i>mining; oil</i> 	<p>Draft and recommendation by Planning Commission</p> <p>Approval by Township Board</p>	2023

Part 13: Implementation Matrix

Item	Group Responsible	Timing
<p>& gas extraction / processing facilities; commercial activities; etc.); and</p> <ul style="list-style-type: none"> ➤ require mitigation for disturbance/development of natural features. <p style="text-align: right;"><i>[reference Part 10.01]</i></p>		
<p>Investigate approaches beyond the Township’s Purchase of Development Rights Program to continue to protect land. Work with Huron River Watershed Council to develop land protection and regional planning activities that go beyond purchase of development rights and that involve neighboring local units of government.</p> <p style="text-align: right;"><i>[reference Part 10.01]</i></p>	Township Board	2023
<p>Provide educational materials to local businesses (<i>real-estate, construction, and landscape businesses</i>) as well as local homeowners regarding the Natural River Overlay District.</p> <p>Also include website links to NRD website and DNR Natural Rivers page.</p> <p style="text-align: right;"><i>[reference Part 10.02]</i></p>	<p>Draft by Township Staff and/or Huron River Watershed Council</p> <p>Approval by Township Board</p>	2022
<p>Consider amending the Zoning Ordinance to reflect stormwater best management practices:</p> <ul style="list-style-type: none"> ➤ include the current Washtenaw County Water Resources Commission Standards; ➤ remove outdated Webster Township standards, and 	<p>Draft and recommendation by Planning Commission</p> <p>Approval by Township Board</p>	2022

Item	Group Responsible	Timing
<ul style="list-style-type: none"> ➤ provide for drainage tile protection. <p style="text-align: center;"><i>[reference Part 10.03]</i></p>		
<p>Consider adopting a Soil Erosion Ordinance to protect or limit the risk of soil erosion for steep slopes and/or natural features.</p> <p style="text-align: center;"><i>[reference Parts 10.03, 10.04, and 10.07]</i></p>	<p>Draft and recommendation by Planning Commission</p> <p>Approval by Township Board</p>	2024
<p>Consider amending Zoning Ordinance to include protection for:</p> <ul style="list-style-type: none"> ➤ wetlands of less than or equal to 5 acres; and ➤ woodlands & heritage trees. <p style="text-align: center;"><i>[reference Part 10.04 and 10.06]</i></p>	<p>Draft and recommendation by Planning Commission</p> <p>Approval by Township Board</p>	2024
<p>Consider amending Zoning Ordinance to prohibit uses that discharge problem wastes within ground water recharge areas.</p> <p style="text-align: center;"><i>[reference Part 10.05]</i></p>	<p>Draft and recommendation by Planning Commission in consultation with Washtenaw County Drain Commission and the Huron River Watershed Council</p> <p>Approval by Township Board</p>	2023
<p>Consider revising Zoning Ordinance to prohibit coal tar paving.</p> <p style="text-align: center;"><i>[reference Part 10.05]</i></p>	<p>Draft and recommendation by Planning Commission</p> <p>Approval by Township Board</p>	2022
<p>Participate in County and regional studies of aquifers and recharge areas.</p> <p style="text-align: center;"><i>[reference Part 10.05]</i></p>	<p>Planning Commission and/or Township Board</p>	As available

13.03 Residential: None.

13.04 Roads and Transportation

Item	Group Responsible	Timing
<p>Create a multi-modal transportation plan to reflect the needs of the community. In connection with this, consider ways to create non-motorized connectivity within the Township to access the non-motorized network adjacent to the Township through the Border-to- Border Trail and Hudson Mills Metropark, and ways to coordinate with CAPT-DART .</p> <p><i>[reference Part 8 and Part 9.05]</i></p>	<p>Draft and recommendation by Planning Commission</p> <p>Approval by Township Board</p>	<p>2024</p>
<p>Amend Zoning Ordinance to include gravel road capacity in criteria for rezoning and site plan approval.</p> <p><i>[reference Part 8.04 and 10.03]</i></p>	<p>Draft and recommendation by Planning Commission</p> <p>Approval by Township Board</p>	<p>2024</p>

