Webster Township Master Plan

2015 Revision: Final Draft for Comment Period

Previous Revision Dates:
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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PART 1: INTRODUCTION

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, P.A. 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 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

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

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, and for Planning Commission decisions on site plans. 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 5 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 (Part 4) and Policies (Parts 5-11). 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.
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 1-94/Jackson Road corridor and the Huron River Valley; and
   3. To the north, in Livingston County, along the M-36 corridor.
   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, development in Webster Township has decreased significantly since Michigan’s economic slump beginning in 2008, averaging 11 new homes per year or less in the period from 2008-2013. In 2014, the number of new homes started increasing with 20 permits 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 principle 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 it 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 2010.

2.03 Population Growth – Up until 2006, Webster Township was experiencing accelerating population growth. The change in population from 1980 to 2005 represented a 119% increase since 1980. Current SEMCOG projections show the population slightly decreasing then leveling off between now and 2040.
Table 2: Population History of Webster Township

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
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<tbody>
<tr>
<td>1940</td>
<td>787</td>
</tr>
<tr>
<td>1980</td>
<td>2760</td>
</tr>
<tr>
<td>1990</td>
<td>3235</td>
</tr>
<tr>
<td>2000</td>
<td>5198</td>
</tr>
<tr>
<td>2010</td>
<td>6328</td>
</tr>
</tbody>
</table>

Any future population increase will 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 1-2 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 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 has undergone and continues to undergo major changes. In the approximately 25 years prior to 2005, the trend was toward conversion of agricultural land to residential 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 ten year period. This program, in conjunction with other programs, has permanently preserved nearly 1300 acres of farmland for future Webster farmers as of 2014. Ann Arbor's Greenbelt program has invested significant funds in preserving a contiguous farmland “greenbelt” throughout southeast Webster 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 the 2014 Master Plan Survey, 62% 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.

2.05 **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 2014 Master Plan Survey.

2.06 **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.

2.07 **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. Additional space may be necessary for expansion in the future. To coordinate the provision of services in the Township, a Capital Improvements Plan (CIP) will be developed.

2.08 **Urban Development** – Additional development at urban densities (generally lots less than 3/4 of an acre) is not desirable in most areas of Webster 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 this 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.
2.09 **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 east 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 Dexter. Similarly, Webster Church and Joy Road, west of Webster Church Road, will continue to be important as an access route to 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.

2.10 **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 develop rights on portion 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.

2.11 **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

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

Source: Township Zoning Ordinances posted on respective websites June 18, 2014

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

2.12 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.

2.13 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 2014 via a questionnaire that was mailed with summer tax bills. Responses to that survey are referenced throughout the policy portion of this plan and in Figure 1, below. Additionally, a Community Input Workshop was conducted at the Township Hall on September 28, 2014. 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 2014 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

Protected Lands of Webster Township

Legend
- Ann Arbor Greenbelt
- Huron-Clinton Melawe Authority
- Legacy Land Conservancy
- Private Open Lands-Base Line
- Private Open Lands-Uri
- Webster Township
- Washtenaw County
- Funded Webster Village Proceeds

Map prepared by Bill Zinkala
Updated: 10-26-2014
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 Webster 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 is 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. Areas of contiguous farmland, woodlots and open space 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 utilized 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.
PART 4: PLANNING OBJECTIVES

The overall planning objectives of Webster Township consists 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 four 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 Agricultural area 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 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 to Mast;
- 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 WAVE.
PART 5: AGRICULTURAL AREA POLICIES

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 10 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 2 acres. Consideration was given to decreasing the density in the agricultural district in the early 2000s, but was not implemented. At that time, development pressure was high and agricultural viability deemed low. Further, the 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 have changed substantially in recent years.

- Agricultural viability has greatly increased due to commodity price increases and a large demand for locally grown food
- 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 1500 acres (6.5%) within the township have been permanently preserved
- Recent development pressure has been greatly reduced due to economic conditions
- Residents have expressed the importance of agricultural and natural feature preservation through surveys and master plan input. 96% of the respondents in the 2014 Master Plan Survey agree that preserving farmland is important. When asked which areas should be planned for future agricultural use, the top two responses were currently farmed areas and areas with suitable soils.

