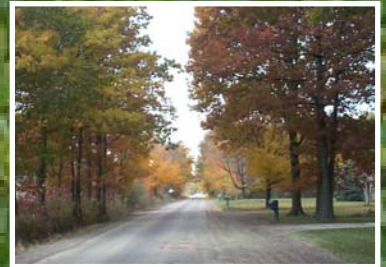


**AUGUSTA
CHARTER
TOWNSHIP**

MASTER PLAN

Adopted December 14, 2004



Augusta Charter Township

Master Plan

Adopted by the Planning Commission on November 16, 2004

Adopted by the Township Board on December 14, 2004

Amendments Adopted by the Planning Commission on June 20, 2007

Amendments Adopted by the Township Board on July 24, 2007

Acknowledgments

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INTRODUCTION

Once adopted, the Master Plan is the official policy guide to be used by the Township Board and Planning Commission to resolve existing and anticipated community development issues identified in this document. Through the text and maps, the Plan illustrates the desires and attitude of the community toward future growth and development. Further, the Plan also promotes continuity in development policy as appointments to the Planning Commission and Township Board change over the years.

This document represents the update of the Augusta Charter Township Master Plan, which was last updated in 1998. Since the update of that plan, the Township has undergone many changes. To ensure that land use and development policies reflect current conditions in the Township, it is essential that the Master Plan is periodically evaluated and kept current.

What is Planning?

Planning is a process which involves the conscious selection of policy choices relating to land use, growth and development in the community. The Master Plan is the primary official Township document which sets forth growth and development policies for the future of the community. The Township derives its authority for the preparation of a Master Plan from the Michigan Township Planning Act, P.A. 168 of 1959. Section 6 of the Act states:

The Planning Commission shall make and adopt a basic plan as a guide for the development of unincorporated portions of the Township. As a basis for the plan, the Planning Commission is hereby empowered to (1) make inquiries, investigations and surveys of all the resources of the Township and (2) assemble and analyze data and formulate plans for the proper conservation and uses of all resources, including a determination of the extent of probable future need for the most advantageous designation of lands having various use potentials and for services, facilities and utilities required to equip such lands.

How is the Plan to be Used?

The plan serves many functions and is to be used in a variety of ways:

- 1) The Plan is a general statement of the Township's goals and policies and provides a single, comprehensive view of the community's desire for the future.
- 2) The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission and Township Board in their deliberations on zoning, subdivision, capital improvements and

other matters relating to land use and development. This provides a stable, long-term basis for decision-making.

- 3) A third function the plan serves is providing the statutory basis upon which zoning decisions are based. The Township Zoning Act, PA 184 of 1943 requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. However, it is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map. Zoning is only one of many legal devices used to implement the Master Plan.
- 4) The Plan attempts to coordinate public improvements and private developments. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents.
- 5) Finally, the plan serves as an educational tool and gives citizens, property owners, developers, and adjacent communities a clear indication of the Township's direction for the future.

In summary, the Township Master Plan is the only officially-adopted document which sets forth an agenda for the achievement of land use goals and policies. The plan is not a panacea for the numerous conflicting desires of citizens and Township officials. It is a long range statement of general goals and policies aimed at unified and coordinated development of the Township. As such, it provides the basis upon which zoning and land use decisions are made.

How was Public Input Obtained?

Citizen input is the core of any planning effort. In order for the goals of the plan to be achievable, general consensus regarding the vital issues to the community must be reached. One tool used to facilitate the gathering of citizen input was a Visioning Workshop. The goal of conducting Visioning Workshops is to gather citizen input on a variety of topics and to encourage conceptualization of a desired future for the community. The visioning process provides a vehicle for people of diverse viewpoints to identify and agree upon the common dreams they have for their community, and encourages people to express with words a desired future.

On November 9, 2002, The Augusta Township Planning Commission sponsored a community visioning workshop to identify current and future development needs and issues that must be addressed to shape and serve Augusta Township. Local residents, Planning Commissioners, Township Board members and other public officials were

encouraged to attend to provide ideas on such issues as Community Image, Residential Land Use Density, Commercial and Industrial Development, Public Utility Availability, Transportation and Traffic, Natural/Environmental Resources, and Agriculture Preservation. The vision statements gathered from this workshop were then used to develop the planning goals, land use strategies, and policies for this update of the Augusta Charter Township Master Plan. A complete report containing the results of the Visioning Workshop has been included as an Appendix of this document.

How is the Plan Organized?

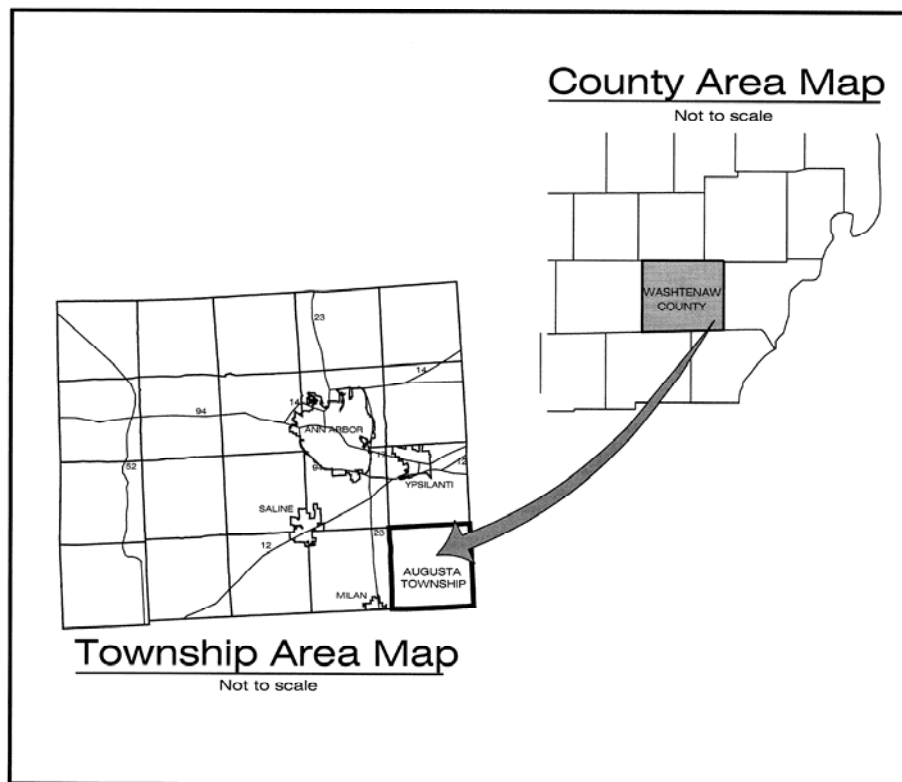
The Augusta Charter Township Master Plan is comprised of three basic sections. The BACKGROUND STUDIES section discusses current demographics, land uses, historical trends and projections, illustrating the point from which planning must begin. The GOALS AND POLICIES section outlines policies that provide a framework for a final plan. The LAND USE PLAN is the end result, in which the community's vision for the future is imposed upon the present scenario. While the starting point is unalterable, the end result can be changed according to the policies applied.

BACKGROUND STUDIES

LOCATION AND REGIONAL CONTEXT

Augusta Charter Township is located in the southeastern corner of Washtenaw County (see Map 1, below), adjacent to Wayne County (to the east) and Monroe County (to the south). The Township is comprised of an entire geographic township, totaling approximately 36 square miles, and is immediately adjacent to Ypsilanti Township to the north, York Township to the west, Sumpter Township (Wayne Co.) to the east, and London Township (Monroe Co.) to the south. The City of Milan is the nearest incorporated municipality, less than one mile southwest of the Township, and the Cities of Ann Arbor, Ypsilanti, Saline, and Belleville are all within approximately five miles. Augusta Township is less than two hours driving time from most of the State's major market areas, particularly Detroit and Lansing.

MAP 1
REGIONAL SETTING



POPULATION, HOUSING & ECONOMIC CHARACTERISTICS

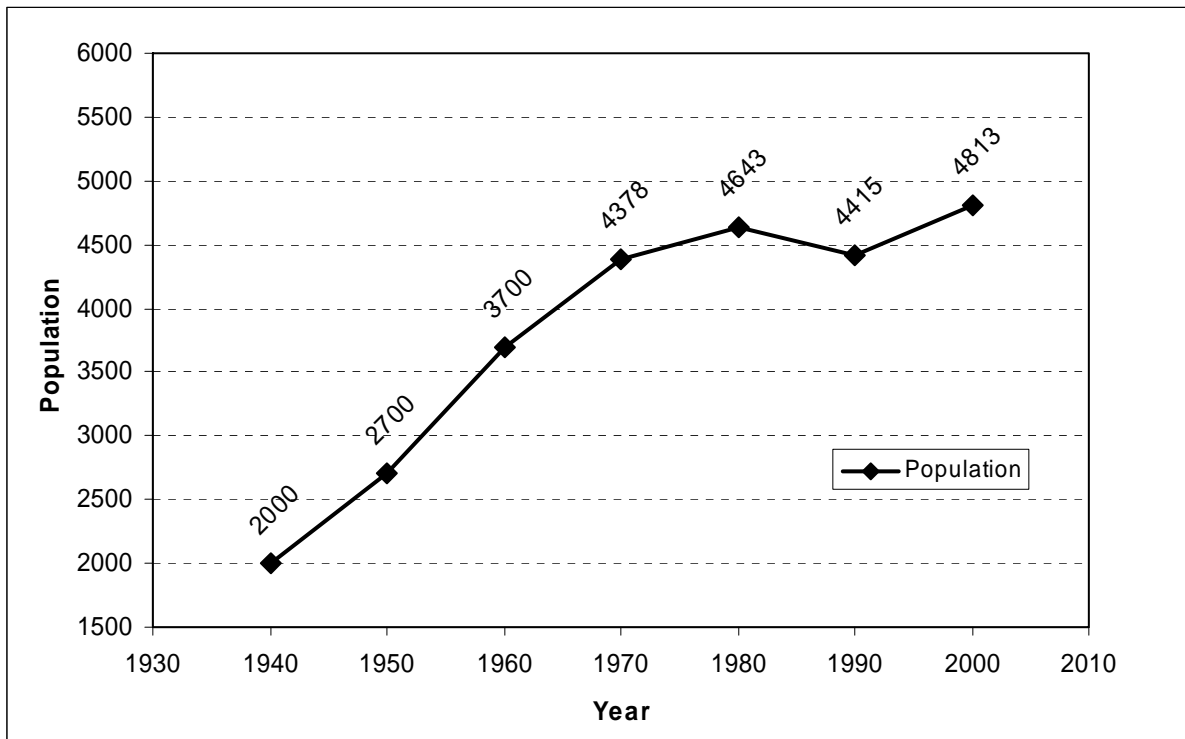
Inventory and Analysis

In preparation for the development of Augusta Charter Township's Master Plan, population, housing and economic data were compiled and analyzed. Familiarity with this information is essential in recognizing and addressing potential community needs for various housing types or public facilities, as well as determining the potential for future land development and the demand for commercial and industrial uses. The primary sources used in compiling this data include the 1990 and 2000 U.S. Censuses, as well as the Michigan Department of Career Development (MDCD).

Population Trends and Growth

In 1940, Augusta Township's population was approximately two thousand. By 1970, the Township's population more than doubled to 4,378. After a somewhat slower increase to 4,643 in 1980, the Township experienced a decline in population of approximately five (5) percent, with the 1990 Census placing the Township's population at 4,415. The 2000 Census showed a reversal of this trend, with a nine (9) percent increase to 4,813. Figure 1, below, illustrates the population trends of Augusta Township over the past sixty years. As the graph shows, the vast majority of the Township's growth occurred prior to 1970. However, given the significant number of approved or pending developments not reflected in the 2000 Census, significant population growth is likely to occur within the planning period of this document – approximately the next five to ten years.

FIGURE 1
POPULATION TRENDS, 1940-2000



Source: U.S. Census Bureau, 1940-2000

TABLE 1
POPULATION COMPARISON, 1980-2000

	1980	1990	Change		2000	Change	
			#	%		#	%
Augusta Township	4,643	4,415	-228	-4.9%	4,813	398	9.0%
York Township	5,517	6,225	708	12.8%	7,392	1,167	18.7%
Ypsilanti Township	44,511	45,335	824	1.9%	49,182	3,847	8.5%
Washtenaw County	264,748	282,934	18,186	6.9%	322,895	39,961	14.1%
State of Michigan	9,262,044	9,295,297	33,253	0.4%	9,938,444	643,147	6.9%

Source: U.S. Census Bureau, 1980, 1990, 2000

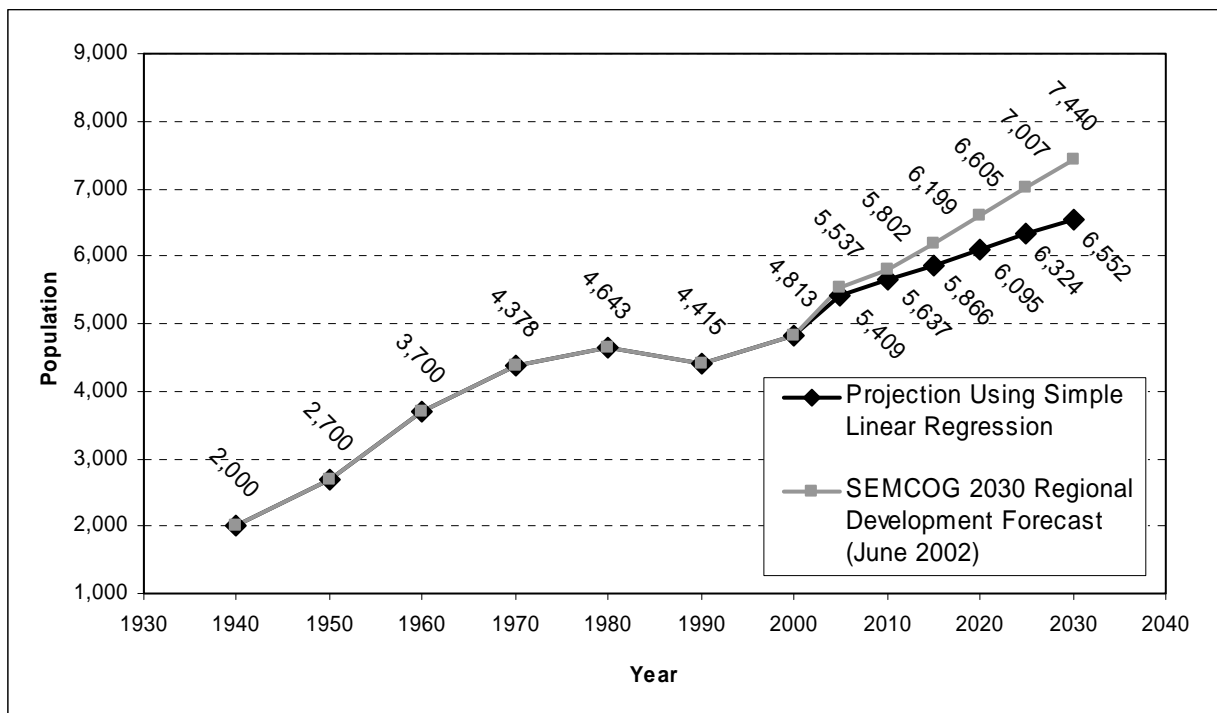
Table 1 offers a comparison of the recent population trends of Augusta Township with those of two of its neighboring townships (Ypsilanti and York), as well as Washtenaw County and the State of Michigan. None of these shared the population decline experienced by Augusta Township in the eighties. Augusta Township's growth rate during the nineties was proportionate to that of Ypsilanti Township to the north,

though not as rapid as the growth seen by York Township or Washtenaw County as a whole.

Population Projections

In June of 2002, the Southeastern Michigan Council of Governments (SEMCOG) prepared its 2030 Regional Development Forecast (RDF). This RDF incorporates data from the 2000 Census, data on jobs from the state employment agency, updates of land availability and planned uses, and local officials' expectations about near-term development and future sewerage, in order to prepare population, housing and employment projections for each community in southeastern Michigan. The RDF anticipates a fairly sharp increase in population (724 people) by the year 2005, and a steady gain of approximately 400 people every five (5) years thereafter (see Figure 2, below). A projection using simple linear regression has also been provided for comparison. A straight line was fit to the data (1940-2000) in a least-squares sense, and used to project into the future. By comparing the RDF to the regressed values, one can see that SEMCOG anticipates the rate of population increase in Augusta Township over the next 30 years to exceed that which can be extrapolated from historic trends.

FIGURE 2
POPULATION PROJECTIONS, 2000-2030



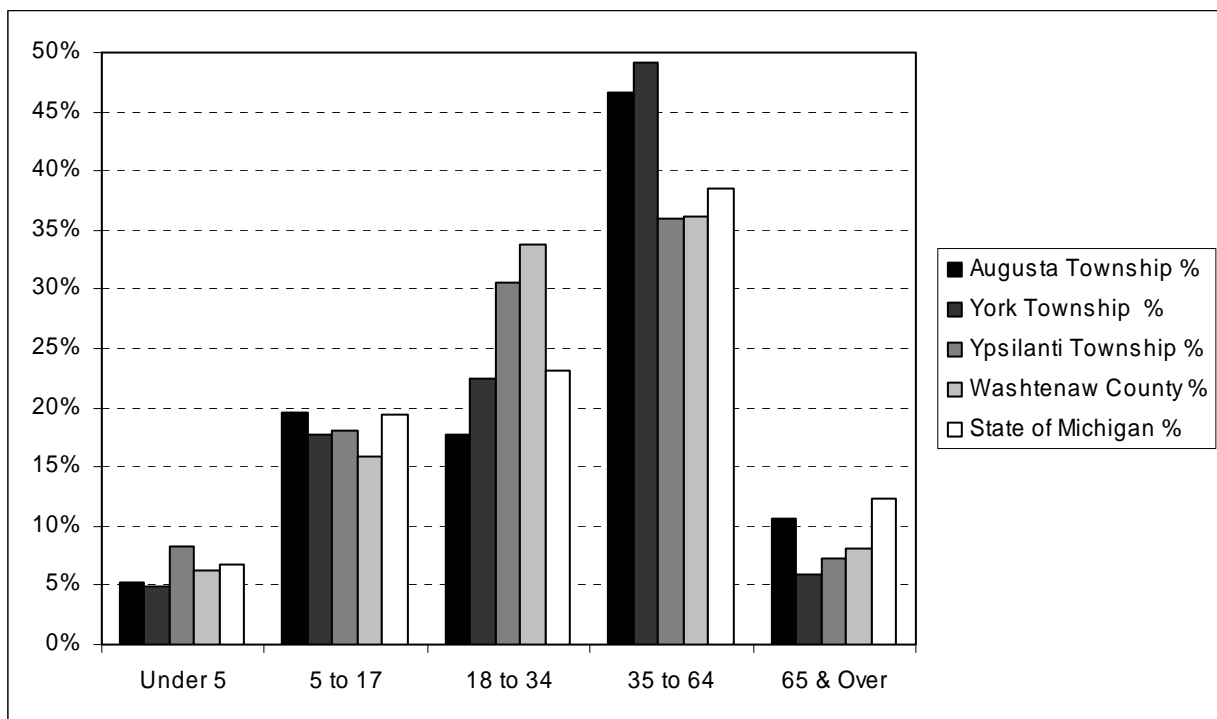
Source: SEMCOG, 2002; Carlisle/Wortman Associates, Inc., 2003

Population Characteristics

Age

The median age in the Augusta Township is 39.1, which represents a significant increase since 1990 when the figure was computed to be 34.6. The current figure is substantially greater than Ypsilanti Township at 31.2, Washtenaw County at 31.3, and the State of Michigan at 35.5. This discrepancy highlights the large proportion of mature adults (35 to 64 years) and seniors (65+ years) in Augusta Township. York Township, on the other hand, exhibits a similarly high median age at 37.4 years. Figure 3 compares Augusta Township's age distribution to adjacent townships, the County, and the State.

FIGURE 3
PERCENTAGE OF POPULATION BY AGE, 2000



Source: U.S. Census Bureau, 2000

TABLE 2
SUMMARY OF AGE, 2000

	5 to 17		18 to 64		65 & Over		Total	Median Age
	#	%	#	%	#	%		
Augusta Township	946	19.7%	3,101	64.4%	513	10.7%	4,813	39.1
York Township	1,308	17.7%	5,293	71.6%	439	5.9%	7,392	37.4
Ypsilanti Township	8,890	18.1%	32,725	66.5%	3,539	7.2%	49,182	31.2
Washtenaw County	51,160	15.8%	225,337	69.8%	26,274	8.1%	322,895	31.3
State of Michigan	1,923,762	19.4%	6,123,659	61.6%	1,219,018	12.3%	9,938,444	35.5

Source: U.S. Census Bureau, 2000

Table 2 provides a breakdown of the number of school-age children, adults, and seniors in Augusta Township, its neighboring townships, Washtenaw County, and the State of Michigan. The proportion of school-age children in Augusta Township (19.7%) is somewhat higher than the County (15.8%), but on par with the State of Michigan as a whole (19.4%). As is the trend across the nation, the number of seniors in the Township is on the rise.

Race

Table 3, below, provides a comparison of the racial composition of Augusta Township to it's neighboring townships, Washtenaw County, and the State of Michigan. The population of Augusta Township is predominantly white (92.6%), with fewer minorities than either of the two neighboring townships studied, Washtenaw County or the State of Michigan.