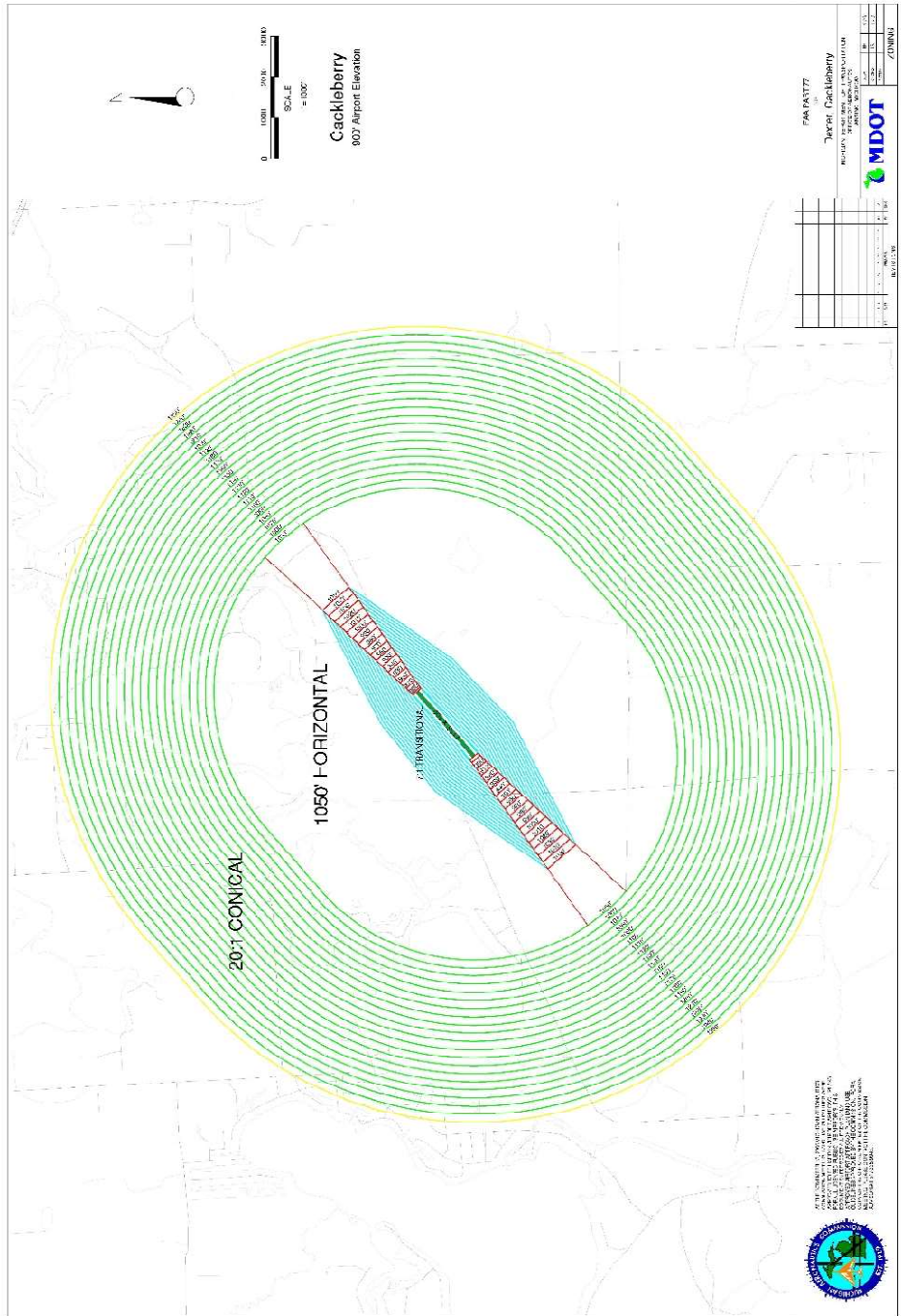
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APPENDIX A: CACKLEBERRY AIRPORT APPROACH PLAN