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. The 2014 Master Plan Survey asked specifically about the current 2-acre minimum lot size in three different ways:

- When asked if the lot size should be decreased, 70% said in no areas
- When asked if the lot size should be maintained at 2 acres, 76% agreed
- When asked if the lot size should be increased, 41% said in all areas while 36% said in no areas

It is interesting to note that when given a list of five lot sizes and asked to choose the appropriate size for agricultural areas, 54% chose a size greater (5 or 10 acres) than present...
standards (2 acres), 38% chose the present 2 acre standard, and only 8% chose smaller (3/4 or 1 acre) sizes.

5.02 Family type farming and specialized farming operations 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 and will be accorded all rights under the Right to Farm law. 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 agri-business activities are allowed within the 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 P.A. 116 applications from those properties in the designated agricultural area.

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 in the area. 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 developed 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, P.A. 451 of 1994, as amended, (MCLA 324.101 et seq. and MCLA 342.2140) et seq.), County Zoning Act, P.A. 569 of 1996, as amended, (MCLA 125.101 et seq. and 125.231 et seq.), Township Zoning Act, P.A. 184 of 1943, as amended (MCLA 125.271 et seq. and 125.301 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 Webster 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 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 in 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.

5.05 Map 2 shows the Agricultural Preservation overlay district. This district 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 area was chosen based on the existence of working farms in the Township and the Ann Arbor Greenbelt program area. This area is also characterized by the predominance of large parcels (greater than 20 acres) and favorable agricultural soils. This area is also outside of any planned public sewer and water service area. Not all areas of the Agricultural Preservation Overlay District are suitable for farming as they have recognized natural features as indicated by the Natural Features Overlay and are encouraged to be preserved as open space.

5.06 It is the desire of Webster Township to encourage land owners to preserve farmland via voluntary agricultural preservation programs such as Purchase of Development Rights (PDR) and zoning options as described below.

5.07 The Township will study and consider innovative options for the preservation and limited development of agricultural areas. A TDR program through the revision of the PUD district to require that each PUD project preserve agricultural and/or natural feature lands by way of allowing increased density on some parcels in exchange for preservation of land within the agricultural preservation overlay is a possible option. Another option to study is changes to zoning density combined with sliding scale zoning and/or lot split incentives for preserving larger tracts of agricultural land. Overall, the goal is to find innovative ways that the market force can have viable incentives to preserve agricultural land.

5.08 To help encourage small agricultural operations to remain in the township, the ordinance allows limited agri-tourism uses within the Agriculture district. These may include (but are not limited to): pumpkin patches, hay rides, corn mazes, and Christmas tree farms. Intense commercial operations such as event barns are not compatible within the Agriculture district. The Township also has an “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, landscape contractors, intensive livestock operations, farm equipment sales and repair, farmers markets, farm product processing, animal processing, agricultural teaching centers, veterinary animal hospitals and agri-tourism uses.

5.09 The rural character of this district will be preserved by:
A. Clustering houses in certain parts of development parcels, with undivided open space on the remaining land;
B. Preserving woods, wetlands, stream corridors, and other natural features;
C. Preserving and augmenting, where necessary, trees, shrubbery, pasture or cropland along roads in the area; and
D. Requiring vegetated buffer strips between existing roads and new developments

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 Residential zoning provisions. 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. Clustering has support within the community as indicated in the 2014 Master Plan Survey where 63% of the respondents agreed that there should be flexibility to have smaller lot sizes to preserve farmland as long as the total number of homes allowed on a parcel is not increased.

5.11 The part of a tract of land that is not used for residential lots and 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 HCMA to facilitate connections to existing public 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 appearance of naturalness that helps create rural character. This policy will be furthered by the use of the Open Space Preservation Residential option in the Ag Agriculture zoning district. The Planning Commission will also consider additional means of encouraging these developments, including density bonuses, a streamlined approval process, etc.

5.12 Formal agreements, in the form of conservation easements, homeowners’ associations, 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 by the Township Board. Review is essential to assuring that common open land is located as called for in these policies, which in turn is essential to preserving the rural character of the area.