TABLE 3
COMPARISON OF RACE AND HISPANIC ORIGIN, 2000*

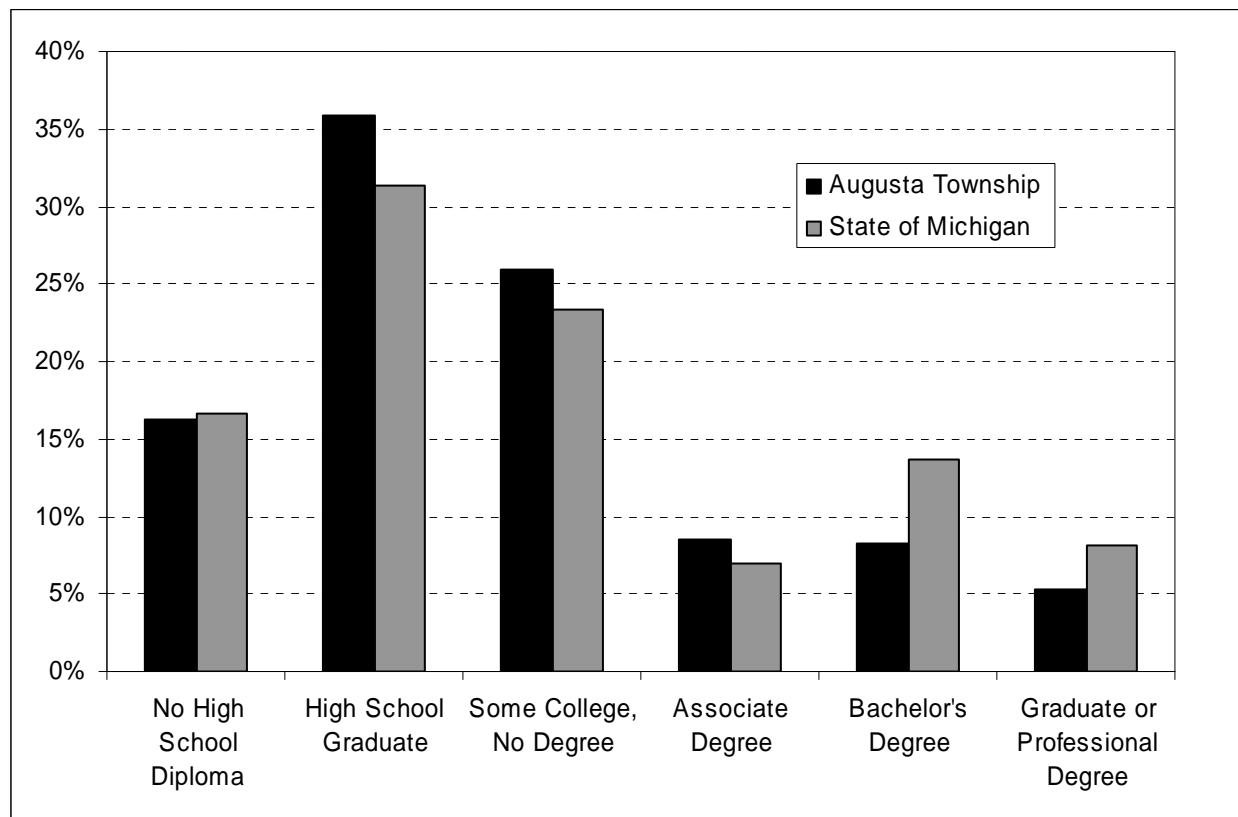
	White	Black	American Indian	Asian	Pacific Islander	Other	Multi-Racial	Hispanic Origin
Augusta Township	92.6%	5.3%	0.3%	0.2%	0.1%	0.2%	1.3%	0.7%
York Township	83.8%	12.7%	0.3%	1.0%	0.0%	0.8%	1.4%	4.1%
Ypsilanti Township	67.5%	25.5%	0.5%	2.0%	0.0%	1.2%	3.3%	2.8%
Washtenaw County	77.4%	12.3%	0.4%	6.3%	0.0%	1.0%	7.0%	2.7%
State of Michigan	80.2%	14.2%	0.6%	1.8%	0.0%	1.3%	1.9%	3.3%

Source: U.S. Census Bureau, 2000

Education

Figure 4 illustrates a comparison of the educational attainment of individuals age 25 and over in Augusta Township and the State of Michigan. The number of individuals not having received a high school diploma in Augusta Township is equivalent to the State of Michigan as a whole at approximately 16%. Fewer residents of the Township have received Bachelor's or graduate degrees than the state average.

FIGURE 4
EDUCATIONAL ATTAINMENT COMPARISON, 2000



Source: U.S. Census Bureau, 2000

Economic Characteristics

Labor Force and Employment

According to the Michigan Department of Career Development, Augusta Township's labor force reached a total of 2,700 individuals in the year 2000, up approximately 14% from the previous decade. In recent history, Augusta Township has experienced significantly lower rates of unemployment than both Washtenaw County and the State of Michigan. The rate of unemployment in Augusta Township was halved between

1980 and 1990, dropping from 9.5% to 4.8%. Unemployment reached a low of 1.4% in 2000, and has been increasing gradually in subsequent years. The economic slowdown being experienced nationwide may further this trend of increasing unemployment in the coming years. Table 4, below, illustrates Augusta Township's labor force and unemployment trends, in comparison with Washtenaw County and the State of Michigan.

TABLE 4
LABOR FORCE AND
UNEMPLOYMENT TRENDS, 1980-2002

	Augusta Township Labor Force	Unemployment Rate		
		Augusta Township	Washtenaw County	State of Michigan
Jan. 1980	2,400	9.5%	6.1%	10.4%
Jan. 1990	2,375	4.8%	6.0%	9.1%
Jan. 2000	2,700	1.4%	1.8%	4.1%
Jan. 2001	2,700	1.6%	2.1%	5.2%
Jan. 2002	2,700	2.7%	3.3%	7.4%

Source: Michigan Department of Career Development, 2003

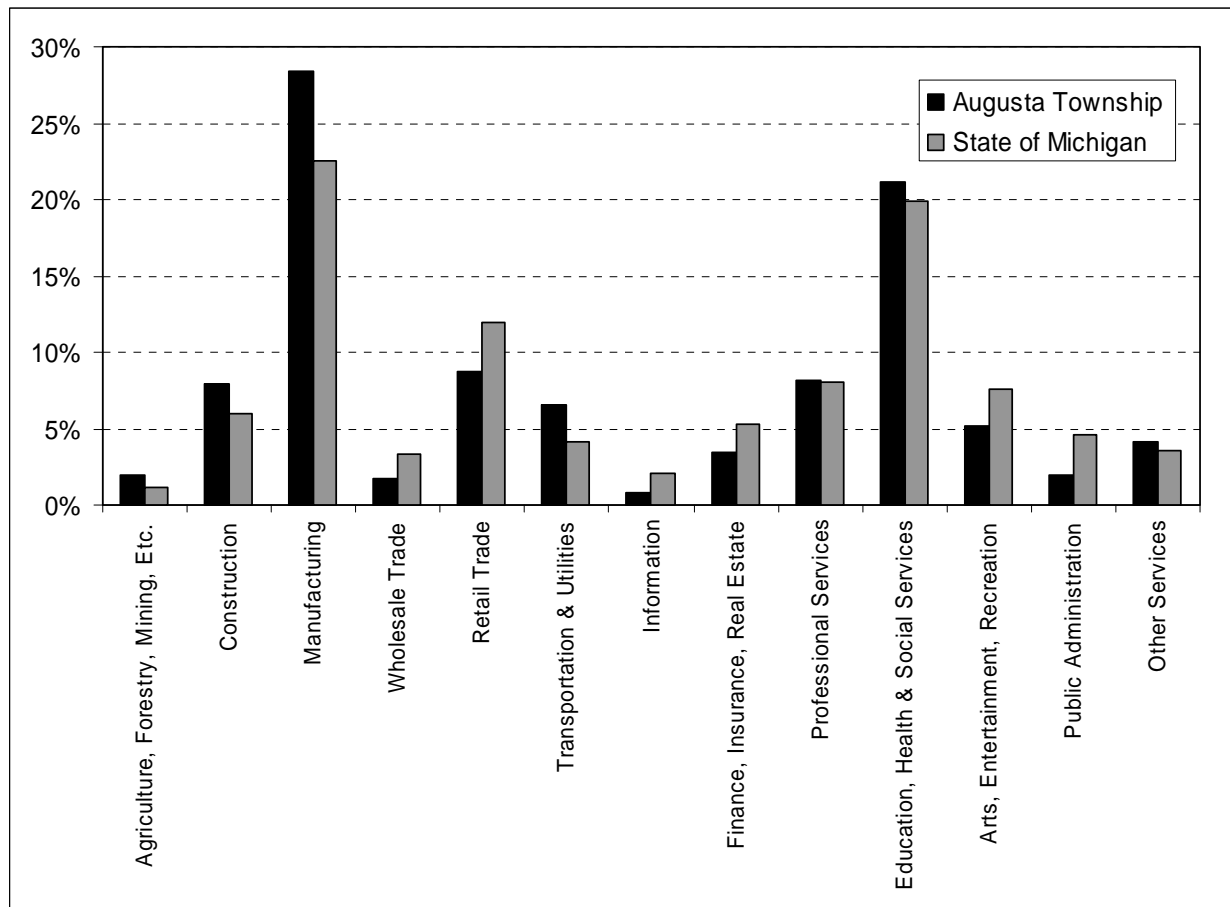
Table 5, below, provides a breakdown of the employment of Augusta Township residents by occupation. As the table shows, the category of management and professional occupations (30.2%) is the single-largest among Augusta Township residents, followed by sales and office, and production, transportation and materials moving occupations (23.8% and 21.3%, respectively).

TABLE 5
EMPLOYMENT BY OCCUPATION, 2000

Occupation	#	%
Management, professional, and related occupations	725	30.2%
Service occupations	293	12.2%
Sales and office occupations	572	23.8%
Farming, fishing, and forestry occupations	11	0.5%
Construction, extraction, and maintenance occupations	289	12.0%
Production, transportation, and material moving occupations	511	21.3%

Source: U.S. Census Bureau, 2000

FIGURE 5
EMPLOYMENT BY INDUSTRY COMPARISON, 2000



Source: U.S. Census Bureau, 2000

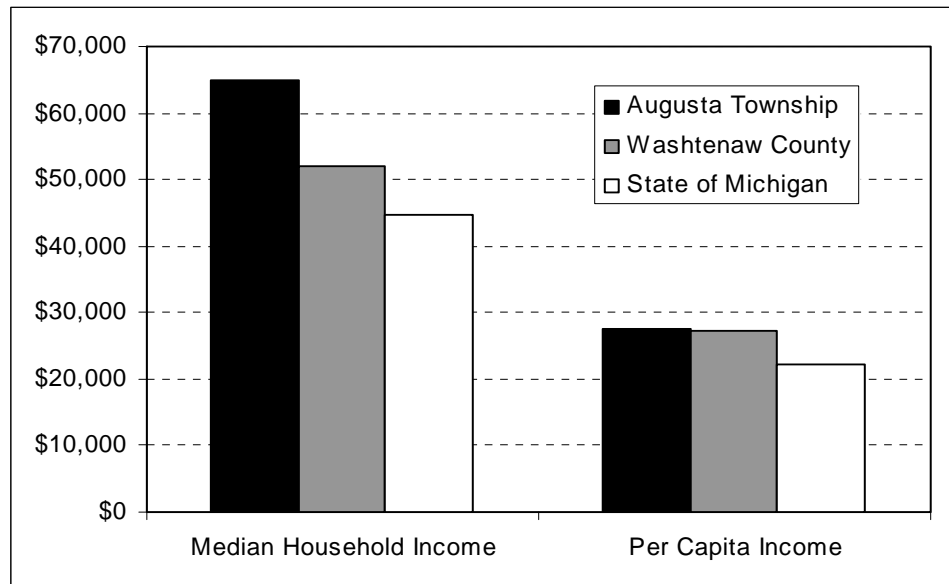
Figure 5, above, illustrates a comparison of employment by industry between Augusta Township and the State of Michigan. Similar to the State as a whole, Augusta Township residents are employed primarily in the manufacturing and education, health and social services industries (28.4% and 21.2%, respectively), though to a greater extent in Augusta Township.

Income and Poverty

Median household income in Augusta Township was \$65,033 in 2000, and the per capita income was \$27,509. As illustrated in Figure 6, below, per capita income in Augusta Township was similar to that of Washtenaw County as a whole, both of which are significantly higher than the average for the State of Michigan. In contrast, the Township's household income is substantially higher than that of Washtenaw County,

which is due at least in part to Augusta Township's lower unemployment rate and larger household size (discussed below).

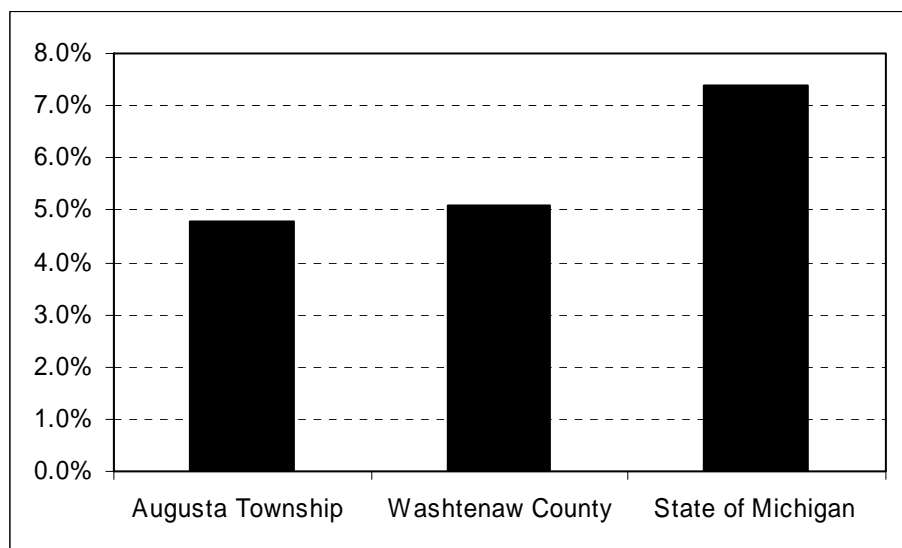
FIGURE 6
INCOME LEVEL COMPARISON, 2000



Source: U.S. Census Bureau, 2000

As one would expect based upon its per capita income, Augusta Township has a much lower percentage of families living below the poverty line than the State of Michigan. Figure 7, below, compares the percentages of families living below the poverty line in Augusta Township with Washtenaw County and the State of Michigan.

FIGURE 7
PERCENTAGE OF FAMILIES
BELOW POVERTY LEVEL, 2000



Source: U.S. Census Bureau, 2000

Households and Housing Characteristics

Households

As of the 2000 Census, the Township had a total of 1,728 households, as shown in Table 6, below. Augusta Township has a comparatively higher percentage of family households (80.1%) than the State of Michigan (68%), and an average number of persons per household (2.77) that is somewhat higher than that of the State (2.56). “Family” households are those in which contain a householder and one or more other people living in the same household that are related by either birth, marriage, or adoption. It is interesting to point out that while the Township exhibits greater persons per *household* than the State, the average family size is practically the same.

TABLE 6
HOUSEHOLD DEMOGRAPHICS, 2000

	Augusta Township	State of Michigan
Number of Households	1,728	3,785,661
% Family	80.1%	68.0%
% Non-Family	19.9%	32.0%
Average Household Size	2.77	2.56
Average Family Size	3.09	3.10

Source: U.S. Census Bureau, 2000

The tenure of householders in Augusta Township is illustrated below in Table 7. Compared to the State of Michigan, the statistics suggest that the Township's population is relatively more stable and less transient. One would expect this in light of the Township's high rate of owner-occupancy and high median age.

TABLE 7
TENURE OF HOUSEHOLDER BY YEAR MOVED IN, 2000

	Augusta Township	State of Michigan
1999 to March, 2000	11.0%	17.5%
1995 to 1998	22.3%	27.8%
1990 to 1994	18.6%	16.3%
1980 to 1989	18.8%	16.2%
1970 to 1979	14.6%	11.0%
1969 or earlier	14.0%	11.2%

Source: U.S. Census Bureau, 2000

Housing Units

As shown in Table 8, Augusta Township has a total of 1,791 housing units as of the 2000 Census, 96.5% of which are occupied. Of these, 88.2% are owner-occupied, which is substantially higher than the average for the State of Michigan (66.0%). Renter-occupied housing units comprised 11.8% of the total, understandable given the Township's low rate of multi-family units, which are more often renter-occupied.

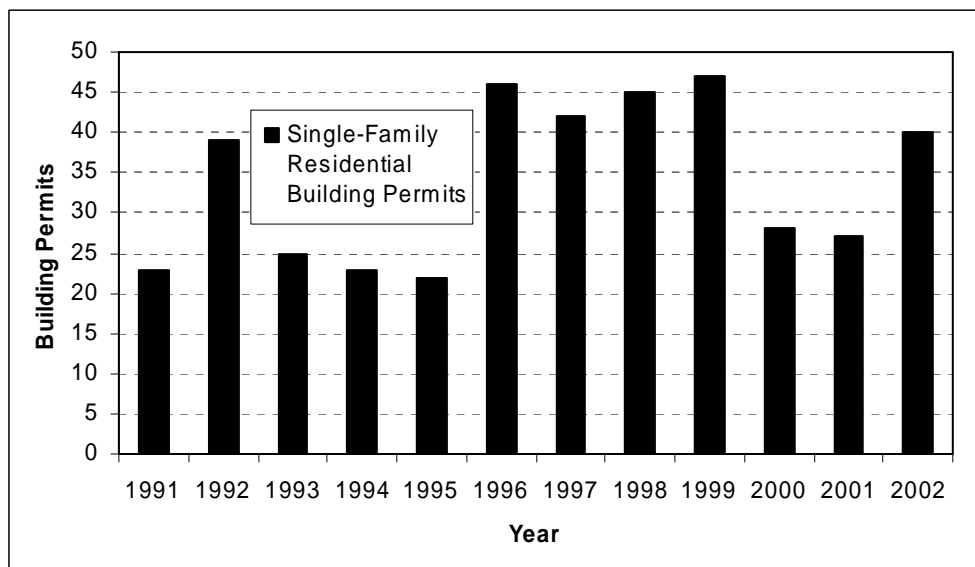
TABLE 8
HOUSING RELATED DEMOGRAPHICS, 2000

	Augusta Township	State of Michigan
Number of Housing Units	1,791	4,234,279
Percent Occupied	96.5%	89.4%
Percent Owner-Occupied	88.2%	66.0%

Source: U.S. Census Bureau, 2000

Analysis of the number of residential building permits issued can offer insight into the demand for or pace of residential development in the community. Figure 8, below, displays the number of residential building permits issued on an annual basis from 1991 through 2002. New single-family residential building permits, as defined by SEMCOG, include all free-standing, detached buildings having only one housing unit, but not including manufactured homes located within manufactured housing communities. In reviewing the building permit data, no clear trend appears to exist over the past twelve years. The later portion of the 1990's showed somewhat higher building permit activity, however those levels did not continue into the year 2000. The Township has not approved any new multi-family units in over twenty years.

FIGURE 8
NEW SINGLE-FAMILY
RESIDENTIAL BUILDING PERMITS, 1991-2002



Source: SEMCOG, 2003

Only recently have a significant number of home starts begun to occur in new subdivisions and manufactured housing communities.

The Township has seen a dramatic increase in development activity in the past few years, with approximately 1,300 stick-built and manufactured housing units approved for construction since the late nineties, and nearly 100 more pending final approval upon the drafting of this plan. Table 9, below, illustrates those developments that are currently in progress or pending final approval in Augusta Township. Assuming that all of these units become occupied, the Township could expect to see nearly double the number of housing units by the 2010 Census. This would result in substantially more rapid population growth than forecast by SEMCOG in June of 2002. Furthermore, developer interest and other anecdotal evidence seem to suggest that the demand for further development exists, beyond that which has already been approved.



TABLE 9
RECENT OR PENDING RESIDENTIAL DEVELOPMENTS

Development	Status	Location	Units
<i>Augusta Commons</i>	Developing	NW 1/4, Sec. 12	50
<i>Augusta Woods MHC</i>	Developing	NE 1/4, Sec. 1	399
<i>Bellemeade</i>	Developing	NW 1/4, Sec. 9	142
<i>Charleston Lane Commons</i>	Developing	SE 1/4, Sec. 11	14
<i>Lincoln Farms</i>	Developing	NW 1/4, Sec. 3	418
<i>Lincoln Pines</i>	Developing	NE 1/4, Sec. 4	132
<i>Whittaker Oaks MHC, Phase 1</i>	Developing	NW 1/4, Sec. 22	228
<i>Whittaker Oaks MHC, Phase 2</i>	Pending Final Approval	SE 1/4, Sec. 22	Approx. 84
Total			1,377

Source: Augusta Charter Township, 2003

A comparison of Augusta Township's housing stock with that of the State of Michigan is provided below in Table 10. As the table illustrates, the age distribution of Augusta

Township's housing stock is roughly equivalent to that of the State, with 44.6% of homes built prior to 1960.

TABLE 10
AGE OF HOUSING STOCK BY YEAR BUILT, 2000

	Augusta Township	State of Michigan
1999 to March, 2000	4.9%	2.2%
1995 to 1998	8.5%	6.4%
1990 to 1994	8.3%	6.1%
1980 to 1989	6.5%	10.5%
1970 to 1979	15.4%	17.1%
1960 to 1969	11.8%	14.2%
1940 to 1959	26.6%	26.5%
1939 or earlier	18.0%	16.9%

Source: U.S. Census Bureau, 2000

Table 11, below, exhibits housing cost in Augusta Township as compared to the State of Michigan. Median housing value for owner-occupied units in the Township was \$159,200 in 2000, almost 40% higher than that of the State of Michigan (\$115,600). Median monthly rent was \$592, approximately 8% higher than that of the State.

TABLE 11
HOUSING COST, 2000

	Augusta Township	State of Michigan
Median Value, Owner-Occupied	\$159,200	\$115,600
Median Rent, Renter-Occupied	\$592	\$546

Source: U.S. Census Bureau, 2000

NATURAL RESOURCES

Topography and Drainage

The terrain throughout the Township is generally flat, with drainage ultimately oriented toward the southeast. The highest point in the Township is located in the extreme northwest corner at an elevation of 800' above sea level. The lowest area is found in the southwestern part at an elevation of 650'. The 150' difference between the high and low areas of Augusta Township contains some rolling character, but overall the Township consists of low, flat land.

Augusta Township is primarily situated within the Stony Creek drainage basin, while the northeastern section of the Township is within the Swan Creek drainage basin. Although the Township contains no natural lakes, it is crisscrossed by many streams and drains, which are depicted on Map 2. In fact, Augusta Township contains a large proportion of Washtenaw County's drains, relative to other Township's in the County. Low lying or poorly drained areas are found



throughout the Township, and the presence of clay soils in certain areas of the Township (which limit percolation) often exacerbate these drainage problems.

Floodplains

Portions of Paint Creek and selected tributaries are within the 100-year floodplain as established by the Federal Emergency Management Administration (FEMA). The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood. These floodplain areas are illustrated on Map 2.

Groundwater

The Township is underlain by a geological formation known as a ground moraine which consists of soil fragments deposited as the glaciers – which once covered this area – retreated. These formations are fairly porous and often contain large amounts of groundwater. These groundwater deposits, called aquifers, are recharged by the percolation of surface water through permeable areas of the landscape that are hydrologically connected to the aquifer. The general location of groundwater recharge areas is shown on Map 2. While much of the Township is served by municipal water

from the Ypsilanti Community Utilities Authority (YCUA), many residents continue to obtain their water supply from wells. In the southern portion of the Township, suitable drinking water from wells is limited, due to odor and taste problems and turbidity (suspended solids). Many residents in the southern portion of the Township are forced to bring in bottled water for all of their household needs.