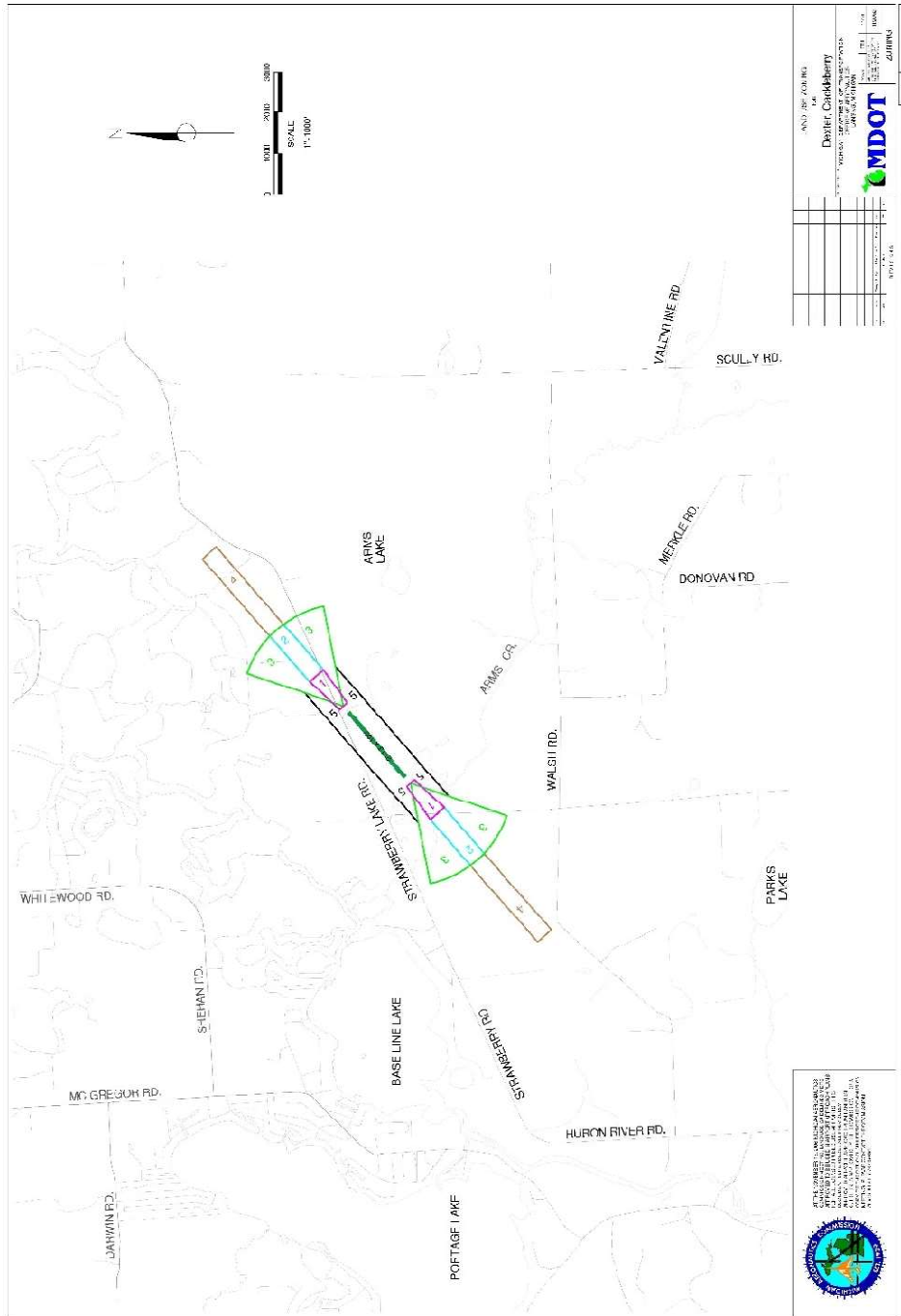


APPENDIX A: CACKLEBERRY AIRPORT APPROACH PLAN

NOTE: AN ENLARGED COPY OF THE AIRPORT APPROACH PLAN IS AVAILABLE FOR REVIEW AT THE WEBSTER TOWNSHIP OFFICES.