5.14 The Planning Commission should study allowing accessory dwelling units for relatives of the occupants of single-family dwellings in agricultural areas, such as elderly parents, etc. An
accessory dwelling could either be located within the principal residence or in a small, separate structure.
PART 6: RESIDENTIAL AREA POLICIES

6.01 The Future Land Use Plan designates a number of future land use categories that could include various types of housing: Agricultural, rural residential Urban Residential, and the Mixed Use Overlay.

6.02 Rural residential land is land that is intended for single-family detached dwelling units on one acre or larger lots, which are located outside the agricultural area in the parts of the township where one acre and larger lots is the established lot pattern. Residents of the township support the lower density aspect of residential development within the agricultural area. The 2014 Master Plan Survey asked specifically about the current 2-acre minimum lot size in three different ways:

- When asked if the lot size should be decreased, 79% said in no areas
- When asked if the lot size should be maintained at 1 acre, 72% agreed
- When asked if the lot size should be increased, 40% said in all areas while 38% said in no areas

It is interesting to note that when given a list of five lot sizes and asked to choose the appropriate size for rural residential, 50% chose a size greater (2, 5 or 10 acres) than present standards (1 acre), 41% chose the present 1 acre standard, and only 3% chose the smaller (3/4) size.

6.03 Natural Features run throughout the agricultural and rural residential lands and should be preserved to the greatest extent possible. As described in the environmental policies of this plan, the following lands are not suitable for development:

A. Lands which 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 Development 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.

6.04 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.

6.05 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.
6.06 Urban residential land is land that is intended for residential use and is located in or adjacent to the sanitary sewer service areas in Loch Alpine, 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 district 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.

6.07 In order to meet the housing needs for all ages and incomes multiple housing options should be available within the Township. The Township should create policies and tools to allow for the development of housing options in contextually appropriate areas. 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 the single passenger vehicle. 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 cost 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 family’s 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 Webster 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. 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 development being described. This area is approximately ½ mile from downtown Dexter. 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.

6.08 The location and design elements in the type of development described above, while conceived to support the elderly and lower income family 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.

6.09 The Planning Commission should conduct a housing analysis for the Township. This should include the following:

A. Estimate the demand for various types of housing within the Township based upon the projected growth of different demographic populations for the Township and the surrounding region, coupled with the existing housing stock in the Township and the region.

B. An analysis of affordable housing needs, including what price range constitutes “affordable” housing for workers in the area

C. Recommendations on approximately how many affordable units including multifamily or manufactured housing units should be planned for within the planning horizon

D. Appropriate strategies for providing a range of housing options within the Township
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 district. The cost associated with the development of the services should be primarily born by the developer and/or future homeowners.

6.11 Each lot outside the urban residential area should have its own well, septic tank, and drain field, approved by the County 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 Webster 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 Residential zoning provisions. The Zoning Ordinance allows clustering in the R-1, R-2 and R-3 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 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 sewer service area, but outside the platted area, should be developed at a density within the capacity limits of the Loch Alpine wastewater treatment system.

6.16 Accessory dwelling units for relatives of the occupants of single-family detached dwellings, such as elderly parents, etc., should be permitted in rural and urban residential areas and the Zoning Ordinance updated accordingly. 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 twenty 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. Further the PUD option should be updated to require that a portion of this preserved land be lands within the Agricultural Preservation Overlay and/or the Natural Features Overlay by explicitly allowing non-contiguous parcels to be part of the PUD.
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 2014 Master Plan Survey about commercial and industrial land, 69% said to keep things as-is for commercial land and 67% 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, 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 the Future Land Use Map and on Map 4. Strip commercial development along streets shall not be permitted.

D. Descriptions of specific commercial nodes:

1. North Territorial and Webster Church: 1 - 10 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/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 5,000-10,000 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.
PART 8: ROAD 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 2014 Master Plan Survey shows that the majority of respondents (63%) are not satisfied with the condition of the roads. When asked about the type of roads we should have, the majority wish to have gravel roads: 56% want the dirt roads to remain unpaved and 63% disagree with the statement that they would like most of the dirt roads to be paved.