Wetlands

Wetlands represent another valuable element of the Township's water resources. Wetlands are lowland areas characterized by constant or intermittent inundation, hydric soils, and specific vegetation types. They are often found in association with other water features, such as lakes, ponds, or streams, but can also exist on their own in topographical depressions. Wetlands serve a wide variety of purposes, such as wildlife habitat, flood control, water filtration, groundwater recharge, scenic and recreational use, etc., and should thus be preserved wherever possible.



The Township's wetlands have been mapped by the Washtenaw County Planning Department using data from the U.S. Fish and Wildlife Service's National Wetland Inventory. Map 2 depicts the distribution of wetlands across the Township. Wetlands can be found in scattered pockets throughout the Township, but are predominantly located south of Judd Road, and east of Hitchingham Road.

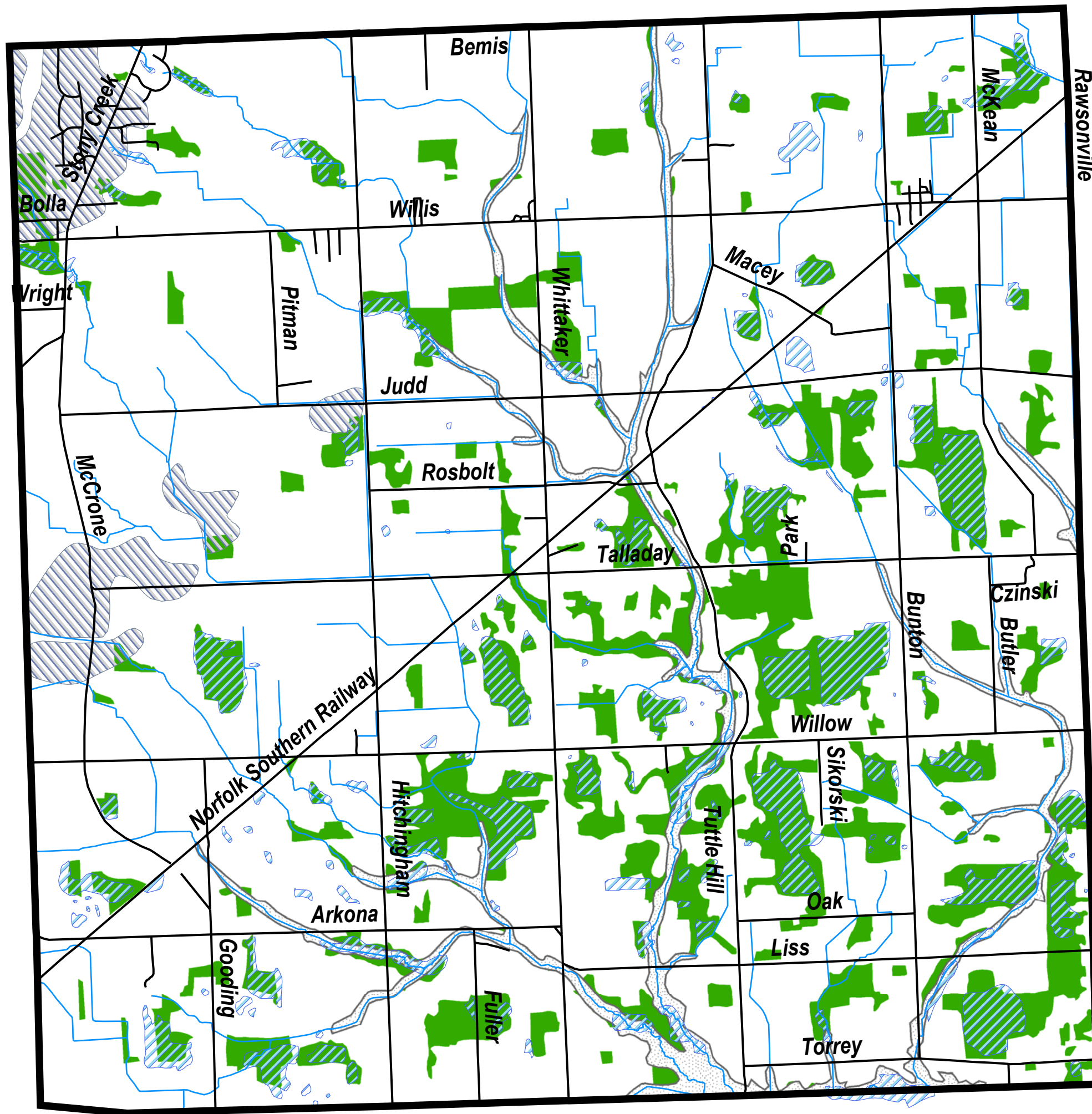
Woodlands

Woodlands and treerows form a valuable landscape fabric which provides wildlife habitat, recreational value, and substantial contribution to the scenery of the Township. While large patches of wooded area offer the most meaningful habitat, well-established tree rows can provide valuable wildlife corridors, linking one habitat area to another.

Major woodlands, containing mixed hardwoods and pines, have been mapped by the Washtenaw County Planning Department using data provided by the MDNR. Map 2 illustrates the general





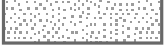


location of these woodlands throughout the Township. As the map depicts, the majority of woodlands in the Township lie to the south of Judd Road, and to the east of Hitchingham Road. Much of this wooded area exists in combination with wetlands, and remains today because those land areas were of lesser agricultural value.



AUGUSTA CHARTER TOWNSHIP

Legend

-  Streams
-  Recharge Areas
-  Wetlands
-  Woodlands
-  Floodplains

MAP 2 Natural Resources

Augusta Township
Washtenaw County, Michigan



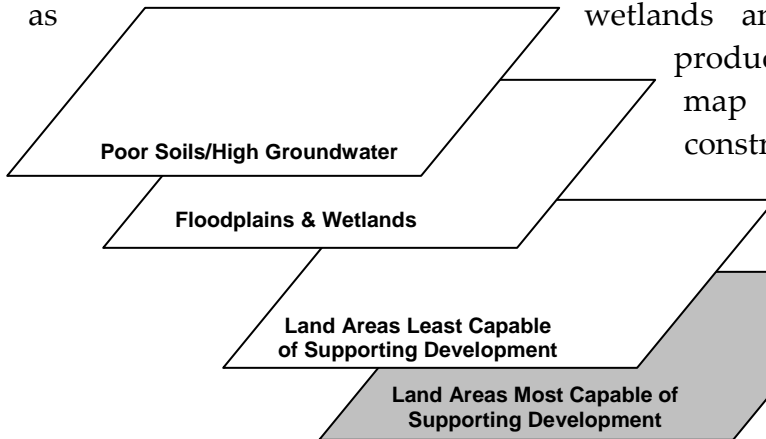
0 2,000 4,000 6,000 8,000 Feet

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
February 16, 2004

Data Source : Washtenaw County Planning Department

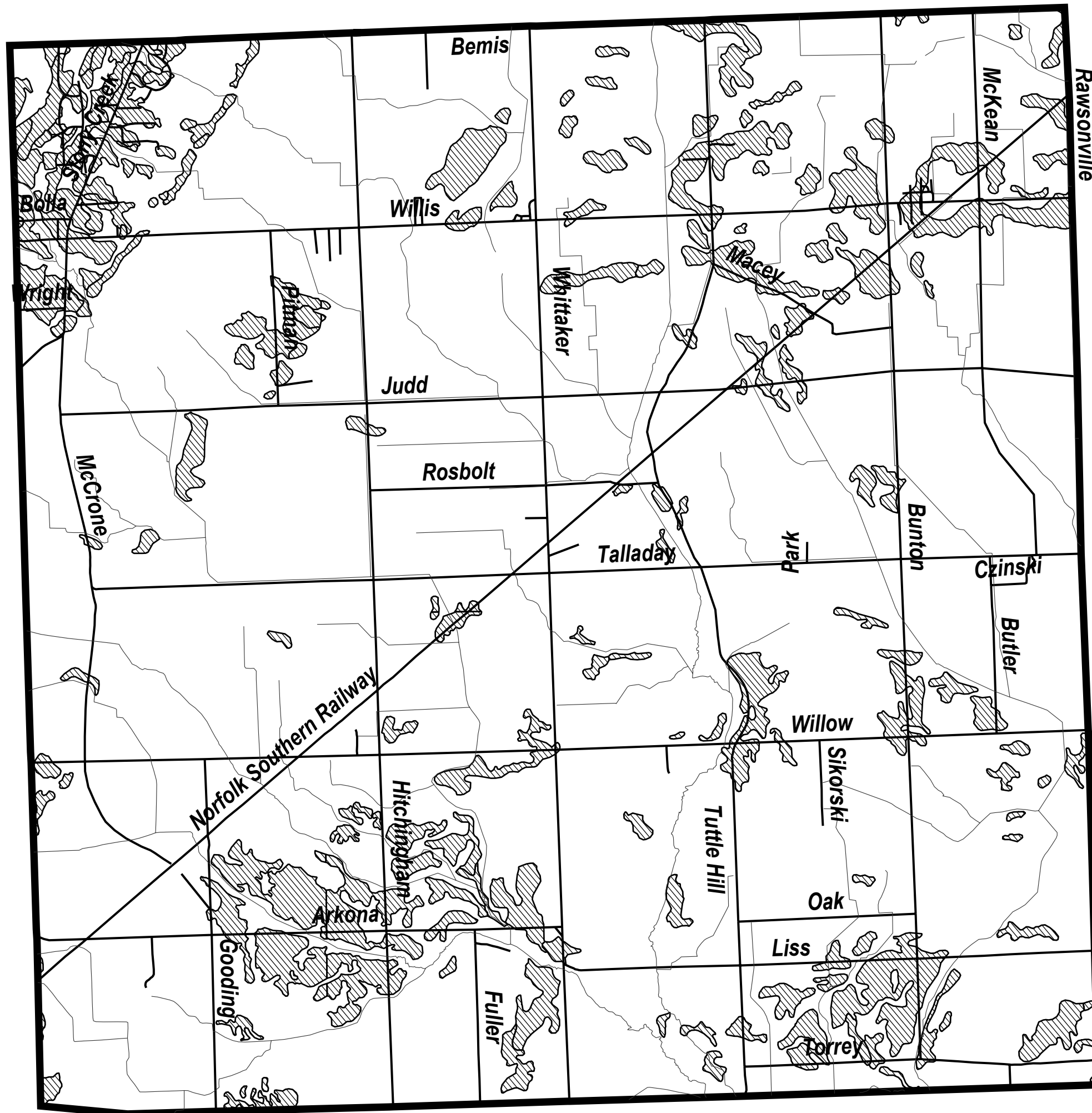
Land Capability Analysis

The development capability of lands within Augusta Township is illustrated in Map 3. This map was prepared by the Washtenaw County Planning Department, and is a composite of the following natural resource characteristics: soils which pose serious limitation to development, high water table, aquifer recharge, and areas characterized as



wetlands and floodplains. The map was produced using a series of overlays which map the aforementioned development constraints. The end result is a composite map showing land areas least capable of development and land areas most capable of development (Map 3). The graphic above illustrates how the composite map was prepared.

The Land Capability Map offers a generalized indication of those areas within the Township that are most capable and least capable of supporting development based on the above mentioned natural resource characteristics. The Land Capability Map is useful for general planning purposes; however, detailed, site-specific inventory and analysis should be conducted for any proposed development. In reviewing the map, it becomes clear that much of the land in Augusta Township carries some amount of development constraints, whether it is due to a high water table or poorly percolating soils. While these soil conditions do not absolutely preclude development, they should have some bearing on the density and arrangement of land uses in the Township.

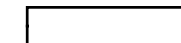


AUGUSTA CHARTER TOWNSHIP

Legend



Land Areas Most Capable of Supporting Development



Land Areas Least Capable of Supporting Development

MAP 3 Land Capability

Augusta Township
Washtenaw County, Michigan



0 2,000 4,000 6,000 8,000 Feet

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
February 16, 2004

Data Source : Washtenaw County Planning Department

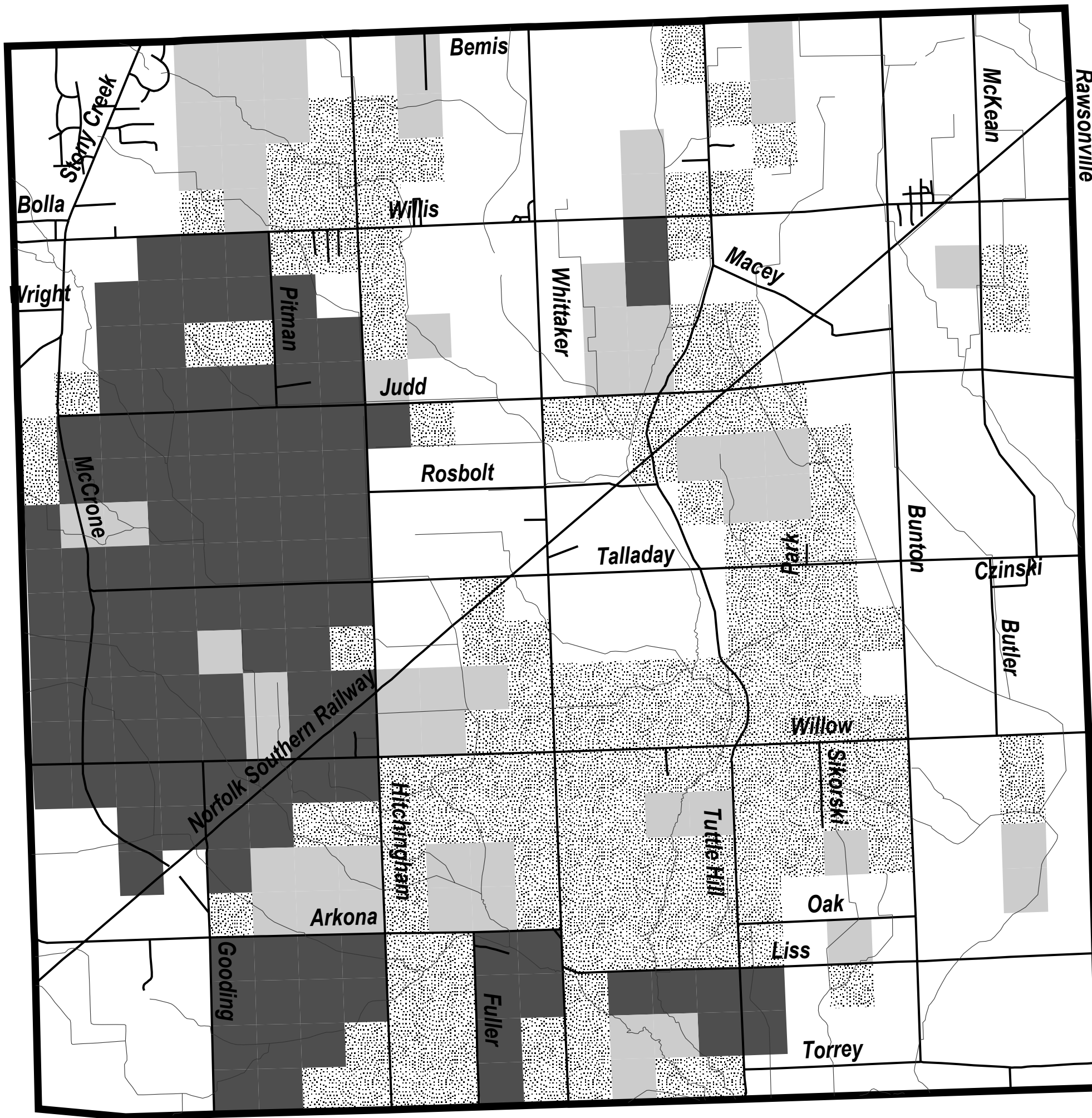
Prime Farmland

Prime farmland in Augusta Township has been mapped by the U.S.D.A. Soil Conservation Service. In general, soils in the west-central portion of the Township are considered to be prime agricultural soils.

Public Act 116 (the Farmland and Open Space Preservation Act) of 1974 allows owners of farmland enrolled in the program a reduction in the taxable value of the property in exchange for a commitment to maintain the property as farmland for a specified term of years. A total of 49 properties are currently enrolled in the program within Augusta Township, amounting to approximately 3,375 acres of farmland. However, information provided by the Michigan Department of Agriculture's Office of Farmland Preservation indicates that the contracted terms of enrollment for the majority of the enrolled properties in Augusta Township are due to expire in 2004 and 2005. This will open up the possibility for a large portion of the Township to be developed that has previously been restricted under P.A. 116. The property owners do, however, have the option of renewing the enrollment of their property in the program.



In 1984, the Washtenaw County Planning Department categorized and mapped the County's farmlands based upon a number of physical and cultural factors, including soil characteristics, crop yield, major farmsteads and P.A. 116 enrollment. Based upon these factors, primary, secondary and reserve agricultural lands within Augusta Township were mapped, and are shown on Map 4. These lands reflect valuable and productive farm areas which should be considered for agricultural preservation.



AUGUSTA CHARTER TOWNSHIP

Legend

- Primary Farmlands
- Secondary Farmlands
- Reserve Farmlands

MAP 4 Prime Agricultural Farmlands

Augusta Township
Washtenaw County, Michigan



0 2,000 4,000 6,000 8,000 Feet

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
February 16, 2004

Data Source : Washtenaw County Planning Department

COMMUNITY FACILITIES & SERVICES

The Township is governed by a typical Township Board consisting of a Supervisor, Clerk, Treasurer and four (4) Trustees.

Fire and Police Services

Fire service in the Township is provided by its own fire department. The only Township fire station is located at the intersection of Whittaker and Talladay Roads, adjacent to the current Township Hall. Plans are currently being developed, however, to construct a new fire station elsewhere in the Township. Police protection is contracted through the Washtenaw County Sheriff. The Township currently contracts for two full-time deputies.

Utilities

Households in the Township are split between being served by on-site (well and septic) and centralized (municipal) water and sewage systems. Sanitary sewer and water service is provided to the Township under contract by the Ypsilanti Community Utility Authority (YCUA). Existing sanitary sewer and water lines are illustrated on Map 5.

Sanitary Sewer Service

The existing sewage collection system is approximately 30 years old and is separated into two districts. The first district serves properties on either side of Whittaker Road between Bemis Road and approximately one-quarter mile south of Talladay Road. The collection system includes six (6) sewage pump stations; 4-inch, 6-inch and 12-inch diameter force mains; and 8-inch and 10 inch diameter gravity sewers. This district discharges to an existing 18-inch sanitary sewer located in Ypsilanti Township at the intersection of Bemis and Whittaker Roads. The second district serves properties on either side of Bunton Road between Bemis Road and approximately one-quarter mile south of Willis Road. In addition, it also serves a majority of the properties in the Village of Willis. The collection system includes two (2) sewage pump stations, 12-inch force main; and 8-inch, 10-inch and 12-inch diameter gravity sanitary sewers. This district discharges to an existing 24-inch sanitary sewer that is located in Ypsilanti Township at the intersection of Bunton and Bemis Roads. The largest pump station currently located in the Township is found at the intersection of Willis and Whittaker Roads, and is nearing its capacity and service life.

During the preparation of this plan, it was determined that the total amount of sewage capacity used or committed to in all existing and approved housing developments met or exceeded the Township's contractual limit with YCUA. In response, the Township

instituted a moratorium on all development activity requiring sanitary sewer service, in order to negotiate a new contract for sewer capacity with YCUA. In February of 2004, a new contract for sanitary sewer service was executed with YCUA, bringing the Township's allotted sewer capacity to 800,000 gallons per day (gpd), up from the 430,000 gpd of the previous contract. However, depending upon the rate of development activity the Township faces in the near future, it may be necessary to pursue additional capacity from YCUA, if possible, to implement the Township's desired development pattern.

Water Service

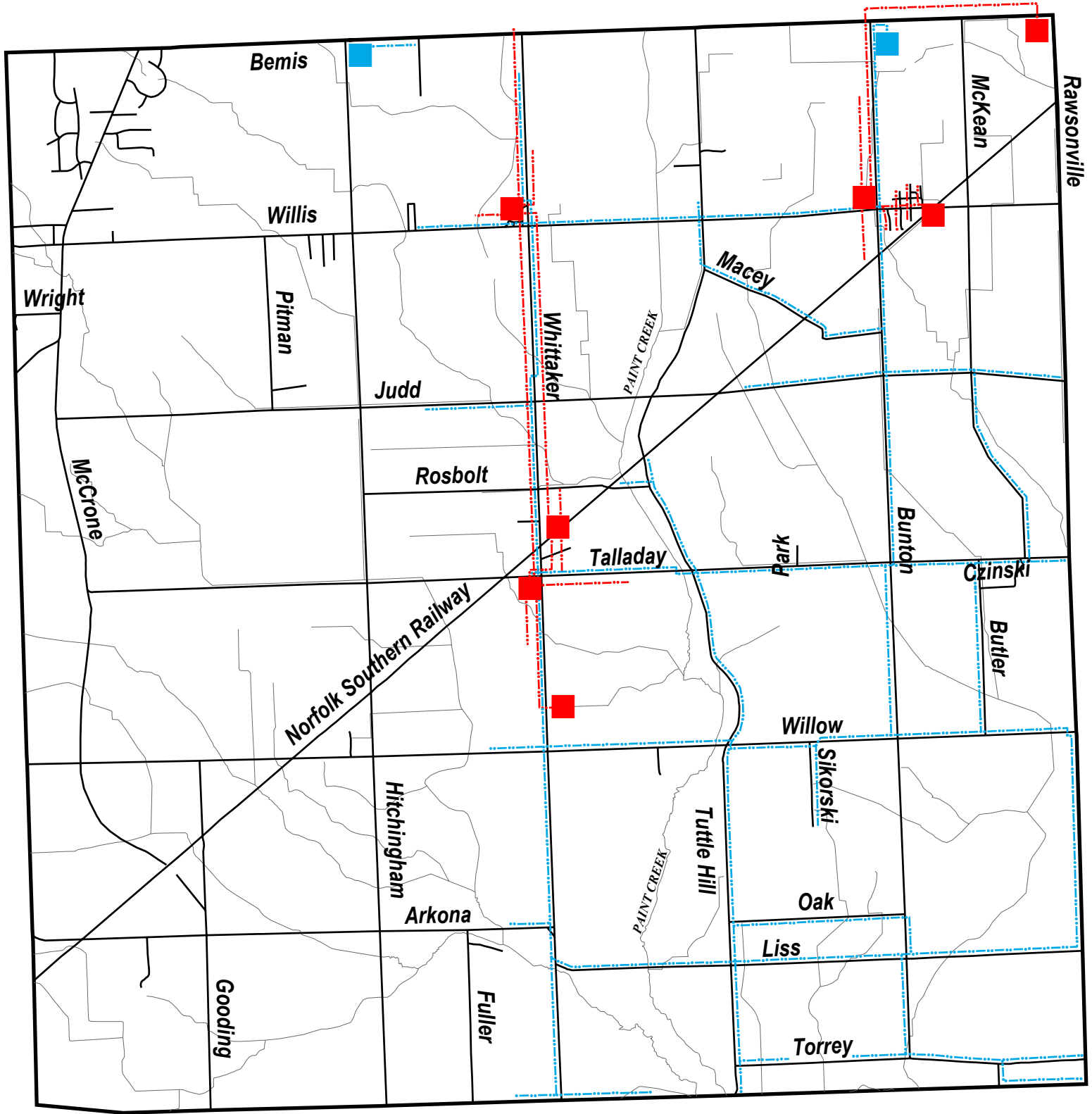
The existing water distribution system is comprised of 8-inch, 12-inch and 16-inch water mains in a distribution grid that covers almost the entire eastern half of the Township. The system is currently supplied water from the Ypsilanti Community Utility Authority (YCUA) through a single connection at the intersection of Bunton and Bemis Roads. The system does not have any ground or elevated storage tanks. Therefore, all demands including fire are supplied water through the single connection. However, a new 24-inch connection to the YCUA water system (and meter pit) was brought into Augusta from Ypsilanti Township in 2002, near the intersection of Bemis and Hitchingham Roads. This connection is meant to expand the water service system in the Township, and, when extended along Bemis Road to Whittaker, will create a loop in the Township's water system that will benefit water pressure and provide redundancy in the case of emergency. Extension of a water line to the south has been considered to serve the Augusta Park PUD in the southwest corner of the Township. Also, further extension of the water system to relieve residents with poor well water is contemplated in the future.