Appendix A: Cackleberry Airport Approach Plan



Appendix A: Cackleberry Airport Approach Plan

APPENDIX A
AIRCRAFT ACCIDENT SAFETY ZONE DIAGRAM

TABLE 1: SAFETY ZONE DIMENSIONS AND DATA

Zone	Radius (ft)	Area (sq ft)	Volume (cu ft)
A	100	31,416	3,141,600
B	200	125,664	12,566,400
C	300	282,743	28,274,300
D	400	502,656	50,265,600
E	500	785,398	78,539,800
F	600	1,130,976	113,097,600
G	700	1,539,380	153,938,000
H	800	2,009,600	200,960,000

CONTROLLED LANE DEVIATION

Area	Dimensions	Notes
1	100' x 100'	...
2	100' x 100'	...
3	100' x 100'	...

CONTROLLED LANE DEVIATION

Area	Dimensions	Notes
4	100' x 100'	...
5	100' x 100'	...
6	100' x 100'	...

CONTROLLED LANE DEVIATION

Area	Dimensions	Notes
7	100' x 100'	...
8	100' x 100'	...
9	100' x 100'	...

CONTROLLED LANE DEVIATION

Area	Dimensions	Notes
10	100' x 100'	...
11	100' x 100'	...
12	100' x 100'	...

CONTROLLED LANE DEVIATION

Area	Dimensions	Notes
13	100' x 100'	...
14	100' x 100'	...
15	100' x 100'	...

CONTROLLED LANE DEVIATION

Area	Dimensions	Notes
16	100' x 100'	...
17	100' x 100'	...
18	100' x 100'	...

UNIVERSITY OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
AIRPORTS DIVISION

DATE: 06-22-22

SCALE: 1" = 100'

PROJECT: CACKLEBERRY AIRPORT APPROACH PLAN

DESIGNER: [Signature]

APPROVER: [Signature]



APPENDIX B: MASTER PLAN HISTORY

APPENDIX B: MASTER PLAN HISTORY

B.01 Previous Master Plan Adoption/Revision Dates

March 15, 2016

November 16, 2010

November 11, 2009

August 16, 2006

August 31, 2005

August 17, 2004

December 17, 2002

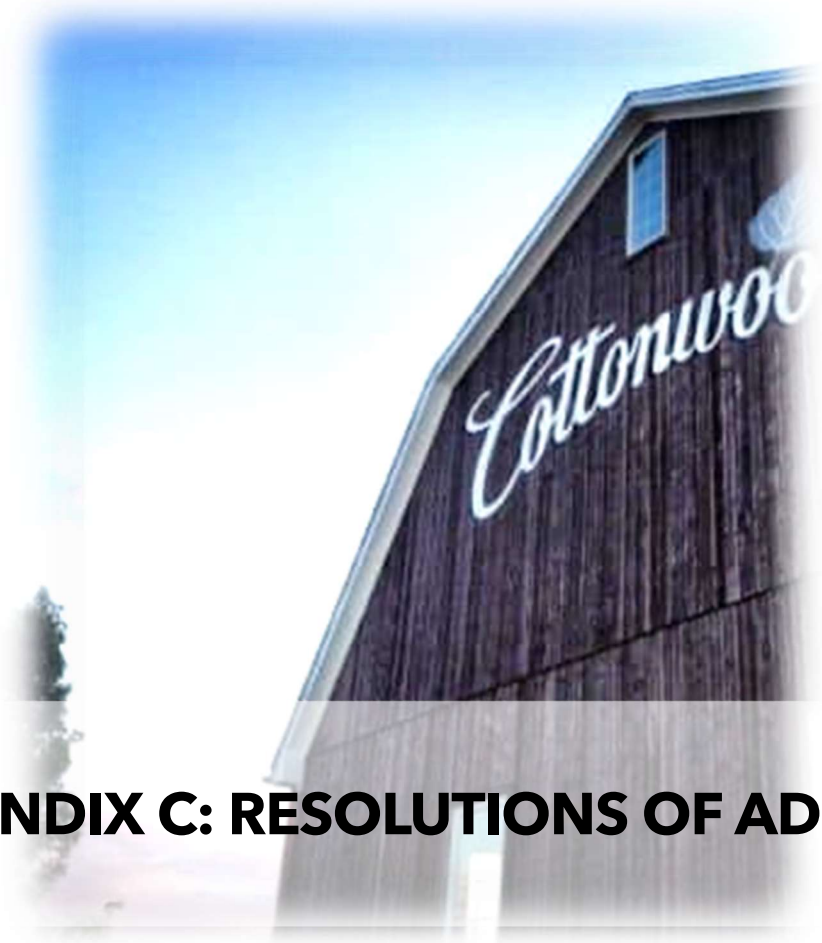
April 18, 2001

June 2000

January 1999

January 1986

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APPENDIX C: RESOLUTIONS OF ADOPTION