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 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, Public Act 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 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 11/2 miles to the east. The right-of-way should be expanded to 120 feet. 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 an 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. The right-of-way should be expanded to 120 feet. Two driving lanes will be sufficient; however, turning lanes 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 combined with Zeeb Rd, Merrill Road and Barker Road, along with Joy Road serves as a primary road. This road provides access north and south and to the Ann Arbor area and I-94 via Zeeb Road for the north and 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 – 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 Transfer of Development Rights, 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 concentrate development where public facilities (including roads) are adequate.
Map 4: Road Classification
Map 5: Gravel Road Level of Service 2003

Webster Township
Gravel Road Ratings
and Traffic Volume Capacities

Webster Gravel Road Ratings
and Traffic Volume Capacities
(Trips per Day)

- A - 900
- B - 700
- C - 500
- D - 300
- E - 100

Paved
Map 6: Gravel Road Remaining Capacity For Acceptable Level of Service

Webster Township
Gravel Road Capacities
Unused Capacity

2015 Revision: Final Draft for Comment Period
Map 7: Gravel Road Traffic at Master Plan Build Out

Webster Township
Gravel Road Capacities
at Master Plan Buildout

Webster Gravel Road Capacities
at Master Plan Buildout (Trips per Day)
- Paved
- Overcapacity

- 1174 - 1563 Trips per day overcapacity
- 490 - 1173 Trips per day overcapacity
- 0 - 489 Trips per day overcapacity
- 0 - 473 Trips per day undercapacity
PART 9: PUBLIC FACILITIES POLICIES

9.01 Public Utilities

A. Public sanitary sewer and water services should be provided only in designated service areas of Loch Alpine, the City of Dexter, the Portage Base Lake Water and Sewer Authority area and the northeast corner of Webster Township adjacent to Northfield Township as shown on Map 6.

B. Outside these service areas, water and sewerage 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 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, as the connection will erode the boundaries between the two districts and corresponding urban residential areas designated on the Future Land Use Map and the land areas between the properties are concentrated with existing and potential PDR properties.

D. Densities of development within the Loch Alpine and 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 Lake Water and Sewer Authority area.

E. Storm 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.
5. Storm water 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 storm water 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. Storm water 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 the 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.

G. Alternative Energy – Small-scale alternative energy generation, such as wind and solar power, should be encouraged, especially in conjunction with agricultural uses. The Township should update its ordinances to allow for and encourage such installation of small-scale alternative energy generation structures.

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.

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 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 begun development of recreation areas such as soccer fields and softball diamonds. The Township has adequate land on the existing Township Hall site to accommodate the Township’s recreational needs for the foreseeable future. This is supported by the 2014 Master Plan Survey in which 68% of the respondents felt that things
should be kept as-is with regard to active parkland and 28% felt that we should increase those areas.

The County Park at Independence Lake 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 has added a bike and walking trail along the west side of the Huron River.
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). 98% of the respondents to the 2014 Master Plan Survey believe that preserving natural features is important. 88% felt that the Township should decrease the allowable building density in areas with concentrated natural features. Further, the respondents felt that preserving watercourses, woodlands, groundwater recharge areas, and wetlands were all about equally important.

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 this plan are highly generalized and are based on existing information that is readily available, namely the Washtenaw County Soil Survey, USGS maps, aerial photographs, and information available from the Washtenaw County GIS Program and Huron River Watershed Council.

D. It is the intent of this plan to preserve the continuity of natural features in order to protect the integrity of ecological systems. To further this goal, the Township has created a Green Infrastructure map and should develop a more comprehensive plan that will guide preservation of connected open space corridors and wildlife habitats. The Township will also participate in multi-jurisdictional planning 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 following lands are not suitable for development:

1. Lands which 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 land owners 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), and using zoning options as described below.

Preservation of these areas may also be accomplished by purchasing lands or development rights using available grant funding from local, state and federal sources. In the 2014 Master Plan Survey, 78% of the respondents supported the Township purchasing development rights for non-farmland properties with natural features. Further, 87% felt that preservation of natural feature open spaces was as equal or more important to farmland preservation.