Schools

Augusta Township is serviced by two school districts – the Lincoln Consolidated School District and the Milan School District. The Lincoln Consolidated School District serves the majority of the Township, with the Milan School District servicing the southeastern portion. The Lincoln Schools campus is located within Augusta Township in Section 4 – one of the Township's principal land uses. The campus includes a high school, a newly-constructed middle school, and four



(4) elementary schools. There are currently no private or charter schools in Augusta Township.



Legend

- Water Meter Pit
- Pump Station
- Existing Water Main
- Existing Sanitary Sewer

MAP 5 COMMUNITY UTILITIES

Augusta Township
Washtenaw County, Michigan



0 2,100 Feet

Parks and Recreation

Township Parks

Augusta Township does not currently own or operate any parks or recreational programs. Parkland has been set aside in a number of recent developments that have been approved by the Township, however. As the Township continues to grow, residents will demand the provision of recreational facilities beyond that which can easily be provided via individual neighborhood parks, such as trails, ball fields, and community centers. This will necessitate the acquisition and development of community-wide park property.

County Parks

The Washtenaw County Department of Parks and Recreation operates a number of park facilities across the County. While none of these are located within the Township boundaries, the Rolling Hills County Park is located immediately to the north in Ypsilanti Township. Rolling Hills provides summer and winter recreational opportunities, with nature trails (cross-country ski trails in winter), a sledding hill, a 9-hole disc golf course, pavilion rentals, a fishing pond, children's play areas, volleyball courts, pick-up game areas and a seasonal water park.

State Parks

There are no state parks within Augusta Township. The nearest state parks are as follows: Pinckney Recreation Area (northwest Washtenaw County), Maybury State Park (northwest Wayne County), and Sterling State Park (eastern Monroe County, on Lake Erie).

School Facilities

The Lincoln Consolidated Schools' Community Education Department provides recreation opportunities for area children and seniors through their Youth Summer Program and the Lincoln Senior Center. The Summer Program offers arts and crafts, athletics and other instruction, as well as field trips. The Senior Center is open year round to anyone 55 years and older. The Center features discounted meals for seniors, as well as health services, workshops, informative classes, fitness classes, ceramics, trips and more.

CIRCULATION AND TRAFFIC

Road Network

I-94, a major interstate highway connecting the region with Chicago to the west and Canada to the east, passes Augusta Township approximately four miles to the north in Ypsilanti Township. US-12 (a limited access highway), also passes to the north where it merges with I-94. The primary north-south route in the area is US-23, which connects the Cities of Flint and Toledo and lies roughly one mile to the west in York Township. Access to I-94 from Augusta Township is gained via Rawsonville Road to the north, or by heading north along US-23 from the Willis Road interchange.

Augusta Township's road network is based upon a loose grid of mile and half-mile roads, with the exception of certain irregular roads such as Stony Creek, McCrone, Tuttle Hill, and Macey. Roads in the Township are a mixture of gravel and bituminous-paved. The Washtenaw County Road



Commission classifies the County's roads as either "County Local" or "County Primary." County Primary roads in the Township include the following: Willis, Willow, Milan-Oakville, Stony Creek, McCrone (north of Willow), Whittaker and Rawsonville Roads.

Traffic Counts

The Washtenaw County Road Commission conducts periodic traffic studies, in order to monitor and evaluate traffic volumes throughout the County. Those counts taken in Augusta Township have been compiled and provided in Table 12, below.

TABLE 12
TRAFFIC COUNTS

Road	Location	Date	Two-Way, 24-Hour Count
Arkona Rd.	W. of RR Tracks	1998	163
Bunton Rd.	N. of Willis Rd.	1996	2,336
Bunton Rd.	S. of Willis Rd.	1996	1,744
Hitchingham Rd.	N. of Arkona Rd. (bridge)	2000	125
Judd Rd.	W. of RR Tracks	1996	185
Judd Rd.	E. of RR Tracks	1996	203
McCrone Rd.	S. of Stony Creek Rd.	2001	426
McKean Rd.	S. of RR Tracks	1996	239
Rawsonville Rd.	S. of Bemis Rd.	2002	13,532
Rawsonville Rd.	S. of Judd Rd.	2000	7,133
Rawsonville Rd.	S. of Torrey Rd.	2002	1,933
Rawsonville Rd.	N. of Willis Rd.	2001	9,082
Rawsonville Rd.	S. of Willis Rd.	2001	7,434
Rawsonville Rd.	N. of Willow Rd.	2001	3,393
Rawsonville Rd.	S. of Willow Rd.	2001	2,476
Stony Creek Rd.	S. of Bemis Rd.	2002	3,856
Stony Creek Rd.	N. of McCrone Rd.	2001	3,163
Stony Creek Rd.	W. of McCrone Rd.	2001	2,826
Stony Creek Rd.	N. of Willis Rd.	2001	4,322
Stony Creek Rd.	S. of Willis Rd.	2000	3,637
Talladay Rd.	E. of RR Tracks	1996	284
Talladay Rd.	W. of RR Tracks	1996	275
Talladay Rd.	W. of Tuttle Hill Rd.	2001	357
Tuttle Hill Rd.	N. of RR Tracks	1996	250
Tuttle Hill Rd.	S. of RR Tracks	1996	243
Whittaker Rd.	N. of Judd Rd. (bridge)	2000	3,041
Whittaker Rd.	N. of Oakville-Milan Rd.	2001	1,199
Whittaker Rd.	N. of Talladay Rd.	1998	3,735
Whittaker Rd.	S. of Talladay Rd.	2000	1,693
Whittaker Rd.	N. of Willis Rd.	2002	4,049
Whittaker Rd.	S. of Willis Rd.	2002	3,519
Willis Rd.	W. of Bunton Rd.	1996	4,944
Willis Rd.	E. of Bunton Rd.	1996	5,432
Willis Rd.	W. of Rawsonville Rd.	2001	5,956
Willis Rd.	W. of Stony Creek Rd.	2001	6,572
Willis Rd.	E. of Stony Creek Rd.	2001	6,093
Willis Rd.	W. of Whittaker Rd.	2002	5,971
Willis Rd.	E. of Whittaker Rd.	2002	5,320
Willow Rd.	W. of Rawsonville Rd.	2001	2,091
Willow Rd.	W. of Whittaker Rd.	2001	2,407
Willow Rd.	E. of Whittaker Rd.	2001	2,618

Source: Washtenaw County Road Commission

Although some of the traffic counts provided above are somewhat out of date in light of recent development and traffic volumes, they offer a general picture of where traffic flows are the greatest in Augusta Township. In general, the greatest traffic volumes within Augusta Township are found along Stony Creek Road, Willis Road, Whittaker Road at Willis, and the northern extent of Rawsonville Road.

EXISTING LAND USE

An understanding of existing land use patterns is essential to formulate a reasonable plan for the future. The acreages of existing land uses in Augusta Township are provided in Table 13, below. The information provided was developed based upon an update of the Washtenaw County Planning Department existing land use data from the 1990's. The updates were made to reflect the development of Lincoln Pines, Augusta Woods, and Whittaker Oaks, as well as the expansion of the Lincoln Consolidated Schools Campus. It is important to note that the existing land uses shown on Map 6 only reflect those land uses that are on the ground, and do not include approved but undeveloped projects, of which Augusta Township currently has many.

Agriculture remains the predominant land use in Augusta Township, encompassing over 12,000 acres, or over 50%, of the Township's entire land area. Other open or vacant land covers over 7,000 acres, or over 30%, of the Township. The fact that these two categories comprise over 80% of the Township speaks to the rural and largely undeveloped nature of the community, even as land development has occurred in recent



years. Although this is the first existing land use survey in many years containing a new subdivision or other residential development (as opposed to homesteads on individual land divisions), inspection of Map 6 reveals that large-lot residences in the outlying, rural areas of the Township continue to be the primary cause of agricultural and vacant land conversion.

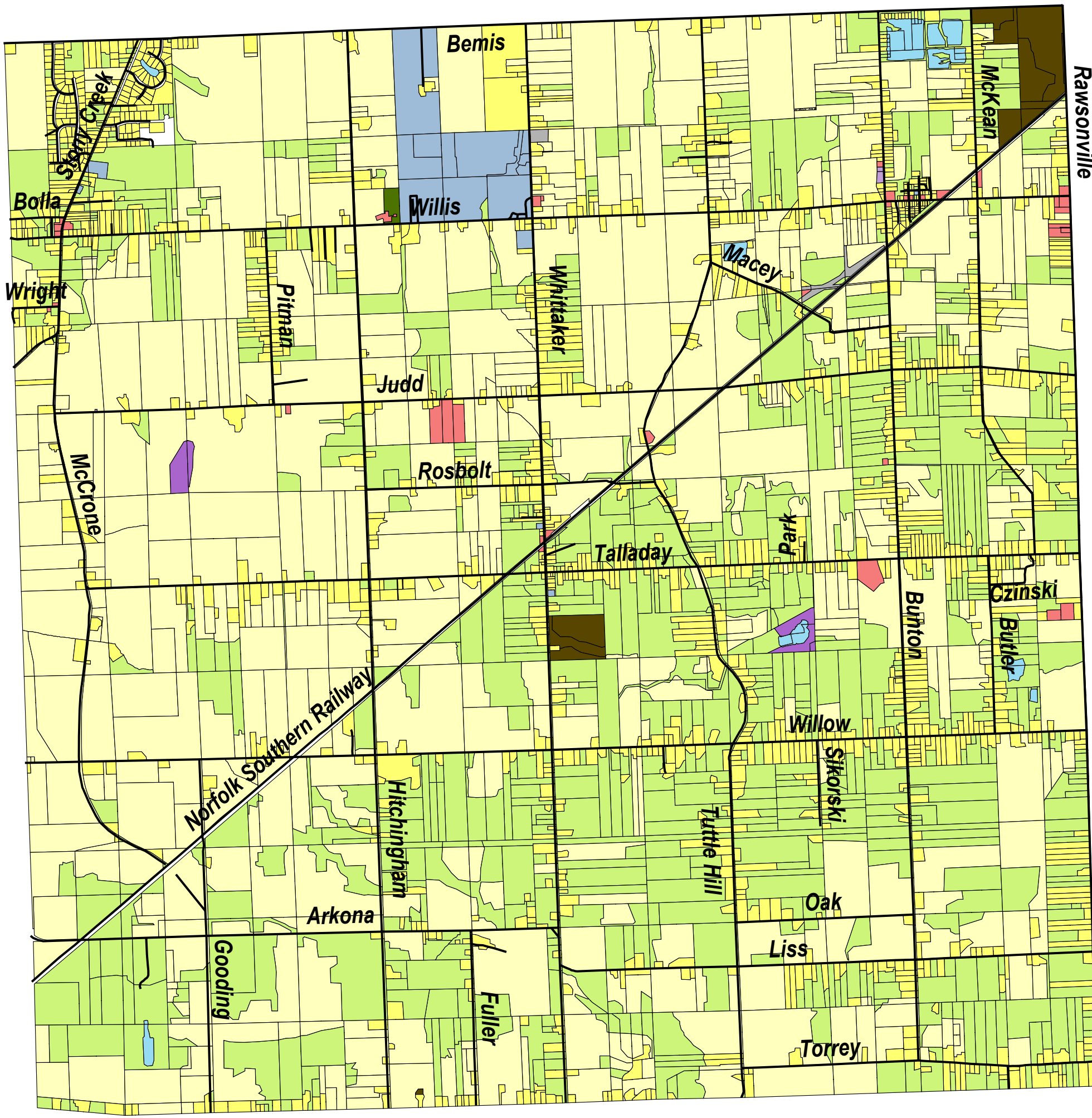
Commercial and industrial land uses continue to make up a relatively small portion of the Township land area, with the majority of commercial establishments located along Willis Road. The Lincoln Consolidated Schools campus makes for a particularly large institutional land use. The presence of significant vacant land surrounding the campus is expected to attract interest from land developers who recognize the value the schools offer.



TABLE 13
EXISTING LAND USE, 2003

Land Use	Acres	%
Single Family Residential	3307.0	14.0%
Manufactured Housing Community	189.1	0.8%
Commercial	88.8	0.4%
Industrial	2.7	0.01%
Extractive	38.2	0.2%
Institutional	347.9	1.5%
Utilities	18.3	0.08%
Recreation	10.0	0.04%
Rights-of-Way	139.5	0.6%
Total Developed Land	4141.5	17.6%
Agricultural	12,184.3	51.7%
Vacant/Open Space	7,138.8	30.3%
Water	93.0	0.4%
Total	23,557.6	100%

Source: Washtenaw County Planning Department, 2002
Updated by Carlisle/Wortman Associates, Inc., 2003



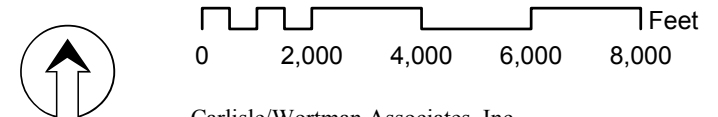
AUGUSTA CHARTER TOWNSHIP

Legend

- Agriculture
- Single Family Residential
- Manufactured Housing Community
- Commercial
- Institutional
- Industrial
- Extractive
- Utilities
- Vacant / Open Space
- Recreational
- Open Water

MAP 6 Existing Land Use

Augusta Township
Washtenaw County, Michigan



Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
February 16, 2004

Data Source : Washtenaw County Planning Department,
Updated by Carlisle/Wortman Associates

GOALS AND OBJECTIVES

Goals and objectives formulated by Augusta Charter Township establish the framework for public and private decision-making. While goals and objectives tend to be general in nature, strategies set forth a particular approach or position to be taken when resolving a planning issue. Strategies are specific actions aimed at achieving particular goals and objectives. Clearly defined statements of strategy can go far to minimize arbitrary decisions and substantiate intelligent, objective decisions. The following goals, objectives, and strategy statements provide the basis for wise and consistent public decisions for future development proposals in Augusta Charter Township.

These goals and objectives were derived from community input through a review of the existing conditions of the Township, future trends, and the results of the visioning workshop held in November of 2002 (see Appendix A).

GOALS

The following statements reflect the primary goals of Augusta Charter Township. These are followed by more detailed objectives and strategies on the subsequent pages.

- Preserve the rural character of Augusta Charter Township through the management of growth and preservation of natural resources and active farming.
- Protect the integrity of existing and future residential areas, and develop future residential areas of a character and density consistent with the Township's goal to preserve its generally rural character.
- Promote the limited development of commercial uses in appropriate locations of the Township to serve the everyday needs of Township residents.
- Promote the limited development of light industrial uses in appropriate areas of the Township that generate little or no environmental impact.
- Protect the environment and the Township's natural resources.
- Provide the highest quality public facilities and services possible at an affordable rate for the residents of Augusta Charter Township.
- Provide adequate infrastructure to safely, effectively and efficiently service the residents of Augusta Charter Township, in a manner consistent with the Township's growth management objectives.
- Develop and maintain a safe and efficient transportation system throughout the Township, for vehicular as well as pedestrian and non-motorized circulation.

PRESERVATION OF RURAL CHARACTER

Goal: Preserve the rural character of Augusta Charter Township through the management of growth and preservation of natural resources and active farming.

OBJECTIVE I

Focus future growth and development around the Lincoln Consolidated Schools campus and the Village of Willis, to create distinct “places” and maintain the rural/agricultural character of the remainder of the Township.

STRATEGIES

1. Plan for the highest densities of future development around the Lincoln Schools campus and the Village of Willis, in accordance with the urban service districts shown on the Future Land Use Map.
2. Limit the future extension of sanitary sewer lines to the northernmost mile and a half of the Township.
3. Establish sewer districts outside of which sanitary sewer service is not to be provided.
4. Maintain well-defined boundaries between development “nodes” by preserving buffers of open space, natural features and/or very low density development between them.

OBJECTIVE II

Protect and encourage active farming in Augusta Charter Township.

STRATEGIES

1. Identify the Township’s prime farmland and agricultural soils.
2. Through planning and zoning, discourage the encroachment of non-agricultural uses into the agricultural areas of the Township.

3. Continue to regulate the division of land and development of private roads in the Township.

4. Develop an agricultural zoning district and seek voluntary rezoning of property to that new zoning district.



5. Limit development along roads adjacent to active farming operations to minimize traffic conflicts with farming equipment.

6. Promote the enrollment of property in P.A. 116 farmland agreements.

7. Seek to purchase the development rights of the Township's highest quality farmland.

8. Identify the limits of an "agricultural security zone" in the Township, within which properties would be targeted for preservation through agricultural zoning, PDR, P.A. 116 enrollment, etc.

OBJECTIVE III

Maintain and enhance the integrity of the Township's natural resource base (see section on Environmental Protection).

RESIDENTIAL LAND USE

Goal: Protect the integrity of existing and future residential areas, and develop future residential areas in such location, character and density as to be consistent with the Township's goal to preserve its generally rural character.

OBJECTIVE I

Protect and enhance the integrity of the Township's current and future residential areas.

STRATEGIES

1. Residential areas should be separated from high density commercial and industrial areas by functional elements such as open space, parkland, landscaped streets, or similar separation. This strategy is not meant to preclude thoughtfully conceived and executed mixed-use projects wherein residential and commercial elements are combined, however.
2. Provide sidewalks, bike paths/safety paths, street trees, parks and other amenities in residential areas, as appropriate.
3. Enforce Building and Property Maintenance Codes to maintain housing stock.

OBJECTIVE II

Seek the development of housing types that are of high quality in terms of design and construction, and are appropriate in terms of the Township's rural preservation and growth management objectives.

STRATEGIES

1. Develop additional residential areas to provide a mix of housing types that addresses the housing needs of all Township residents, with respect to size, expense, and location.

-
2. Encourage the preferential location of housing within and in proximity to the Villages of Willis and Whittaker.
 3. Emphasize design considerations such as pedestrian circulation, public open spaces, quality design and architectural diversity, front porches, side-entry garages, etc., in new housing development.
 4. Develop a manual of design guidelines for the vicinity surrounding the Lincoln Schools campus, whereby elements such as streetscape, landscaping, lighting, signage and architecture can be coordinated, so that a high-quality, cohesive community can be created in this area of the Township.
 5. Encourage coordination of adjacent residential development, in terms of road and pedestrian connections, regional detention, coordinated open space, etc.
 6. Develop new housing only where it can be adequately served by parks and open space, streets, emergency services, storm drainage and utilities.
 7. In general, the development of multiple-family residential units should be limited to the Villages of Willis and Whittaker. Select locations in the vicinity of Lincoln Schools may also be appropriate, provided that the overall densities intended for that area are achieved.
 8. Limit the development of additional manufactured housing communities.



OBJECTIVE II

Promote the development of accessible, affordable housing opportunities for Augusta's senior citizens at appropriate locations in the Township.

STRATEGIES

1. Senior housing should be pedestrian-oriented, in close proximity to existing or planned commercial areas and/or Township facilities.

-
2. To the greatest extent possible, senior housing should be integrated with other residential areas of the Township.
 3. Offer incentives for the development of senior housing in the Township, such as density bonuses in PUD developments where units for seniors are proposed.
 4. Explore avenues to subsidize senior housing in the Township, to increase its affordability.

COMMERCIAL LAND USE

Goal: Promote the limited development of commercial uses in appropriate locations of the Township, to serve the everyday needs of Township residents.

OBJECTIVE I

Promote well-planned commercial development that integrates well with existing and future residential and other uses in the Township.

STRATEGIES

1. Future commercial development should be limited to the Villages of Willis and Whittaker and the intersections of the Township's major roadways (Willis, Whittaker, Stony Creek, Rawsonville).
2. Creative design of future commercial areas should be sought. Commercial strip development that detracts from the character of the Township should be avoided.
3. Commercial development should include pedestrian circulation facilities, landscaping, appropriate setbacks along major streets, well designed signage, adequate parking, and other amenities to create an aesthetically attractive shopping environment.
4. Develop landscaping standards for required screening and buffering of conflicting land uses, and landscaping of parking lot areas.
5. Access management techniques should be employed in commercial developments to minimize impacts on adjacent roadways.



OBJECTIVE II

Limit commercial development to that of a local/neighborhood scale and intensity.

STRATEGIES

1. Limit commercial development in the Township to local retail, convenience, personal and professional services.
2. “Big Box” retailers and regional shopping centers should be discouraged in the Township.

OBJECTIVE III

Promote the commercial redevelopment of the Village of Willis to support Augusta’s “small town” atmosphere and to provide specialized retail and personal services.