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C.01 Planning Commission Resolution of Adoption (Res. No. 16-22), June 22, 2022

C.02 Township Board Resolution of Adoption (Res. No. 17-22), July 19, 2022

WEBSTER TOWNSHIP PLANNING COMMISSION

WASHTENAW COUNTY, MICHIGAN

RESOLUTION OF ADOPTION

Resolution No. 16-22

WEBSTER TOWNSHIP MASTER PLAN, JANUARY 05, 2022

WHEREAS, Webster Township Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, as amended, to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time; and

WHEREAS, Webster Township Board created the Planning Commission for the purposes stated in the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, as amended; and

WHEREAS, the Planning Commission prepared a proposed a revised Master Plan dated Jan 5 2022 and submitted the plan to the Township Board for review and comment; and

WHEREAS, on February, 15 2022, the Webster Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, Webster Township Planning Commission has held a public hearing on its proposed amended Master Plan for the Township on June 22, 2022 at the Webster Township Hall; and

WHEREAS, the Webster Township Planning Commission finds that the proposed updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

NOW THEREFORE BE IT RESOLVED that the Webster Planning Commission hereby adopts this amended Master Plan for Webster, dated 05 January 2022, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan and including the Future Land Use Map.

BE IT FURTHER ORDERED, that an attested copy of the adopted Master Plan shall be certified to the Webster Township Board of Trustees, the Washtenaw County Planning Commission, local utilities, and all other entities as required by the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, as amended.

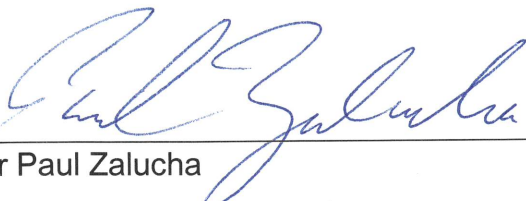
Motion by Kay Stremler, supported by **Julie Nixon** to adopt Resolution No. 16-22

AYES: John Westman, Paul Zalucha, Tom Neil, Julie Nixon, Rick Kleinschmidt, Kay Stremler

NAYS: None

ABSENT: George Goodman

RESOLUTION DECLARED ADOPTED THIS JUNE 22, 2022.



Chair Paul Zalucha

Webster Planning Commission

WEBSTER TOWNSHIP BOARD
WASHTENAW COUNTY, MICHIGAN
RESOLUTION OF ADOPTION

Resolution No. 17-22

WEBSTER TOWNSHIP MASTER PLAN

WHEREAS, Webster Township Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, as amended, to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time; and

WHEREAS, Webster Township Board created the Planning Commission for the purposes stated in the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, as amended; and

WHEREAS, the Planning Commission prepared a revised Master Plan dated Jan 5 2022 and submitted the plan to the Township Board for review and comment; and

WHEREAS, on February, 15 2022, the Webster Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Webster Township Planning Commission finds that the proposed updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

WHEREAS, Webster Township Planning Commission has held a public hearing on its proposed amended Master Plan for the Township on June 22, 2022 at the Webster Township Hall; and

WHEREAS, Webster Township Planning Commission has adopted the master plan by resolution on June 22, 2022;

NOW THEREFORE BE IT RESOLVED that the Webster Township Board hereby adopts this amended Master Plan for Webster, dated 05 January 2022, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan and including the Future Land Use Map.

BE IT FURTHER ORDERED, that an attested copy of the adopted Master Plan shall be certified to the Washtenaw County Planning Commission, local utilities, and all other entities as required by the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, as amended.

Motion by Scharf, supported by Westman to adopt Resolution No. 17-22

AYES: Kingsley, Scharf, Calleja, Vrsek, Harms, Munzel, Westman

NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED THIS 19th day of July, 2022.


Supervisor John Kingsley

Webster Township Board