Clustering is intended to preserve natural features, increase open space, and reduce developmental costs. Clustering of dwelling units will be permitted in the designated natural feature areas according to the Open Space Preservation Residential zoning provisions. 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. Clustering has support within the community as indicated in the 2014 Master Plan Survey where 71% of the respondents agreed that there should be flexibility to have smaller lot sizes to preserve natural features as long as the total number of homes allowed on a parcel is not increased.

The Township will study and consider innovative options for the preservation and limited development of agricultural areas. A TDR program through the revision of the PUD district to require that each PUD project preserve agricultural and/or natural feature lands by way of allowing increased density on some parcels in exchange for preservation of land within the agricultural preservation overlay is a possible option. Another option to study is changes to zoning density combined with sliding scale zoning and/or lot split incentives for preserving larger tracts of agricultural land. Additionally, the Township should consider developing a Natural Features Protection Overlay District. Overall, the goal is to find innovative ways that the market force can have viable incentives to preserve agricultural land.
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 in the context of not only the stream corridor itself, but 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 Township should explore adjustments to the existing Surface Water Protection Overlay District or creation of a Natural River Overlay District as a means of protecting these corridors.

10.03 **Watersheds:**
Not more than 10% 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 term 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 Drain 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 the 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 (10) foot buffer area from the edge of the wetland
   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. Storm water 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 Drain Commissioner for methods of controlling runoff. Uses which 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 Section 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 Webster Township boundaries, County and regional studies and cooperation will be needed to effectively manage this problem. In the meantime, it is hoped that protection of open space areas and high water table soils will protect most of the 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 percent 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 percent 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 percent, 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

Prepared by: Webster Township Green Infrastructure and Protected Areas

Hubs are large natural areas that anchor the Green Infrastructure Network and provide origin and destination for wildlife.

Sites are smaller areas that provide habitat and ecosystem services.

Links connect hubs and sites.

HRRIC created the map with the help of Webster Township community members who drew hubs, sites, links and special areas onto a draft green infrastructure map.

October, 2014
Map 10: Water Courses & Water Bodies

Webster Township Natural Features

- Rivers and streams
- Lakes
- Natural River Zone

Prepared by:

Data Sources: SEMCOG, NRCS Soil Survey, HRWC, Washtenaw County
Map created 2015
Map 11: Existing Imperviousness of Watersheds

Webster Township Impervious Surface

Percent Impervious Surface

Data Sources:
SEMCOG 2010 Land Cover: HRWC
Map 12: Build Out Imperviousness of Watersheds

Webster Township Future Impervious Surface

Percent Impervious Surface

- 9
- 10
- 11

Data Sources:
- SEMCOG 2010 Land Cover, Webster Township,
- HRWC
- Map created 2015
Map 13: Wetlands

Webster Township Wetlands

- Wetlands
- Hydric soils
- Floodplains/Riparian area

Hydric soils are soils that are permanently or seasonally saturated by water, resulting in anaerobic conditions, as found in wetlands. They considered a good indicator of wetlands.
Map 14: Groundwater Recharge Areas

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 2015
Map 15: Woodlands

Prepared by:

Data Sources: SEMCOG:
NRCS Soil Survey:
HRWC; Washtenaw County Planning
Map created 2015
Map 16: Slopes

Webster Township Steep Slopes

- Slopes over 12%

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 2015
PART 11: FUTURE LAND USE

Based upon all the information presented in this plan and the input of the community, the Planning Commission has updated the Future Land Use Map as shown on Map 18.
Map 18: Future Land Use Map

Legend
- Roads
- Streams
- Parks & Preserves
- Mixed Use Overlay
- Commercial Nodes
- Agriculture
- Light Industrial
- Rural Residential
- Urban Residential R-2 or R-3

Map Prepared by:
Bill Stickle
Data Source:
Washington County GIS
## PART 12: IMPLEMENTATION MATRIX

### Agricultural, Natural Features, and Residential:

<table>
<thead>
<tr>
<th>Item</th>
<th>Group Responsible</th>
<th>Priority/Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amend Zoning Ordinance to encourage Transfer of Development Rights (reference Parts 5.07 &amp; 10.01).</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>High</td>
</tr>
</tbody>
</table>