STRATEGIES

1. Develop a mixed-use zoning district for the Village of Willis to address the current and intended mix of uses found there, and to alleviate some of the current zoning nonconformities that are currently present.
2. Improve Willis’ image through streetscape improvements, landscaping, and signage controls, as well as enforcement of the Township’s Building Code and Blight Ordinance.
3. Coordinate with the Washtenaw County Road Commission to apply for federal Transportation Enhancement Grant funding for streetscape improvements to enhance the aesthetics of the Village of Willis.
4. Encourage residential development in close proximity to the Village of Willis (within a quarter to a half of a mile) to increase foot traffic in the Village.



INDUSTRIAL LAND USE

Goal: Promote the limited development of light industrial uses in the Township that generate little or no environmental impact.

OBJECTIVE I

Encourage the development of future industrial uses on the EQ property.

STRATEGIES

1. Continue to plan for industrial development on a portion of the EQ property.
2. Continue efforts to work with eligible businesses and industries to take advantage of available tax abatement programs.
3. Prohibit the encroachment of non-industrial uses into established or planned industrial areas, except as anticipated on the EQ property.

OBJECTIVE II

Minimize the impact of industrial land uses on the environment and non-compatible uses.

STRATEGIES

1. Tailor zoning regulations to promote clean industrial uses, and discourage large, heavy industrial uses in inappropriate locations.
2. Enforce regulations controlling industrial nuisances such as noise, odor, dust, vibration, outdoor storage, and intensive truck impacts, and revise, improve or create regulations when deemed necessary.
3. Separate industrial development from residential uses by open space and landscaped buffers and/or other transitional land uses.

ENVIRONMENTAL PROTECTION

Goal: Protect the environment and the Township's natural resources.

OBJECTIVE I

Protect the Township's surface and groundwater resources.

STRATEGIES

1. Minimize surface water pollution from lawn chemicals, road salt, and sediment contained in urban stormwater by implementing innovative stormwater best management practices (BMP's) in developments throughout the Township.
2. Investigate the development of supplementary stormwater regulations for the Township, such as impervious surface regulations and natural feature buffer requirements.
3. Enforce the Paint Creek Overlay Zoning District to maintain the health and integrity of the Paint Creek.
4. Acquire land (or development rights) with frontage along the Paint Creek and its major tributaries whenever feasible.
5. Provide adequate buffers and/or setbacks between potential polluters and resource areas.
6. Site commercial and industrial land uses that use or process hazardous materials away from environmentally sensitive lands or aquifer recharge areas.
7. Eliminate groundwater pollution from industrial contaminants and partner with the MDEQ Environmental Response Division to pursue the cleanup of all sites regulated under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994) in the Township.

-
8. Coordinate with the Washtenaw County Health Department to establish a regular ground water monitoring and testing program.
 9. Maintain zoning regulations such as secondary containment buffers, and Pollution Incident Protection Plans for commercial and industrial developments.

OBJECTIVE II

Protect the Township's valuable natural areas.

STRATEGIES

1. Maintain Recreation-Conservation zoning on critical and sensitive aquatic resource areas such as wetlands, woodlands and creeks.
2. Encourage the clustering of new residential developments on properties that contain significant natural resources, to preserve continuous open space corridors adjacent to and connecting natural resources areas.
3. Identify land areas for protection and/or acquisition, with an emphasis on connectivity between open space areas within the Township.
4. Revise the Township Zoning Ordinance's current PUD provisions to address the preservation of "non-contiguous" open space in PUD developments, per P.A. 228 or 2003.
5. Apply for public and private grants to purchase open space and critical natural areas throughout the Township.
6. Coordinate with adjacent communities in the preservation of natural resources and open space.



OBJECTIVE III

Protect the Township's air quality.

STRATEGIES

1. Protect the Township's air quality and discourage the siting of industries which have the potential of creating excessive air quality emissions.
2. Adopt regular air quality monitoring programs in conjunction with county health department and MDEQ air quality officials.

TOWNSHIP FACILITIES AND SERVICES

Goal: Provide the highest quality public facilities and services possible at an affordable rate for the residents of Augusta Charter Township.

OBJECTIVE I

Cluster Township and other civic facilities in one location to create a "town center."

STRATEGIES

1. Acquire available property for a civic center complex at a location that is in reasonable proximity to the geographic center of the Township as well as the intended center of development in the Township.



2. Retain existing Township property in the event that such a civic center is developed, to be used for other Township purposes.

OBJECTIVE II

Provide recreational facilities to meet the needs of Township residents, especially teens and seniors.

STRATEGIES

1. Continue to seek the development of parks in residential developments.
2. Develop a Parks and Recreation Plan, to be approved by the MDNR, to qualify the Township for state recreation grant funding.
3. Pursue the development of a continuous recreational greenway along the Paint Creek through the Township.

-
4. Apply for public and private grants to purchase open space and recreational land throughout the Township.

OBJECTIVE III

Provide adequate and timely information and services to Township residents.

STRATEGIES

1. Develop a Township website to facilitate the dissemination of Township information.
2. Ensure that a sufficient number of officers have been contracted for through the Washtenaw County Sheriff as the Township's population increases.
3. Ensure that Township Fire Department facilities are adequate in terms of location, number and condition, to provide sufficient fire protection to the entire Township.

INFRASTRUCTURE

Goal: Provide adequate infrastructure to safely, effectively and efficiently service the residents of Augusta Charter Township, in a manner consistent with the Township's growth management objectives.

OBJECTIVE I

Develop an effective and efficient sanitary sewer and water system to serve appropriate areas of the Township.

STRATEGIES

1. Prepare a plan for the development of the Township's sanitary sewer and water service that supports the future land use plan and is coordinated with the contractual capacity available from YCUA.
2. Establish sewer districts beyond which the extension of sanitary sewer service should be avoided.
3. Prohibit future connections to sanitary sewer forcemain.
4. To the greatest extent practical, public water should be made available to those residents whose wells no longer supply potable water.
5. Develop long-range capital improvements plans for expansion of public utilities.

OBJECTIVE II

Ensure that adequate drainage is provided throughout the Township.

STRATEGIES

1. Identify areas of the Township where flooding is a concern and identify necessary improvements.

-
2. Coordinate with the Washtenaw County Road Commission where roadside drainage improvements are needed.
 3. Encourage the development of regional stormwater management facilities (detention and/or retention basins, etc.) in areas of the Township where development is intended.
 4. Coordinate with the Washtenaw County Drain Commissioner to address those areas of the Township where there is insufficient drainage. This could involve drain rehabilitation or the establishment of new drainage districts.
 5. Ensure that stormwater management concerns are adequately addressed by the land development activities which create them.

TRANSPORTATION

Goal: Develop and maintain a safe and efficient transportation system throughout the Township, for vehicular as well as pedestrian and non-motorized circulation.

OBJECTIVE I

Maintain and expand the Township's road network for safe and efficient vehicular circulation.

STRATEGIES

1. Roadways in new developments should be designed to enhance the Township's overall road network.
2. In the interest of an efficient road system, cul-de-sacs and dead end streets should be avoided to the greatest degree possible.
3. Outlots should be provided to allow future road connections to adjacent property where development is likely to occur.
4. Regulate on-street parking to ensure adequate vehicular circulation and protect community appearance.
5. Access management techniques, wherever possible, should be employed to improve vehicular circulation.
6. Identify necessary road improvements to provide a safe and efficient road system in the Township.
7. Insure that sufficient dust control is provided on the Township's dirt roads.
8. Continue to coordinate planned road improvements with the Washtenaw County Road Commission on an annual basis.
9. Coordinate regional road improvements with adjacent communities.

-
10. Seek assistance from developers in the funding and/or construction of road and intersection improvements necessitated by the development of their property.
 11. Coordinate roadway improvements with land developers and the WCRC as future development is proposed along the Willis Road, Whittaker Road, Bunton Road and Rawsonville Road corridors, including coordinated analysis of traffic impacts.
 12. Coordinate with the Washtenaw County Road Commission to investigate the installation of traffic-calming devices along Willis Road near Lincoln schools, such as divider medians, to slow traffic and improve pedestrian safety in that area.
 13. If sufficient density develops near Lincoln Schools and the intersection of Willis and Whittaker Roads, the possibility of an AATA bus stop or other public transit alternative should be investigated for that location.



OBJECTIVE II

Provide for pedestrian and non-motorized circulation throughout the Township.

STRATEGIES

1. Develop Township-wide greenways and paths/trails for walking, hiking, biking, and horseback riding.
2. Pedestrian and non-motorized transportation paths should be provided throughout developments to link homes, schools, recreation areas, shopping areas and other facilities.
3. Provide sidewalks on both sides of the street in all new developments.
4. Promote a pedestrian-friendly and barrier-free environment through the use of crosswalks and ramps.

-
5. Promote a pedestrian-friendly and barrier-free environment, through the construction of a combination of sidewalks, bike paths and crosswalks to facilitate access to and from the school campus.

LAND USE PLAN

The Future Land Use Plan presented on the following pages illustrates the proposed physical arrangement of land uses within the Augusta Charter Township. The Future Land Use Plan offers a narrative and graphic illustration of the community goals and objectives articulated in the previous chapter. It is based largely upon the existing land use, current zoning, and input from Township officials and the public.

The plan is prepared to serve as a policy for the Township regarding land use issues and decisions, investments in public improvements and future zoning decisions. The plan is intended to be a working document which will provide for the orderly development of the Township, assist the community in its effort to maintain and enhance a pleasant living environment, while fostering development and redevelopment where needed.

The Future Land Use Plan is based in large part upon comments and opinions gathered during the planning process, including input from citizens and public officials received at a visioning session held for that purpose. In addition to this input, the Future Land Use Plan is also based upon a number of other elements, including:



In some instances, these factors can play against one another. It is important to stress that the Future Land Use Plan is the product of the careful balancing of these factors, guided by citizen input and the best interests of the Township as a whole.

Key Concepts

The Township's Future Land Use Plan is, in fact, the integration of several key concepts that embody the community's vision for the future. The various concepts contained in this plan include:

- ◆ Village Center
- ◆ Urban Services Districts
- ◆ Agricultural Preservation
- ◆ Paint Creek and Natural Features Protection
- ◆ Senior Housing
- ◆ Coordinated Infrastructure Improvements

Each of the land use concepts listed above are discussed in greater detail in the following sections.

Village Center

This plan envisions the creation of a third Village Center in the vicinity of the Lincoln Schools campus and the Willis/Whittaker intersection. The "Lincoln" Village Center is anticipated to accommodate the majority of residential and other development over the life of this Plan. Based on preferences expressed by the public and Township officials, this area is also intended to be the future location of the Township Hall, a fire station, and possibly other municipal/civic uses. It is hoped that these facilities, in proximity to the existing Lincoln Schools campus and a concentration of future commercial and residential uses, will create a distinct and genuine "center of town."



Design Guidelines

Careful attention to layout, architectural detail, landscaping and signage in this vicinity will be necessary to create a unique, meaningful settlement that reflects positively on the community for years to come. Traditional architectural styles and traditional relationships between buildings, roadways and open spaces should be sought throughout this area. The quality of building materials used is also of the utmost importance. To this end, a set of design guidelines must be prepared to serve as a template, upon which all future development activity in this area is based.

Urban Services Districts

The availability of public utilities, namely sewer and water, is a guiding force behind the distribution of land uses and residential densities depicted on the Future Land Use Plan. As was discussed previously in this document, the Ypsilanti Community Utility Authority (YCUA) has provided Augusta Township a limited amount of additional sanitary sewer capacity as part of the Township's updated contract, completed February of 2004. To allow for the orderly, coordinated development of the Township, the Future Land Use Plan makes use of what have been termed "Urban Services Districts." These districts are the primary method of managing growth envisioned in this Plan, and are intended to represent areas of the Township within which the sanitary sewer system is meant to be extended. Therefore the proposed urban service districts intentionally correspond with the higher-density areas proposed in the Future Land Use Plan.

It is anticipated that development pressures will eventually come into conflict with the Urban Services Districts, in cases where properties located outside the districts desire connection to the Township's sanitary sewer system. Because of this, guidelines must be established to govern considerations of whether to expand a district to include a particular piece of property.

Urban Services District Policies

Development activity proposed within Augusta Charter Township shall adhere to the following policies related to the Urban Services Districts, particularly in regards to sanitary sewer service:

- ◆ Sanitary sewer service shall generally be limited to areas located within the Urban Services Districts, unless the extension of a district would address public health or safety concerns. Such exceptions could include: the need to support an area where septic systems are failing; the need to respond to changes in land use and/or traffic patterns that rationally support the extension of a particular district; the receipt of community benefits made possible by the extension of a particular district that amply counterbalance the utility and growth management impacts caused by such extension.
- ◆ Sanitary sewer service shall not be extended to areas outside of the current Urban Services District until such time as additional capacity (beyond the 800,000 gpd of the current YCUA contract) is made available to the Township from YCUA.
- ◆ In the interest of maintaining orderly, coordinated development, greater consideration will be given to expanding the Urban Services Districts to include

property that is immediately adjacent to an existing district, rather than creating new, isolated district areas.

Lack of adherence to these policies will reduce the volume of sanitary sewage capacity available for areas within the Urban Services Districts, and therefore undermine the orderly manner in which Augusta Charter Township desires to develop over the life of this Plan.

Agricultural Preservation

Given the superior agricultural soils, the farming heritage of Augusta Township, and the present and future agricultural production needs of nearby urban areas, Augusta Township seeks preservation and long-term viability of its farmland. The continuance of agricultural activity is seen as another critical component to the Township's overall land use strategy. Certain areas of the Township, characterized by the predominance of large parcels, prime farmland soils, and the presence of active farming, are desired to continue their agricultural use into the future. Many



factors, such as market forces related to particular farm products, have an effect on the long-term viability of agriculture in certain areas and are generally beyond the control of local government. However, there are a number of approaches that can be taken by the Township to facilitate the preservation of agriculture.

Why Farmland Should be Preserved

Augusta Charter Township is a desirable place to live, work and visit in large part because of the availability of farmland and the relief that agricultural fields bring. Scenic views, agriculture, open spaces and wildlife habitat are all considered invaluable natural and aesthetic resources and should be protected.

The climate, variety of soils and terrain make the Township well suited to the production of a great number of row crops, specialty crops and livestock, including many foods available for direct human consumption. These resources include several thousand acres of land currently in agricultural production, and other woodland, wetland and open lands adjacent to these farmlands. Such lands provide unique,

aesthetic and economic benefits to the citizens of the Township and are an important part of the Township's natural and agricultural heritage.

Augusta Charter Township is experiencing substantial residential development, however, because of its location to the highly urbanized areas of southeast Michigan, its attractive landscapes and its excellent public schools. The same characteristics which have made this area so desirable for agricultural production and recreation also make it attractive for residential sites.

The agricultural industry in Augusta Charter Township provides the opportunity to harvest locally grown foods 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 which do not require those special characteristics, a critical community resource is permanently lost to the citizens of Augusta Charter Township.

It is the policy of the State of Michigan and Augusta Charter Township to protect, preserve and enhance agricultural lands as evidenced by the Township Master Plan, the Michigan Zoning Enabling Act, and other state and local statutes and policies. Ordinances regulating land use by zoning and subdivision control enacted by the Township also serve these purposes. These measures by themselves, however, have not been effective in providing long-term protection of farmland under the pressure of increasing residential development.

Agriculture in Augusta Charter Township produces a notable array of products, from corn and soybeans to vegetables and fruit to cattle. The Township's agricultural acreage contributes tens of thousands of dollars to the local economy in direct sales of agricultural products at the farm gate.

Generally, farmlands which are close to urban centers have a greater market value for future residential development than their market value for farming or open space. Prime agricultural land often has the same features (such as perkable soils) that are components of desirable residential areas. This fact encourages the speculative purchase of these lands at high prices for future residential development, regardless of the current zoning of such lands. Farmland which has a market value greater than its agricultural value does not attract sustained agricultural investment and eventually this land is sold by farmers and removed from agricultural uses.

At the Township's Community Visioning Workshop, held on November 9, 2002, Agricultural/Rural Preservation was identified as a major finding among the participants (see Appendix).

Strategies to Preserve Farmland

The Augusta Charter Township protects agricultural land by agricultural zoning, a purchase of development rights ordinance, promoting the enrollment of property in P.A. 116 enrollments and by a broad consensus by residents that the rural character of their township be preserved through management of growth and preservation of natural resources and active farming. The township has a close working relationship with the Washtenaw County PDR program, through the Department of Planning and Environment, and coordinates with other farmland preservation efforts throughout Southeastern Michigan.

Purchase of Development Rights (PDR)

Purchasing development rights is an avenue for preventing the development of a piece of property while allowing some compensation for the landowner in lieu of selling the property for development. When the development rights to a piece of property are purchased, the landowner maintains possession of the property, but is prohibited from developing it. In return, the landowner is generally compensated for the difference between the agricultural value of the land and the regular market value. There is limited funding at the state level for the purchase of development rights on agricultural property. The Township should partner with the Farm Bureau to educate farmers and large landholders on the purchase of development rights, and to solicit candidates for such an undertaking.

The Augusta Township Purchase of Development Rights Ordinance No. 05-01 (adopted 2/8/05) provides: a five member Farmland Preservation Board appointed by the Board of Trustees, a method to determine the value of the development rights; an application procedure and a scoring system. Monitoring is undertaken by the Farmland Preservation Board with enforcement by the Board of Trustees.

Agricultural Zoning

Although the Township currently has an "Agriculture Residential" zoning district in which agricultural activities are a principally permitted use, the district's one (1) acre minimum lot size is insufficient to stem the encroachment of subdivision activity that threatens to push out farming activities. In response to this, the "Agriculture" land use designation included on the Future Land Use Map is meant to be implemented via a new zoning district with a 2.5 acre minimum lot size, within which agriculture is the primary land use permitted. By providing for an increased minimum lot size,

residential development within primary agricultural areas will be discouraged, and those developments that do occur will be of lower densities and thus pose less impact to the farming of these principally agricultural areas.

P.A. 116 Enrollment

As discussed previously in this Plan, many agricultural properties in the Township are currently enrolled in the tax incentive program created under P.A. 116 (the Farmland and Open Space Preservation Act) of 1974. However, because the enrollment of many of these properties will expire in 2004 and 2005, it will be imperative for the Township to partner with the Farm Bureau and solicit renewal of such properties in this program, along with first-time enrollees.

Protection of the Paint Creek and Other Natural Features

Another central element of the Township's future land use strategy is the protection of the Paint Creek and its tributaries, as well as the Township's other natural features, such as wetland areas and woodlands, particularly remnant lakeplain forest, which are rare to most parts of southeastern Michigan.

Paint Creek Greenway

Central to the Township's plan to protect the Paint Creek is the development of a continuous greenway corridor along one or both of its banks. Development activity along the creek will be encouraged to donate land adjacent to it (most of which is located in 100-year floodplain areas), and acquisition of additional portions of this greenway will be sought via grant funding and through coordination with area land conservancies (such as the Washtenaw Land Trust). It is envisioned that the resulting greenway would provide public access (via continuous non-motorized trails) and opportunities for education and naturalist interpretation, recognizing that public education and outreach will be central to the Township's long-term success in protecting the Paint Creek.

Innovative Stormwater Management

In an effort to forestall the negative impacts that often accompany development activity, such as increased and more rapid runoff, sedimentation and thermal pollution, the Township will partner with the Washtenaw County Drain Commissioner (WCDC) to seek the most innovative, highest quality stormwater management improvements in new developments in the Township. This approach could also involve the Township adopting supplemental regulations to those of the WCDC, such as impervious surface regulations or alternative runoff discharge standards.

Land Acquisition, PDR and PUD Open Space

Truly the most effective way of protecting natural features is by purchasing them. While outright purchase is the most familiar approach to land acquisition, the purchase of development rights and/or conservation easements can also ensure the long-term preservation of valuable natural areas. Programs for such acquisition are available through the Washtenaw County Natural Areas Program, which uses a county millage to purchase priority natural areas, as well as the Michigan Department of Natural Resources and local land conservancies such as the Washtenaw Land Trust.

Planned Unit Developments offer an exceptional opportunity for the Township to seek the acquisition of land or development rights, or the placement of conservation easements as a demonstration of the project's benefit to the community. This is especially true given recent amendments to the Township Zoning Act (via P.A. 228 of 2003) which allow open space required as part of a PUD to be satisfied off-site. This offers the Township another vehicle by which to preserve designated areas, although it will require amendment of the PUD regulations contained within the Zoning Ordinance to take best advantage of these new provisions. In the event that amendments are made to the PUD regulations, such off-site open space acquisition should be targeted to those areas identified as Park/Open Space/Conservation on the Future Land Use Map, and other rare or endangered habitats not included on that map, such as remnants of the indigenous lake plain forest found throughout the Township.



Natural Features Setback

In addition to the Paint Creek Overlay Zone currently in the Zoning Ordinance, a generalized setback from all wetland/water features in the Township (wetlands, streams/drains, etc.) is envisioned to offer added protection of these critical landscape features. By requiring such as setback, the Township will seek to minimize the threat posed by encroaching development by maintaining a buffer area to ensure stream bank stability, sediment filtration, and protection of wildlife habitat.

Senior Housing

One of the key concerns raised in the course of the visioning session held by the Planning Commission while preparing this Master Plan was the need for senior housing

within the Township. Many of Augusta's aging residents, not wishing to leave the community in order to find housing that suited their needs, indicated that they would be interested in such housing somewhere in the Township. Housing that is responsive to the needs of the senior population generally has the following characteristics:

- ◆ Ranch-style homes, with few or no stairways that may limit mobility;
- ◆ Smaller, one- to two-bedroom units that are of a size and expense suitable to empty-nesters and those on fixed incomes;
- ◆ Condominium form of ownership, in which yard maintenance, snow removal, etc., is contracted out and managed by an association on behalf of the residents;
- ◆ Significant pedestrian focus, with ample pedestrian amenities such as benches and picnic tables, to meet the health and recreation needs of seniors;
- ◆ Close proximity and pedestrian connection to existing or planned commercial areas and Township facilities, where possible, to minimize the need for vehicular circulation. Major pathways should generally be wide enough to permit shared use between pedestrians and other users (cyclists, etc.).
- ◆ Location on local roads having relatively low traffic volumes, allowing safe circulation in and out of such a housing development for those seniors that continue to drive.

While there is no specific land use category or area of the Township in which senior housing is contemplated, it is envisioned that such uses would be incorporated as a component of single-family residential developments in appropriate places throughout the community. In this fashion, locations identified for senior housing development can be, to some extent, market-driven. Clearly, the densities and other design considerations appropriate for a senior housing development would not fit in a traditional subdivision of one-acre or even ¼ -acre lots. Therefore, it is envisioned that the Township's PUD Ordinance would be modified to allow attached single-family residential condominiums, at somewhat higher densities than would ordinarily be allowed for detached single-family development, as an incentive for them to be incorporated into future community development activities.

Coordinated Infrastructure Improvements

Without the careful coordination of needed infrastructure improvements, many millions of private and public dollars could be spent without actually meeting the needs of the community. Necessary improvements, as well as discussion of how they are envisioned to be coordinated, are found below.

Transportation

Road improvements such those listed below are typically the responsibility of the Washtenaw County Road Commission. However, budgetary constraints often hinder the Road Commission's ability to install needed road improvements on pace with development activity. Thus, it is recognized that a coordinated, proactive approach to seeking road improvements is necessary. Thus, whenever development is proposed in proximity to one or more of the various road improvements listed below, the Township will seek to partner with the developer and the Washtenaw County Road Commission, seeking to match developer resources with WCRC funding so that road improvements are made in the most efficient, logical fashion possible. Coordination of future road improvements with adjacent communities should also be pursued wherever possible.

When multiple developments in a particular location of the Township are proposed at one time, traffic impacts should be considered jointly, so that the global impacts of all development activity can be determined. This will also allow coordinated solutions to traffic and circulation problems to be identified, again in an effort to maximize the efficiency of road improvement activity. Below, a number of road improvement needs throughout the Township are discussed, which are illustrated on the Map 7, Transportation Improvement Plan.

Road Paving

In order to provide an alternate paved route from the Whittaker/Bemis intersection to the west side of the Township (one that avoids the Willis/Whittaker intersection), Bemis Road from Hitchingham to Whittaker will need to be paved, as well as Hitchingham Road from Bemis to Willis. In the event that significant developments are proposed along these corridors, road paving will be very important, as the existing paved roads are unlikely to support the added traffic of a large residential development.

Access Management Improvements

The presence of the Lincoln Schools campus in the Township, while a significant benefit to the community, presents a variety of traffic and circulations challenges. One of the most notable challenges is the impact the schools have on circulation along Willis Road and through the Willis/Whittaker intersection. The schools' multiple entrances along Willis Road create a complicated set of turning movements, which will only worsen as development occurs along the southern side of Willis Road. Thus the Township will seek to partner with the schools, WCRC and future developers to ease the access management concerns in this area. Possible improvements could include a continuous three-lane cross-section along Willis Road adjacent to the schools (with a dedicated left turn lane), as well as the consolidation of the schools' Willis Road entrances.

Intersection Improvements

The Willis/Whittaker intersection is viewed by many in the Township as the single largest concern in terms of traffic congestion and circulation in the Township. Because the intersection is not signalized, peak hour traffic (especially coupled with traffic related to the schools) causes significant back-ups and delays. The WCRC has already indicated that the intersection warrants a signal, however significant addition development, together with background increases in traffic, will likely necessitate a substantial overhaul of the intersection, with dedicated left turn lanes at all approaches. Additionally, in an effort to facilitate pedestrian circulation through the Township, the incorporation of pedestrian refuge islands into this intersection at such time as it is upgraded should be pursued. Existing properties, particularly the convenience store at the southeast corner of this intersection, present limitations to the available right-of-way for such improvements, and may limit or hinder the process of improving this intersection.

Another intersection of presenting particular circulation concerns is the Bemis/Hitchingham intersection. The north and south extents of Hitchingham Road at Bemis Road are offset by approximately 300 feet, hampering the flow of vehicles north-south along this roadway. At such time as development is proposed on the southeastern corner of this intersection, the realignment of Hitchingham should be sought. This would represent a significant improvement to the road network of not only the Township, but the entire vicinity.

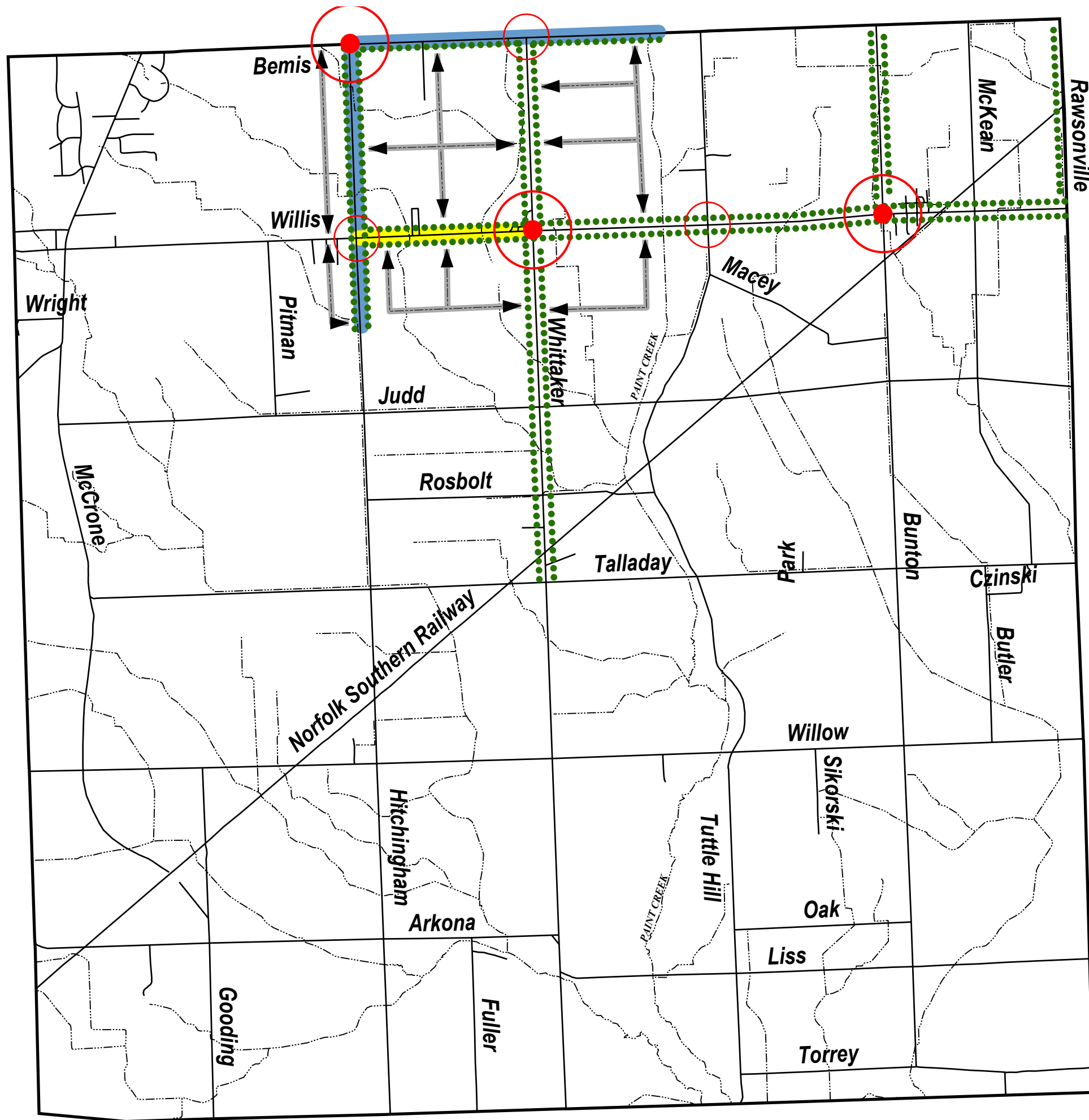
In general, many of the roads and intersections throughout the Village of Willis need to be repaved and better defined (with curbing, etc.), to improve both the function and appearance of this area. It is unlikely that such improvements will be developer-driven, so it will be up to the Township to pursue TEA-21 grant funding in coordination with the WCRC, to facilitate the improvement of this road network.

Safety Paths

To further improve the pedestrian and non-motorized circulation of Township residents, the development of a network of safety paths along major roadways in the Township is envisioned. This network would then connect the Township's existing and proposed residential areas and public facilities, particularly the Lincoln Consolidated Schools campus, with one another, as well as adjacent communities. While these may be sought as part of the PUD process, the Township should consider the adoption of a Safety Path Ordinance to require their installation throughout the entire designated area. Coordination of the development/extension of path segments with adjacent communities in border areas should be undertaken to ensure pathway continuity.




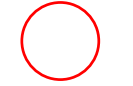


Future Road Network

With such a significant extent of vacant and/or agricultural property surrounding the school property that is already experiencing pressure to development, it will be critical that road connections be sought between adjacent residential developments. This will provide secondary routes to direct cars away from heavily-trafficked intersections, and help to disperse traffic generated by the schools.



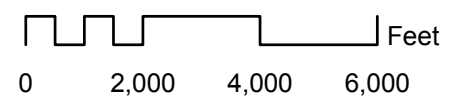
AUGUSTA CHARTER TOWNSHIP

Legend

-  Future Road Paving
-  Future Three-Lane Cross-Section
-  Major Intersection Improvement
-  Minor Intersection Improvement
-  Safety Path
-  Future Road Network

MAP 7 TRANSPORTATION IMPROVEMENT PLAN

Augusta Township
Washtenaw County, Michigan



Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
January 3, 2005

Utilities

Sanitary Sewer

The Township's current sanitary sewage system was described previously in the *Background Studies* chapter of this document. As future development is proposed along the corridor, the Township will seek to partner with developers to coordinate sewage collection system improvements. The coordination of such improvements will seek to achieve the following criteria:

1. Minimize the number of additional sewage pump stations.
2. Maximize the service area for all new sewage pump stations.
3. Modernize, enlarge or replace the existing two (2) largest and oldest sewage pump stations - the Lincoln pump station located at the intersection of Willis and Whittaker Roads and the Willis pump station located at the intersection of Willis and Bunton Roads.
4. Replace the existing 8-inch and 12-inch asbestos cement force mains located along Whittaker and Bunton Roads.
5. Eliminate the areas where individual sewage customers pump directly into the Township's municipal force mains.

Water Supply

The Township's current water supply system was described previously in the *Background Studies* chapter of this document. As with the sanitary sewer collection system, as future development is proposed in the Township and water mains are constructed, the Township will seek to partner with developers to coordinate water distribution system improvements. The coordination of such improvements will seek to achieve the following criteria:

1. Water main shall be designed such that the peak hour demand pressure will be maintained above 35 psi and average-day demand pressures will be maintained below 85 psi.
2. Water main shall be designed with the ability to provide fire flows at a minimum residual pressure of 20 psi for the following criteria:
 - ◆ Single-Family Residential Development - 900 GPM
 - ◆ Multiple-Family Residential Development - 1500 GPM
 - ◆ Commercial/Industrial Development - 3000 GPM (or as required)

-
3. In general, primary water main shall conform to the Township Water Supply System Master Plan and shall have minimum sizes as follows:

Quarter Section Line Roads County Primary Roads Collector Streets	12-inch
Section Line Road	16-inch

4. In general, water main for new developments shall have minimum sizes as follows:

Single-Family Residential	8-inch
Multi-Family Residential Commercial, Industrial	12-inch primary looping; 8-inch secondary

Stormwater Management

Because the vast majority of Augusta Township's ground surfaces are generally flat with high ground water elevations, adequate drainage is often a concern. Future developments proposed adjacent to the Willis Road, Whittaker Road, Bunton Road and Rawsonville Road corridors will require the coordination of the Township, developers, and the Washtenaw County Drain Commission, to ensure effective management of stormwater. Emphasis should be placed on the construction of regional and/or combined stormwater basins wherever possible.

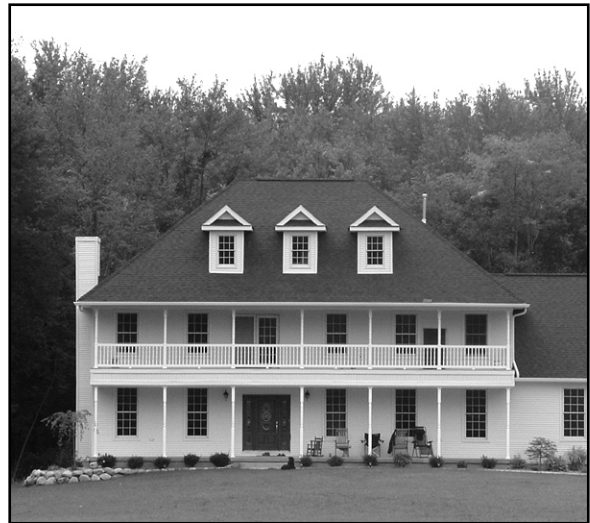
Utility Planning

The development of the Future Land Use Plan is done with the presumption that a Utility Master Plan will be prepared very shortly after the Future Land Use Plan is adopted to further articulate necessary utility improvements. Such a document will be necessary in order to insure that the development and improvement of the Township's utility system is done in a comprehensive and efficient manner, in which the broader needs of the Township are accounted for with the installation of each piece of infrastructure, whether it be a length of pipe or a sanitary sewer lift station.

As was discussed earlier in this document, much of the Township's infrastructure is approaching 30 years of age, and has limited collection capacity in reserve. As development occurs, it will be the responsibility of property developers to make improvements to the Township's infrastructure necessary to handle the additional burden that new developments will create.

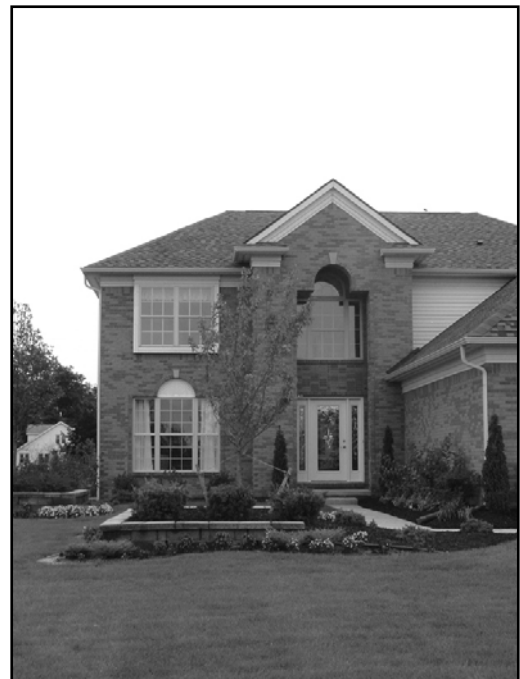
Future Land Use Categories

In order to guide the development of future land uses throughout the Township, distinct land use categories are established. The nature and arrangement of these uses was developed in concert with the key land use concepts discussed above, and play a primary role in implementing the land use strategy articulated in this Plan. While the majority of the residential districts described below specify maximum densities, it is important to note that those should be taken to be average densities – localized densities may ultimately be higher or lower due to clustering or transfer of open space, provided that the average gross densities are achieved. The following provides a brief description of the land use categories set forth in the Augusta Charter Township Future Land Use Plan. Please note that the Single Family Residential I, II and III land use designations described below and noted on Map 8 are not to be confused with the existing zoning districts of similar name.



Rural Residential

The Rural Residential land use category calls for the development of single-family residential neighborhoods having a density of no greater than one (1) dwelling unit/acre, or roughly one (1) acre minimum lot size. These areas are planned to maintain low densities outside of the envisioned Urban Services Districts, and provide transition between areas where greater density is proposed and the solidly-agricultural portions of the Township. The Rural Residential category is also intended for areas of the Township that, due to natural features, road conditions, and/or existing land uses, are not as suitable for more dense development. This category also is intended to allow landowners an opportunity to participate in state and federal agricultural preservation programs and other land preservation programs.



Single Family Residential I

The Single Family Residential I land use category is intended to provide for existing and future

single-family detached residential neighborhoods having lots sizes no less than 25,000 square feet, as well as typical support uses (such as schools, churches, parks, etc.). Overall densities within these areas, taking into account roads, stormwater management, and open space, should generally not exceed one and a half (1½) dwelling units/acre.

Single Family Residential II

The Single Family Residential II land use category is anticipated to provide for existing and future single-family detached residential neighborhoods with somewhat smaller individual lots sizes than the Single Family I category, but no less than 18,500 square feet, as well as typical support uses (such as schools, churches, parks, etc.). Overall densities within these areas, taking into account roads, stormwater management, and open space, should generally not exceed two (2) dwelling units/acre.

Single Family Residential III

The Single Family Residential III land use category is geared toward providing for existing and future single-family detached residential neighborhoods of the smallest lot sizes sought in the Township (outside of core village areas), no less than 15,000 square feet, as well as typical support uses (such as schools, churches, parks, etc.). Overall densities within these areas, taking into account roads, stormwater management, and open space, should generally not exceed two and one-half (2½) dwelling units/acre.



Multi-Family Residential

The Multiple-Family Residential land use category is meant to provide for existing and future multiple-family dwelling with two (2) or more units per structure. This land use is primarily limited to core village areas in the Future Land Use Plan. The overall densities of such areas should generally not exceed six (6) dwelling units/acre.

Manufactured Housing Community

The Manufactured Housing Community land use category is intended to provide for existing manufactured housing communities within the Township. Given the significant quantity and extent



of manufactured housing in the Township, much of which is still under development and contains significant remaining capacity, no areas for additional manufactured housing communities have been identified on the Future Land Use Map.

Village Mixed-Use

The Village Mixed-Use land use category is meant to provide for existing and future village areas that involve the combination of various sizes and types of residential land uses in proximity to commercial and civic land uses. Commercial land uses sought for these areas are those of a local character, such as small shops and personal services, as opposed to “big box” and regional retail operations. A primary function of the Village Mixed-Use category is to begin addressing the significant extent of nonconformities in the Township’s existing villages. A Village Mixed-Use zoning district is envisioned to implement this land use category, which would allow for the combination of uses and limited setbacks common in the Villages of Willis and Whittaker.



Commercial

The Commercial land use category is intended to provide for existing and future commercial development of a local shopping, convenience, and personal/professional service nature. These commercial areas are intended to meet the day-to-day shopping needs of the Township’s residents. The GC, General Commercial, zoning district is intended to implement this land use category where commercial uses are provided at major crossroads within the community, such as the Willis/Whittaker and Willis/Rawsonville intersections. The LC, Local Commercial, zoning district is intended to implement this land use category is other locations, especially where such commercial is integrated within existing neighborhoods.

Planned Development

The Planned Development land use designation is set forth to implement the mixed-use development of the southwestern portion of the Township, to include a mixture of industrial, high-tech, research, office, commercial, and residential land uses, with golf course and environmental preserve areas. This designation also allows an option to the owners of land within this designation to participate in state and federal agricultural preservation programs and other land preservation programs.

Civic/Institutional

The Civic/Institutional land use category contains all of the Lincoln Consolidated Schools high school, middle school and elementary school facilities, as well as the larger churches in the area and the anticipated future locations for the Township hall and fire station.

Park/Open Space/Conservation

The Park/Open Space/Conservation land use designation identifies desired locations for future recreation and land acquisition activities, providing for the preservation of the Township's drainage corridors, wooded areas and many of its contiguous wetland areas. The maintenance of these areas is essential to the preservation of fish and wildlife habitat, water quality and scenic amenities. This category also is intended to allow landowners an opportunity to participate in state and federal agricultural preservation programs and other land preservation programs.

Agriculture

The Agriculture land use category is envisioned to protect and preserve agricultural areas of the Township from excessive encroachment by residential development. Agriculture and related activities should be the primary uses permitted in the district, however single-family residential use should be permitted as well. Because a two and one half (2½) acre minimum lot size is intended for this designation, there is currently no zoning district in the Township available to implement it. Therefore, a new Agriculture zoning district will need to be created. This category also is intended to allow landowners an opportunity to participate in state and federal agricultural preservation programs and other land preservation programs.



Agricultural Preservation Overlay Area

The Agricultural Preservation Overlay Area (The Area), Map 8a, serves as an overlay map to Map 8, Future Land Use Plan. Map 8a depicts the areas intended for agricultural preservation in the Township.

The Agricultural Preservation Overlay Area was selected to include all areas located outside of the identified Urban Service Area (public water and sewer services) and all

commercial designations found on Map 8, Future Land Use Plan, and are generally characterized by one or more of the following:

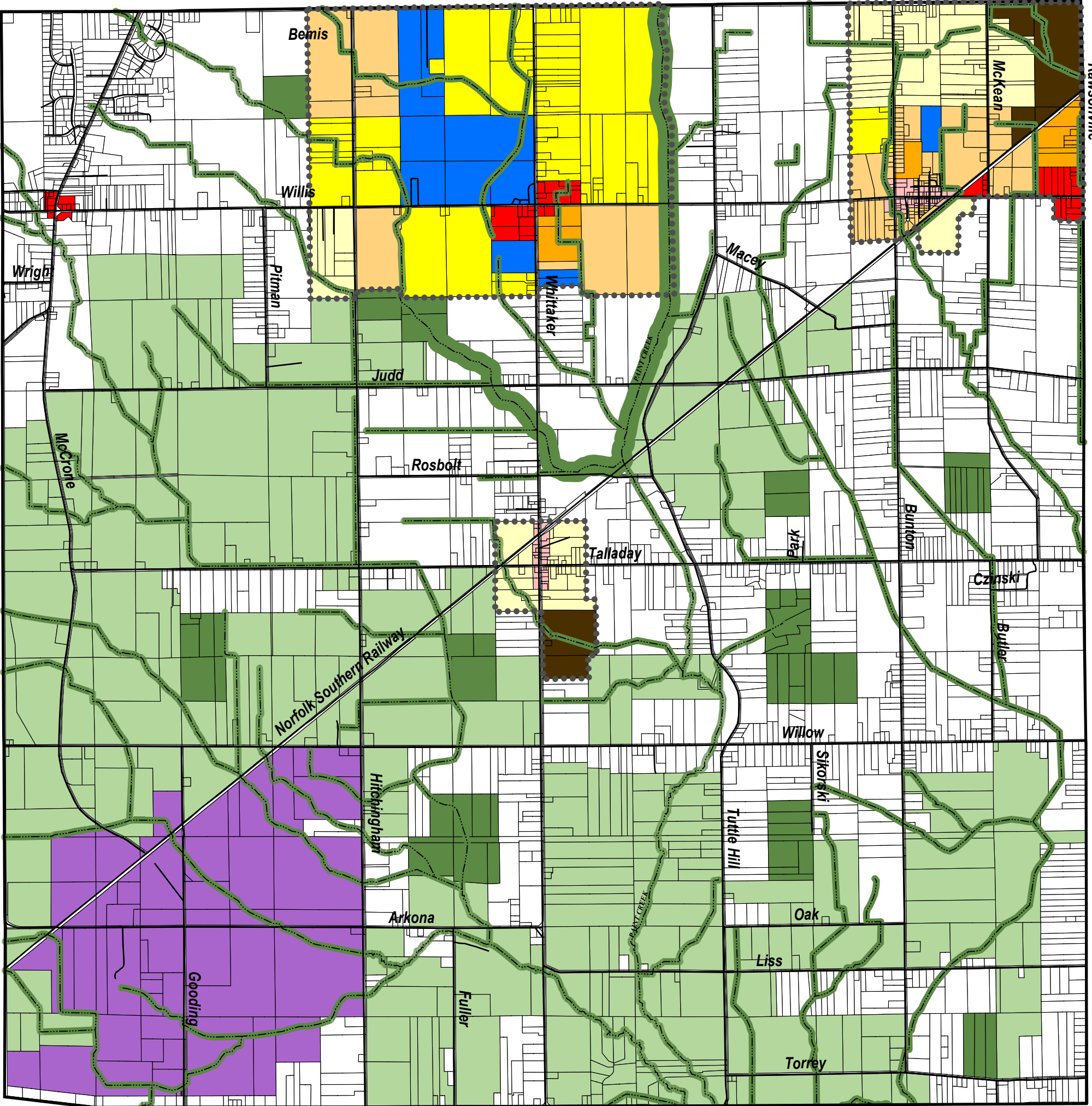
- Parcels zoned as Agriculture Residential (AR) or Recreation Conservation (RC)
- Parcels currently being actively farmed
- Larger-sized parcels of the Township
- Prime agricultural land according to the USDA Washtenaw County Soil Survey
- PA 116 enrollments

The Augusta Charter Township Preservation Overlay Area excludes all areas on the Future Land Use Plan map designated as: Single Family Residential I, II & III; Multiple Family Residential; Manufactured Housing Community; Village Mixed Use and Civic / Institutional. The overlay includes: areas designated as: Agriculture; Rural Residential; Park/Open Space/Conservation, and Planned Development.