### Agricultural and Natural Features:

<table>
<thead>
<tr>
<th>Item</th>
<th>Group Responsible</th>
<th>Priority/Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purchase Development Rights of agricultural and natural features parcels in the Township. Leverage matching funds from other organizations (e.g. Federal and Ann Arbor); reference Parts 5.06 &amp; 10.01</td>
<td>Township Board and FOSP8</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Amend Zoning Ordinance to provide for sliding scale zoning and/or lot-split incentives (reference Parts 5.07 &amp; 10.10)</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>Medium</td>
</tr>
</tbody>
</table>

### Natural Features:

<table>
<thead>
<tr>
<th>Item</th>
<th>Group Responsible</th>
<th>Priority/Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amend Zoning Ordinance to provide for a Natural Features Protection Overlay District (reference Part 10.01).</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>High</td>
</tr>
<tr>
<td>Create Green Infrastructure Plan (reference Part 10.01).</td>
<td>Planning Commission</td>
<td>Medium</td>
</tr>
<tr>
<td>Amend Zoning Ordinance to provide for impervious surface limitations for non-residential uses (reference Part 10.03).</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>High</td>
</tr>
<tr>
<td>Amend Storm Water Management portion of Zoning Ordinance to provide for drainage tile protection (reference Part 10.03).</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>Medium</td>
</tr>
<tr>
<td>Adopt Soil Erosion Ordinance (reference Parts 10.03, 10.04, &amp; 10.07)</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>Medium</td>
</tr>
</tbody>
</table>

2015 Revision: Final Draft for Comment Period
<table>
<thead>
<tr>
<th>Amend Zoning Ordinance to prohibit uses that discharge problem wastes within ground water recharge areas (reference Part 10.05).</th>
<th>Draft and recommendation by Planning Commission in consultation with Washtenaw County Drain Commission and the Huron River Watershed Council; Approval by Township Board</th>
<th>Medium</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participate in County and regional studies of aquifers and recharge areas (reference Part 10.05).</td>
<td>Planning Commission and/or Township Board</td>
<td>As available</td>
</tr>
<tr>
<td>Amend Zoning Ordinance to provide for a Natural River District Overlay (reference Part 10.02).</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>Medium</td>
</tr>
<tr>
<td>Amend the Zoning Ordinance to include Storm Water Best Management Practices (reference Part 10.03).</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>Medium</td>
</tr>
</tbody>
</table>

**Agricultural and Residential:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Group Responsible</th>
<th>Priority/Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amend Zoning Ordinance to permit accessory dwellings in AG and R-1 Districts (reference Parts 5.17 and 6.16)</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>Medium</td>
</tr>
</tbody>
</table>

**Residential:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Group Responsible</th>
<th>Priority/Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conduct a Housing Analysis (reference Part 6.09)</td>
<td>Planning Commission</td>
<td>Low</td>
</tr>
<tr>
<td>Creation of a committee to recruit developers for senior housing, affordable housing, open space subdivisions, mixed use and mixed density (reference Part 6.07).</td>
<td>Initiative by Township Board</td>
<td>Low</td>
</tr>
<tr>
<td>Amend Zoning Ordinance to allow and encourage alternative energy – specifically wind and solar.</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>Medium</td>
</tr>
</tbody>
</table>
### Roads:

<table>
<thead>
<tr>
<th>Item</th>
<th>Group Responsible</th>
<th>Priority/Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amend Zoning Ordinance road categories to revised Master Plan (reference Part 9.02.A and 8.03).</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>High</td>
</tr>
<tr>
<td>Create a multi-modal transportation plan to reflect the needs of the community (reference Part 8).</td>
<td>Initiative by Township Board</td>
<td>Medium</td>
</tr>
<tr>
<td>Amend Zoning Ordinance to include gravel road capacity in criteria for rezoning and site plan approval (reference Part 8.04 &amp; 10.03).</td>
<td>Draft and recommendation by Planning Commission; Approval by Township Board</td>
<td>High</td>
</tr>
</tbody>
</table>