Areas designated for Agriculture and Planned Development include most of the Township's working agricultural land. The Planned Development designation covers a large farmland area in the southwest part of the township. The Agricultural Preservation Overlay designation for areas designated as Planned Development offer landowners another option for the use of their land: The opportunity to apply to state, federal, and other funding programs for the preservation of their land in exchange for a cash payment if awarded by such programs.

Areas designated Rural Residential are a mix of larger working farms, small farmed plots that are often rented from nearby larger farms, and residential property. Many of the residential properties have narrow frontages on deep lots resulting from past splits of good farmland. It would be possible for the inside portions of many of these to be recombined for farmland restoration.

Areas designated Park/Open Space/Conservation are mainly scattered wooded lowland and stream corridors. These are vital watershed components supporting adjacent agricultural lands.



AUGUSTA CHARTER TOWNSHIP

Legend

- Rural Residential (Less Than 1.0 D.U./AC.)
- Single Family Residential I (1.5 D.U./AC.)
- Single Family Residential II (2 D.U./AC.)
- Single Family Residential III (2.5 D.U./AC.)
- Multiple Family Residential
- Manufactured Housing Community
- Commercial
- Village Mixed-Use
- Planned Development
- Civic / Institutional
- Park / Open Space / Conservation
- Agriculture
- Urban Service Area

MAP 8
FUTURE LAND USE PLAN

Augusta Township
Washtenaw County, Michigan

0 1,000 2,000 4,000 6,000 Feet

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
January 3, 2005

IMPLEMENTATION

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

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

Zoning Requirements

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

- 1) To promote orderly growth in a manner consistent with land use policies and the Master Plan
- 2) To promote attractiveness in the Township's physical environment by providing variation in lot sizes, etc., and appropriate land uses.
- 3) To accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts, or special use permits.
- 4) To guide development to prevent future conflicting land uses (i.e. industrial uses adjacent to residential areas).
- 5) To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
- 6) To promote the positive redevelopment of underutilized areas of the Township.

The zoning ordinance and official map, in themselves, should not be considered as the major long range planning policy of the Township. Rather, the Master Plan should be regarded as a statement of planning policy and zoning should be used to assist in implementing that policy. Future rezoning requests should be evaluated against the goals and objectives and arrangement of land uses specified in the Master Plan.

Existing Zoning and Relationship with Proposed Land Use

The Township's current Zoning Ordinance offers a range of minimum lot sizes meant to implement the Township's Future Land Use Plan. However, given the proposed range of residential densities contained in the updated Future Land Use Plan, it will be necessary to "recalibrate" the required minimum lot areas and widths somewhat to insure that the desired densities will be achieved. The table below illustrates potential minimum lot sizes and areas that could be used to implement the Future Land Use Plan's proposed densities.

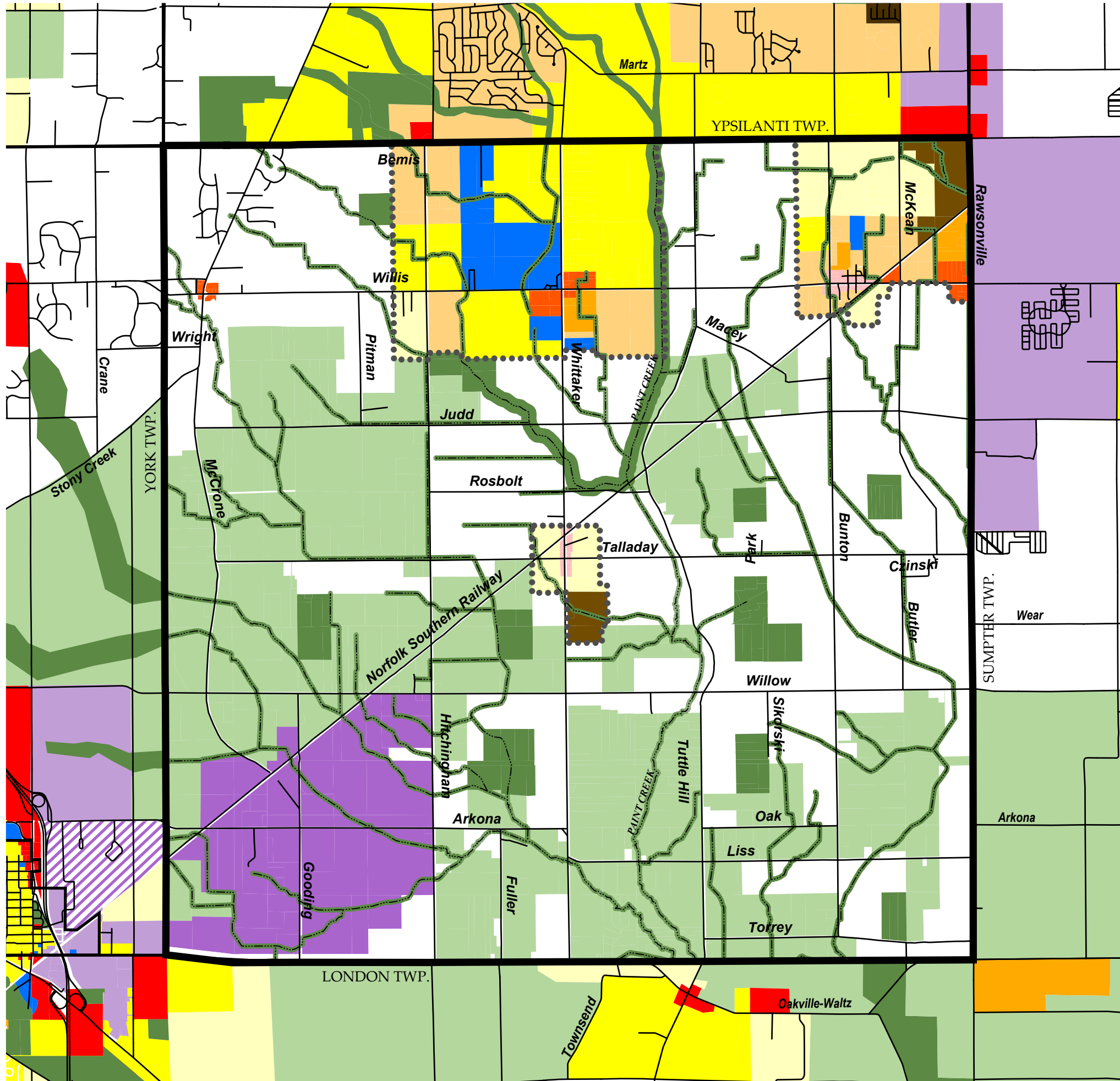
TABLE 14
EQUIVALENT MINIMUM LOT SIZES

Future Land Use Category	Specified Density	Equivalent Minimum Lot Size	Potential Lot Width
Agriculture	None Specified	2.5 acres	300 feet
Rural Residential	1 dwelling/acre	1 acre	150 feet
Single Family I	1.5 dwellings/acre	25,000 square feet	100 feet
Single Family II	2 dwellings/acre	18,500 square feet	80 feet
Single Family III	2.5 dwellings/acre	15,000 square feet	70 feet
Village Mixed Use	None Specified	9,000 square feet	50 feet

In addition to recalibrating the minimum lot sizes of existing zoning districts, a few additional zoning districts will be necessary to implement this Master Plan, namely an Agricultural zoning district and a Village Mixed Use zoning district.

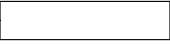
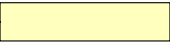





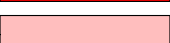







In reviewing the Township's Future Land Use Plan versus the existing zoning map, certain inconsistencies can be identified. Part of the implementation program of the Master Plan will be for the Planning Commission to analyze areas of inconsistency and determine if re-zonings would be appropriate.

In the interest of regional coordination, Map 9 illustrates a composite of the future land use plan designations of those areas abutting the Township in neighboring communities. To maintain compatibility of land use with adjacent communities, this map should be reviewed whenever petitions for rezoning or development in border areas are considered by the Township. It is important to note that this map is not the official Future Land Use Plan of the Township, and is only provided for representational purposes. Please refer to Map 8 for the official Future Land Use Plan.



AUGUSTA CHARTER TOWNSHIP

Legend

-  Rural Residential (Less Than 1.0 D.U./AC.)
-  Single Family Residential I (1.5 D.U./AC.)
-  Single Family Residential II (2 D.U./AC.)
-  Single Family Residential III (2.5 D.U./AC.)
-  Multiple Family Residential
-  Manufactured Housing Community
-  Commercial
-  Village Mixed-Use
-  Light Industrial
-  Planned Development / Special Planning Area
-  Prison
-  Civic / Institutional
-  Park / Open Space / Conservation
-  Agriculture
-  Urban Service Area

MAP 9

FUTURE LAND USE OF NEIGHBORING COMMUNITIES

Augusta Township
Washtenaw County, Michigan



0 2,000 4,000 Feet

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
January 3, 2005

Zoning Provisions and Other Regulatory Measures

This Plan has identified a number of zoning and other regulatory actions that will be necessary to achieve implementation of concepts contained herein. The Zoning Ordinance will require modification to include the new Agriculture and Village Mixed-Use zoning districts. Additionally, the natural features setback envisioned in the land use plan will need to be incorporated into the Zoning Ordinance, along with modifications to the PUD standards to allow for the approval of non-contiguous open space, and landscaping, signage and architectural standards to ensure cohesive, high-quality development.

In addition to amendments to the Zoning Ordinance, the revision or creation of a variety of general law ordinances has also been contemplated in this document. Revision of the Private Road and Land Division Ordinances will be necessary to better address the relationship between land division and road access. Also, a Purchase of Development Rights (PDR) Ordinance is necessary to enable the Township to purchase and receive development rights as part of its overall land preservation program. Finally, the adoption of a Safety Path Ordinance will be needed in order to require land developers to install path segments along public road rights-of-way when Planned Unit Development is not involved.

Further Planning

The planning and coordination for the future of the Township does not end with the adoption of this Master Plan. As discussed above, more detailed planning of the Township's utility systems (sewer and water) is necessary to ensure that efficient and comprehensive improvements are made to the Township's overall system whenever utilities are installed. Further, more detailed attention to the landscape and architectural design guidelines for the Lincoln Schools vicinity should be pursued, to ensure that high-quality, cohesive, and attractive development is achieved in this area of the Township that is so pivotal to the community's appearance. Finally, in order to become eligible for MDNR land acquisition and recreation funding opportunities, a state-approved recreation plan will have to be prepared.

Funding

A variety of funding mechanisms are available for the Township to implement the goals and policies of the Master Plan. Some of the mechanisms available are listed below.

TEA-21 – Inter-modal Surface Transportation Efficiency Act

The Township can take advantage of this Act to attempt to gain funding for transportation enhancement activities. Possible grant monies include a wide variety of

efforts from historic preservation related projects to landscaping and beautification projects such as a streetscape plan. MDOT makes decisions after a local and regional screening process is conducted.

Michigan Natural Resources Trust Fund & Land and Water Conservation Fund

There are a variety of funding sources available to local governments for land acquisition and park and greenway development. The Michigan Department of Natural Resources (MDNR) Recreation Division administers the Michigan Natural Resources Trust Fund (MNRTF), and the Land and Water Conservation Fund (LWCF). These funds are generally intended for land acquisition and recreation improvements, which are well suited to open space acquisition and greenway development. Application for such funds requires matching local funds and an MDNR-approved recreation plan.

Community Foundation of Southeastern Michigan GreenWays Initiative

The Community Foundation of Southeastern Michigan offers two types of grants for the development of greenways under their GreenWays Initiative Program. Under the program, two varieties of grants are available: one for predevelopment activities and another for land acquisition and construction of actual greenways. The program requires that land acquisition and construction projects apply concurrently for grants under other programs, such as the TEA-21 grant programs or one of the MDNR grant programs, in order to leverage their funds for greater impact.

Special Assessment

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

Millage

It is unlikely that large Township projects, such as the development of a regional greenway or acquisition of substantial natural preserves, can be achieved without widespread public support. Public support for Township projects, moreover, can be accompanied by financial support accomplished through a special millage dedicated to a specific project. As the taxable value of the Township continues to increase, this avenue of funding will become more compelling.

General Fund Appropriation

Appropriations from the Township's General Fund are also possible when a prompt commitment of funds is necessary and the funds are available (as in the case of matching funds for grant requests).

Tax Increment Financing, Public Act 450 of 1980

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

Downtown Development Authority (DDA), Public Act 197 of 1975

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

Local Development Finance Authority (LDFA), Public Act 281 of 1986

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

Capital Improvements Program

Capital improvements programs consider the funding and timing of all municipally related capital needs including such items as roadways, utilities, parks, facility improvements (such as a new township hall or fire station) etc. The Township has not thus far established a routine process for the adoption of a Capital Improvements Program (CIP) as part of its the annual budgeting process. The CIP is generally a schedule of projects and contains estimated costs and sources of funding. If such a process is instituted in the future, the Land Use Plan should be used as a key reference document in the preparation of such a capital improvements program, to ensure that public dollars are spent where the most benefit will be received.

Ordinance Enforcement

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

Public Outreach and Education

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures which make citizens more aware of the planning process and the day to day decision making which affects implementation of the Plan. A continuous program of discussion, education and participation will be extremely important as the Township moves toward realization of the goals and objectives contained within the Master Plan. This will be especially necessary to implement land preservation strategies, such as P.A. 116 enrollment (and re-enrollment), purchase of development rights (PDR), and placement of conservation easements, as well as the future implementation of a larger-lot Agricultural zoning district. Education of the value of the Township's natural features is necessary to promote sound land stewardship, especially along the Paint Creek corridor and its tributaries.

Plan Updates

The Plan should not become a static document. The Planning Commission should attempt to re-evaluate and update portions of it on a periodic basis. The land use portion should be updated at least once every three to five years, and the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis. The Master Plan should also be coordinated with other planning documents, such as utility or recreation plans, in order to provide proper long-range planning for such improvements.

APPENDIX

AUGUSTA CHARTER TOWNSHIP PLANNING COMMISSION

MASTER PLAN VISIONING WORKSHOP

Report to the Augusta Charter Township Planning Commission
on the Results of the Master Plan Visioning Workshop

Prepared by:
Carlisle/Wortman Associates, Inc.

December 4, 2002

Introduction

On November 9, 2002, the Augusta Charter Township Planning Commission sponsored a community visioning workshop to identify current and future development issues and concerns in order to shape and serve the Township. Local residents, Planning Commissioners, Township Board members, and other public officials were encouraged to attend to provide ideas on such issues as agricultural/rural preservation, residential land use, commercial and industrial development or revitalization, transportation and traffic, natural resources, and community facilities. The vision statements gathered from this workshop will be used to develop community planning goals, land use programs, and policies for the update of the Augusta Charter Township Master Plan.

This report is a summary of the process and outcomes of the community visioning workshop. Priority vision statements and mapped ideas for the improvement of the Township were generated from this session and will help define community planning goals and objectives for the Planning Commission. The publicity flyer, meeting notice, press release, agenda, and tabulated vision statements and other materials from this workshop are included in the Appendices.

What is Community Visioning?

Successful communities decide the future is something they can create. These communities take the time to produce a vision of the future they want and employ a process that helps them achieve their goals. Successful communities are focusing on ways in which business, government, organizations, and citizens work together.

One way of achieving these goals is through *community visioning*. Such a process brings together all sectors of a community to identify problems, evaluate changing conditions, and build collective approaches to improve the quality of life in the community.

In reviewing successful community visioning processes in other municipalities, the efforts contained the following elements:

- The definition of a community must be defined by the participants. Some workshops define their community as a neighborhood, City, Township or combined municipal area.
- People with varied interests and perspectives participated throughout the process and contributed to the outcomes, lending credibility to the results.
- Traditional "power brokers" empowered participants and treated them as peers.
- Individual agendas and baggage were set aside, so the focus remained on common issues and goals.
- Strong leadership came from all sectors and interests.

-
- All participants took personal responsibility for the process and its outcomes.
 - The group produced detailed recommendations for community improvements, design ideas, and improvement strategies.
 - Individuals broke down economic and sectoral barriers and developed effective strategies for municipal improvement.
 - The group gained a consensus on project goals and objectives to reach desired outcomes.

These ingredients make up the essence of collaboration itself. True collaboration brings together organizations, public officials, and individuals to define problems, create options, develop strategies, and implement solutions. Because they typically involve larger groups, collaborative efforts help organizations rethink how they work, how they relate to the rest of the community, and what role they can play in carrying out a common strategy. Often no single organization has the resources or mandate to effectively address a particular issue alone. A group effort can help mobilize the necessary resources and community will.

Effective collaboration requires that decisions be made by consensus. Though a consensus-based decision-making process takes more time, it can save time during the implementation phase of a visioning project, where blocking ordinarily occurs. If citizens are provided a forum in which their ideas and opinions are heard, seriously considered, and perhaps incorporated into the action plan, they will be less inclined to resist or ignore new initiatives.

Community "ownership" of a plan and willingness to help in its accomplishment often corresponds directly with the public's level of participation in the plan's development. As a result, projects can be completed in a timely fashion through the consensus-building process.

Workshop Planning and Format

Carlisle /Wortman Associates, Inc., and the Augusta Charter Township Planning Commission began planning for this visioning workshop in October of 2002. Planning Commissioners and Township Staff were consulted to:

- Identify and reserve an accessible meeting location.
- Develop publicity materials.
- Disseminate flyers publicizing the workshops.

The process of visioning was used to actively describe the preferred future for the Township, in both spoken words as well as mapped ideas. Visioning describes a mental image and typically provides a picture in words. In the case of the workshop conducted by Augusta Township, citizens were also provided the opportunity to map their interests and concerns. The visioning workshop format attempts to produce positive statements that guide and motivate change. The small group visioning process also integrates successful group dynamic interaction which spawns the following positive results:

-
- Encourages equal sharing and participation
 - Encourages "hitchhiking" on others ideas
 - Depersonalizes ideas
 - Tolerates conflicting ideas
 - Reinforces concentration through seeing and hearing ideas
 - Clarifies ideas
 - Provides focus on important issues
 - Forces equality in choices
 - Avoids dominance by strong group members
 - Encourages minority opinions
 - Promotes "attacking" ideas on walls – not people
 - Provides preparation for decision
 - Forces independent judgment
 - Promotes a sense of accomplishment
 - Motivates involvement in future phases of planning & problem-solving

The technique was developed to assure that group members are not excluded from active participation. Sometimes, a group discussion can be monopolized by a few group members so that the outcome of a meeting does not reflect the consensus or opinion of the entire group. A structured workshop technique like the one used in the Augusta Charter Township Visioning Workshop, encourages participation by all members.

The workshop began with a brief overview of demographic and land use information describing the Township; the purpose of the workshop; and an introduction to the mapping exercise. Attendees then participated on an individual basis in the mapping exercise. Maps of the Township were distributed which illustrated the Township road network; streams; existing, approved, and proposed developments; the Lincoln Schools campus; the EQ property; and the Villages of Willis and Whittaker. A sample of the map passed out to the participants is included in Appendix A. Using colored markers and colored, adhesive dots, participants were asked to illustrate the following:

- Areas for agricultural and rural preservation,
- Areas for future residential development,
- Proposed boundaries of sanitary sewer,
- Important natural resources,
- Traffic concerns,
- Locations for commercial or industrial development or revitalization,
- Locations for future community facilities and/or a community civic center.

Once the mapping exercise was completed, attendees of the workshop were reconvened for a brief overview of the small group visioning activity which followed. Participants in the visioning process divided themselves into five (5) small groups of approximately eight to twelve people led by a Planning Commissioner acting as group facilitator. Each group was directed to

discuss their visions for the Township on a variety of topics, including, but not limited too, the following:

- Agricultural preservation,
- Residential land use,
- Commercial and industrial development or revitalization,
- Transportation and traffic,
- Natural resources,
- Community facilities.

The small group discussions were carried out in the following manner:

- Round robin listing of ideas
- Discussion and clarification of ideas
- Voting

The groups were asked to identify a prioritized list of issues that warranted concern. Prioritization was accomplished by individual voting. Each participant was given five (5) adhesive dot labels as a method of voting on specific issues. After the round of voting and identification of the top vision statements, the workshop attendees were reconvened to hear a brief presentation by the facilitator of each small group. Common issues among the various groups were identified as each group's facilitators presented.

Major Findings: Mapping Exercise

A total of 56 participants turned in completed maps illustrating a geographic depiction of their various interests and concerns. By compiling the data provided by each participant, trends in the opinion of workshop attendees regarding each of the issues raised in the exercise could be analyzed. An analysis of input relating to each of the elements included in the mapping exercise is provided in the following sections.

Future Residential Development

To illustrate preferred areas for future residential development, participants were asked to color in such areas on the distributed map with a yellow marker. The map summarizing preferred locations for future residential development, included in Appendix B, provides a geographic depiction of where votes were cast for future residential development. The map was prepared by tabulating votes for residential development (indicated on each participant's map in yellow marker) by quarter-quarter section. The map therefore depicts the frequency of votes for residential development cast within each quarter-quarter section in the Township.

In general, the area bounded by Hitchingham Road to the west, Bemis Road to the north, the Paint Creek to the east (in Sections 3 and 10), and the midpoint between Willis and Judd Roads to the south was most-identified for future residential development (by generally half or more of

the respondents). The immediate vicinity to the west of the Village of Willis was also frequently identified for future residential development. To a lesser extent, other areas in the northern mile to mile and a half of the Township were identified for future residential, as well as the Whittaker Road corridor between Willis and Willow Roads.

A majority of those participating in the mapping exercise were interested in future residential development situated around the Lincoln Schools campus, in an area some referred to as “Lincoln Village.” A minority, however, cited traffic concerns as a reason for preventing future growth in those areas. Some indicated that future residential and commercial areas should incorporate (and potentially revitalize) the Villages of Willis and Whittaker, and should be kept along major roadways, such as Willis, Whittaker, and Rawsonville. A number of respondents stressed that no further development whatsoever should take place within the Township, and others seemed to take a more moderate approach, stating that if development is to occur, it should be clustered near those existing areas of development to maintain the rural/agricultural setting found elsewhere in the Township.

Some suggested that future residential should be of a single family nature only. Significant interest in limiting future manufactured housing development was also expressed. Many indicated a need for senior housing, either in 2- or 4-plexes, or in what some termed “high rises.”

Attitudes on density ranged widely – one respondent considered three (3) dwelling units per acre to be a low density, while another felt that subdivisions having 3 to 4 dwelling units per acre should not be allowed. One respondent stressed that $\frac{3}{4}$ of an acre should be the smallest lot size allowed, while another suggested that the minimum permissible lot size south of Willis Road be one (1) acre. Others suggested that the impact of lot size on the generation of tax revenue should be a consideration. One participant felt that very large homes look out of place in the Township, while another suggested that homes should be at least 2,000 square feet. One participant expressed an interest in setting and adhering to construction cost minimums for residential development.

Agricultural/Rural Preservation

Participants were instructed to leave areas desired for agricultural or rural preservation white on the maps of the Township provided. By considering the mirror-image of the map summarizing preferred locations for future residential development, included in Appendix B, the lack of votes suggests a collective desire to preserve the area southwest of Willis and Hitchingham Roads, the area southeast of Judd and Tuttle Hill Roads, and the area generally south of Willow Road. Very few locations within these areas received more than five (5) votes for residential development.

Many individuals indicated (in notes added to their maps) an interest in preserving active farmland in the Township, particularly through the protection of the Township’s large agricultural properties. One suggestion was made to limit traffic on Liss and Arkona Roads to facilitate use by farm equipment. Many expressed an interest in preserving the rural “feel” of the Township, and a number of comments indicated a desire to restrict or prevent further growth within the Township of any sort. One respondent felt that agriculture was a losing proposition

for the Township, citing the financial benefits the Township could reap from increased tax base brought by further development.

Sewer District Boundaries

To illustrate desired boundaries to future sewer extension, participants were asked to indicate with black marker those areas that should receive sanitary sewer service. While a number of respondents did so, a majority did not mark anything in this regard, and many seem to have misunderstood the objective of the exercise, drawing proposed sewer lines, rather than surrounding specific areas they felt should receive sewer. Of those who indicated a sewer boundary, most selected one or more of the following areas:

- The entire northern mile to mile and a half of the Township;
- A vicinity roughly one mile around the Lincoln Schools campus (Sections 3, 4, 5, 8, 9 and 10);
- The Whittaker Road corridor north of (and including) the Village of Whittaker;
- A vicinity one half mile to a mile around the intersection of Whittaker and Talladay Roads;
- The Bunton Road corridor north of the Village of Willis;
- The Willis Road corridor between Lincoln Schools and the Village of Willis.

Because no clearly identifiable trend was apparent, no map of this information was prepared.

In addition to marking the maps, some respondents indicated in written notes that sewer should be limited to the vicinity around the intersection of Willis and Whittaker Roads, particularly contained within the area of existing and proposed developments located there. One made the comment that sewer should be made available to the EQ property, and others called for the extension of sewer down Whittaker Road for future expansion/development of the southern half of the Township. Some expressed an interest in no further extension of sewer whatsoever. On a related note, interest was expressed in making water available to residents in the southern half of the Township or even Township-wide (but not necessarily sanitary sewer).

Important Natural Resources / Environmental Concerns

Participants were to identify areas having important natural resources by marking such areas on their maps in green. While some respondents focused their votes on the primary tributaries of the Paint Creek, the majority of the respondents simply traced the all of the creeks and ditches illustrated on the map provided, suggesting a more general concern for the buffering and protection of all of the Township's watercourses. The trend was so clear that no map is necessary to depict this information.

Many written concerns were included on the maps regarding the impact of development adjacent to the Paint Creek. Flooding onto adjacent fields was noted as a specific concern. Keeping Paint Creek a trout stream was also an interest of a couple of participants. Protecting all of the Township's waterways from pollution was also a common interest, especially through the maintenance of buffers or greenways along their banks, which could also be used for recreational

purposes. A number of residents cited drainage concerns and the need for rehabilitation of roadside ditches and County drains. The preservation of the Township's wooded areas was noted on a few responses, as well.

One participant expressed interest in the preservation of Miller Marsh (Section 2). A couple of participants voiced an interest in maintaining lower density (1-2 acre) development adjacent to Lake Lenore (Section 1). Another cited the need to preserve areas of important wildlife habitat. The cultural heritage and historic value of the Norfolk Southern Railroad was also cited.

Transportation and Traffic Concerns

Orange adhesive dots were provided to participants to indicate areas with traffic problems. A tabulation of this data is provided on the map summarizing traffic concerns in Appendix B. The area adjacent to the Lincoln Schools campus at the intersection of Willis and Whittaker Roads received the greatest number of votes indicating traffic concerns by a large margin (33 votes). The Willis and Rawsonville Road intersection received the next largest number of votes for traffic concerns (17 votes). Rawsonville, Whittaker and Willis Roads received many other votes scattered individually or in low-numbered groups along those segments passing through the Township, suggesting general concerns about the traffic volumes and poor access management associated with those roads.

Many respondents also expressed written concerns relative to the impact of the Lincoln Schools campus on adjacent roadways. One respondent suggested that roads be widened where traffic densities exist, and another put forth that Whittaker and Rawsonville should be made five-lane roads. Some cited a need to better maintain the Township's dirt roads, and one participant indicated that the bridges on Whittaker and Hitchingham need repair. Many requests were made for Township-wide pathways and trails for hiking, biking, horseback riding and 4-wheeling/off-roading.

Commercial / Industrial Development or Revitalization

Red adhesive dots were provided for participants to represent those areas of the Township preferred for future commercial or industrial development or revitalization. Collectively, areas within the Village of Willis received the greatest number of votes for future such development (a total of 22 votes). The northeast and southeast corners of Whittaker and Willis Roads, taken together, received the second largest number of votes for such development (a total of 20 votes). The northwest corner of Willis and Rawsonville Roads received the greatest number of votes for future commercial or industrial development in any single quarter-quarter section (10 votes). The Rawsonville Road frontage in Section 12 and the vicinity surrounding the intersection of Whittaker and Willow Roads also received a number of votes for future commercial. Many votes (16) were cast within the EQ property, supporting the continued development of that area for light industrial purposes.

A number of respondents noted (in writing) an interest in commercial development at the intersection of Willis and Whittaker or along Rawsonville Road. Some were interested in the revitalization of the Villages of Willis and Whittaker, especially by encouraging small

businesses. One comment was made suggesting that the Township maximize the potential tax base provided by the EQ property in the uses sought to occupy it. Other participants were interested in limiting the uses in the EQ development to those of a light industrial nature.

Civic Center/Township Facilities

Using blue adhesive dots, respondents were asked to indicate preferred locations for new Township facilities, such as a Township hall, fire station, community center, park land, etc., either individually or in combination within a “civic center” complex. Participants in the mapping exercise overwhelmingly selected the intersection of Whittaker and Judd Roads for such purposes (with a total of 23 votes), with particular interest in the northwest corner, which received thirteen of the 23 votes at that intersection. The intersection of Whittaker and Talladay Roads appears to be the next choice for future facilities, followed by the intersection of Whittaker and Willis Roads.

Much interest was expressed in the concept of a civic/community center, for which some suggested the acquisition of land should be considered. A few respondents cited the need for updated Township facilities. Many participants indicated the need for this facility to be centrally-located; however one respondent felt that the placement of such a facility should also take into consideration the concentration of residential land uses as well as the school campus, which the mapping results seem to support. While the majority of the mapped dots indicated the corner of Whittaker and Judd Roads for future civic uses, many described a civic center as being part of a new “Lincoln Village” centered on Whittaker and Willis Roads. One participant suggested that, in the event that the Township hall and fire station are relocated to a new facility, the current buildings and property should be maintained for some alternative use, such as a civic or community center. Another indicated that police and fire protection in the Township is paramount.

A number of participants expressed interest in the acquisition of parkland, perhaps wooded acreage or parks for children. Also, some sought activities for children and teens, noting that they have “nothing to do.” The same was suggested for activities for seniors. One respondent noted that the school facilities could potentially be used to satisfy some of the Township recreational needs.

Major Findings: Small Group Visioning

Over 100 vision statements were generated by the five small groups. Using the original words recorded on flip charts, a summary list of vision statements expressed by each group has been prepared, including the number of votes given to each vision, which is contained in Appendix C.

Several strong, central themes emerged from the small group visioning activity. These are listed as follows (with the cumulative number of votes provided in parentheses):

- Maintain the rural character of Augusta Charter Township (27)
- Establish a Civic/Town Center, involving a new Township hall and fire station, centered around the school campus or some other centralized location within the Township (18)
- Identify and protect the Township's natural resources, including large woodlots, wetlands and streams, and maintain existing conservation easements where they exist (18)
- Provide affordable, possibly subsidized, senior housing (17)
- Adequately maintain and improve the Township's dirt and paved roads for better safety and circulation, including traffic controls as necessary (17)
- Manage growth and development within the Township, confining it to appropriate locations, such as around the Lincoln Schools campus and along Whittaker Road (12)
- Develop a recreation center, parkland, greenways, bike/pedestrian trails to meet the needs of all residents, especially youth and seniors (9)
- Offer adequate and timely information and services to Township residents, including public safety and fire protection, and offer Township information via high speed resources, such as a Township website (9)
- Limit future development of manufactured housing in the Township (8)
- Where septic is required, maintain one (1) acre minimum lot sizes (8)
- Maintain active agriculture in the Township (7)
- Provide areas within the Township for shopping and specialized professional services (doctor, dentist, etc.) (7)
- Develop quality housing in Augusta Township (5)
- Maintain and improve drainage facilities to address flooding concerns in the Township (4)
- Provide public water for residents with bad wells (4)

Conclusions

By soliciting input through two separate forums during the visioning workshop, a richer understanding of public attitudes can be reached. A synthesis of both sets of input can be summarized under the following key points:

Rural Preservation: The rural character of Augusta Charter Township should be preserved, through the management of growth and preservation of natural resources and active farming.

Growth Management: Future residential growth and development within the Township should be well-managed, confining it to appropriate locations, such as around the Lincoln Schools campus and along Whittaker Road (see Appendix B). The development of a comprehensive road network should be pursued in this area, together with sound access management and road improvements, in order to address existing and future traffic concerns. Pedestrian connectivity should also be sought throughout this area.

Civic Center: A civic center complex, involving a new Township hall, fire station, and possibly parkland and a community center, should be planned in the vicinity of the intersection of Whittaker and Judd Roads.

Natural Resource Preservation: The Township's natural resources should be identified and protected, including large woodlots, wetlands and streams. Greenbelts should be preserved along Township watercourses wherever possible.

Senior Housing: Affordable, perhaps publicly-subsidized, senior housing should be provided in the Township, in some form of attached or "high rise" unit.

Road Maintenance and Improvement: The Township's road network should be adequately maintained, and improved where road or traffic conditions warrant, for the sake of enhanced circulation as well as greater safety. Traffic improvements and signalization should be sought to alleviate congestion. Greater attention should be paid to maintenance and dust control on the Township's dirt roads.

Recreation Facilities: Opportunities for recreation should be provided for Township residents, especially teens and seniors. This should involve the acquisition of parkland, as well as the establishment of Township-wide greenways and paths/trails for walking, hiking, biking, horseback riding and 4-wheeling. Land acquisition should focus on prime natural areas as well as appropriate areas for youth recreation.

Township Services: Adequate and timely information and services should be provided to Township residents, including public safety and fire protection. A Township website should be considered to facilitate the high speed dissemination of information.

Housing Type: Future residential development should be primarily of a high-quality detached single-family variety (with the exception of senior housing), and the development of further manufactured housing within the Township should be avoided.

Agricultural Preservation: Active farming in Augusta Township should be protected and encouraged. Development should be planned in a fashion the will minimize traffic on roads utilized by farm equipment.

Local Commercial Uses: Locations for local commercial uses should be provided generally at the intersection of Whittaker and Willis Roads and the intersection of Rawsonville and Willis Roads. The expansion and revitalization of existing commercial uses within the Village of Willis should also be a primary objective. Such commercial areas should include retail serving local needs and specialized professional services such as a medical clinic, doctor's office, etc.

Light Industrial: Industrial development in Augusta Township should be limited to light industrial uses, and should generally be confined to the EQ property and the vicinity near the corner of Rawonville and Willis Roads.

Drainage Improvements: Drainage facilities should be improved where flooding is a concern.

Public Utilities: Sewer district boundaries should be established such that existing sanitary sewer is only extended to serve the general vicinity surrounding the Lincoln Schools campus (around the Whittaker and Willis Road intersection), as well as areas around the Villages of Willis and Whittaker. Where possible, public water should be made available to residences with bad wells.

APPENDIX A:

- **FLYER**
- **LEGAL NOTICE**
- **PRESS RELEASE**
- **AGENDA**
- **SAMPLE VISIONING MAP**

AUGUSTA CHARTER TOWNSHIP MASTER PLAN VISIONING WORKSHOP

Sponsored By the Augusta Charter Township Planning Commission

DATE: Saturday, November 9, 2002 **TIME:** 10:00 A.M. – 2:00 P.M.

PLACE: Lincoln Middle School Cafeteria, 8744 Whittaker Road, Ypsilanti, MI 48197

*Please attend and lend your input on the future of
your community. Your involvement will help
chart the course of your Township's future and the
update of the Augusta Township Master Plan.*

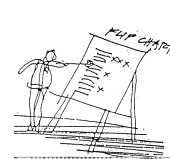
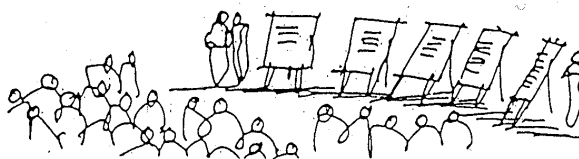
Do not miss this opportunity to be heard!

Augusta Charter Township has begun the development of a new Master Plan, and wants to hear from you! The Master Plan establishes a detailed “**vision**” for the future of the community, and is the guiding document for land use decisions in the Township.

Join your neighbors and Township officials and participate in small group discussions and mapping exercises. The workshop is informal and is dependent upon your participation. Complimentary refreshments, including a light lunch, will be served.

What should Augusta Township look like in twenty years?
We want to hear **YOUR** ideas on.....

- Community Image
- Residential Land Use Density
- Commercial and Industrial Development
- Public Utility Availability
- Transportation and Traffic
- Natural/Environmental Resources
- Agriculture Preservation



Questions - Please call Iva Bielec, Augusta Charter Township Clerk (734) 487-0518

**NOTICE OF MASTER PLAN VISIONING WORKSHOP
AUGUSTA CHARTER TOWNSHIP**

The Augusta Charter Township Planning Commission will hold a visioning workshop to receive citizen input for the development of a new community Master Plan. The Master Plan establishes a detailed “vision” for the future of the community, and is the guiding document for land use decisions in the Township. Residents are invited to attend a brief presentation and offer input via small group discussions and mapping exercises. The workshop will be informal and is dependent upon citizen participation. Complimentary refreshments, including a light lunch, will be served.

The workshop will be held by the Planning Commission on Saturday, November 9, 2002, from 10:00 a.m. to 2:00 p.m., in the cafeteria of Lincoln Middle School, located at 8744 Whittaker Road, Ypsilanti, MI 48197.

Written comments regarding the update of the Master Plan should be directed to the Augusta Township Clerk at the Township Hall, located at 8021 Talladay Road, Whittaker, MI 48190 during normal business hours.

Iva Jo Bielec
Augusta Charter Township
Clerk

Post:	Immediately
1st Publication:	October 31, 2002
2nd Publication:	November 7, 2002

Contact: Iva Bielec
Augusta Township Clerk
Phone (734) 487-0518

Augusta Charter Township
8021 Talladay Road
Whittaker, MI 48190

Augusta Charter Township Master Plan

Press Release

Augusta Charter Township: Master Plan Visioning Workshop

DATE: Saturday, November 9, 2002

TIME: 10:00 A.M. – 2:00 P.M.

PLACE: Lincoln Middle School Cafeteria, 8744 Whittaker Road, Ypsilanti, MI 48197

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We want to hear **YOUR** ideas on.....

- Community Image
- Residential Land Use Density
- Commercial and Industrial Development
- Public Utility Availability
- Transportation and Traffic
- Natural/Environmental Resources
- Agriculture Preservation

Augusta Charter Township Master Plan Visioning Session

**Saturday, November 9, 2002
10:00 a.m. to 2:00 p.m.**

Agenda

- 10:00 a.m. Introductions / Opening Remarks**
- 10:10 a.m. Background Presentation**
Carlisle / Wortman Associates, Inc.
- 10:30 a.m. Discussion on Utilities**
Midwestern Consulting, Inc.
- 10:45 p.m. Community Mapping Exercise**
- 11:30 a.m. Break for Refreshments**
- 12:00 a.m. Small Group Visioning**
- 12:45 p.m. Small Group Reports**
- 1:15 p.m. Summary / Closing Remarks**

AUGUSTA CHARTER TOWNSHIP VISIONING WORKSHOP

NOVEMBER 9, 2002

Legend

- EXISTING OR APPROVED DEVELOPMENT
- PROPOSED DEVELOPMENTS

Rules for Mapping

- Agricultural/Rural Preservation Areas -

Leave White
- Future Residential Areas -

Yellow Marker
- Sewer District Boundaries -

Black Line
- Important Natural Resources -

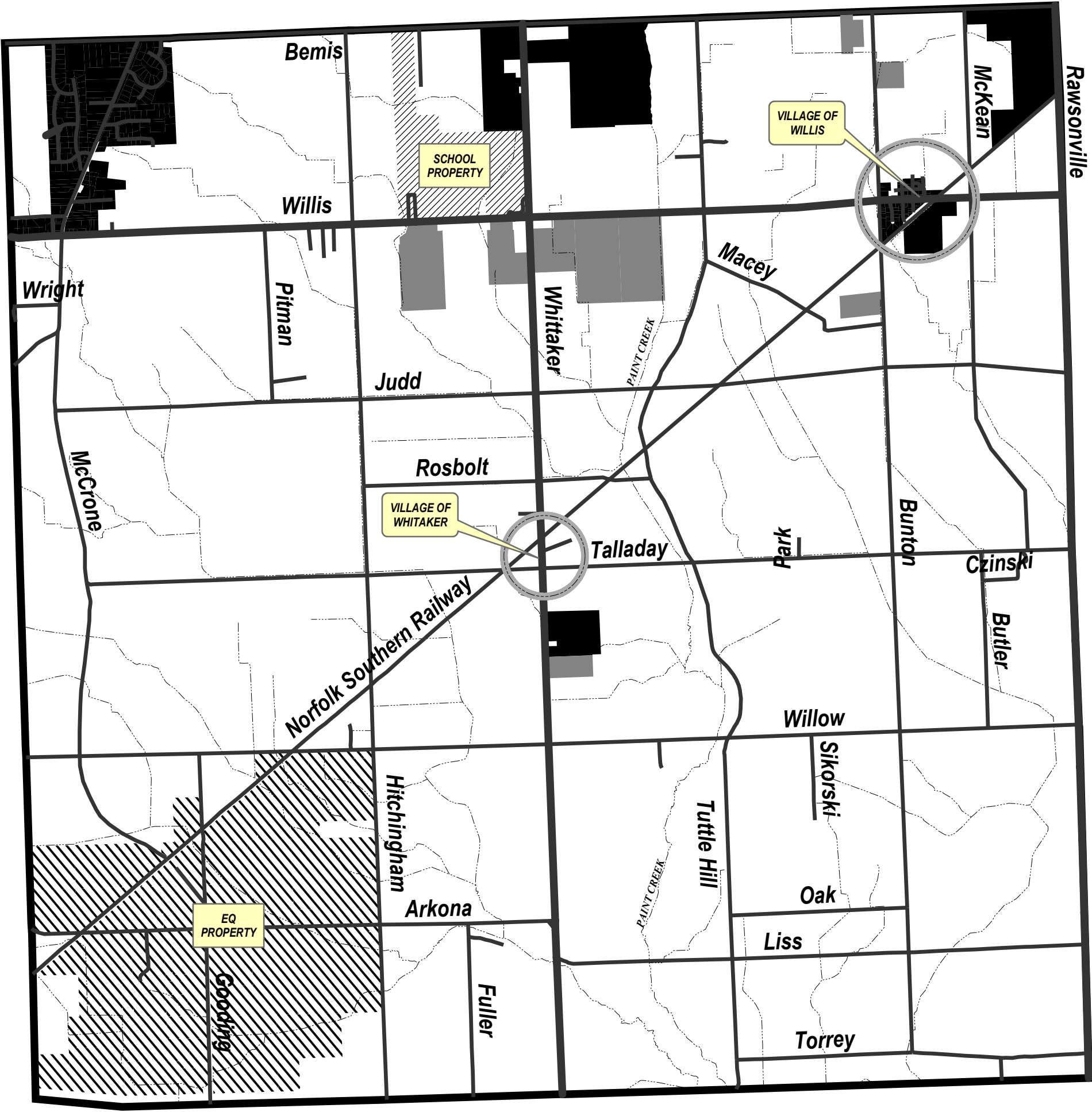
Green Marker
- Traffic Concerns -

Orange Dot(s)
- Commercial/Industrial (Re)Development -

Red Dot(s)
- Civic Center/Township Facilities -

Blue Dot(s)

Notes



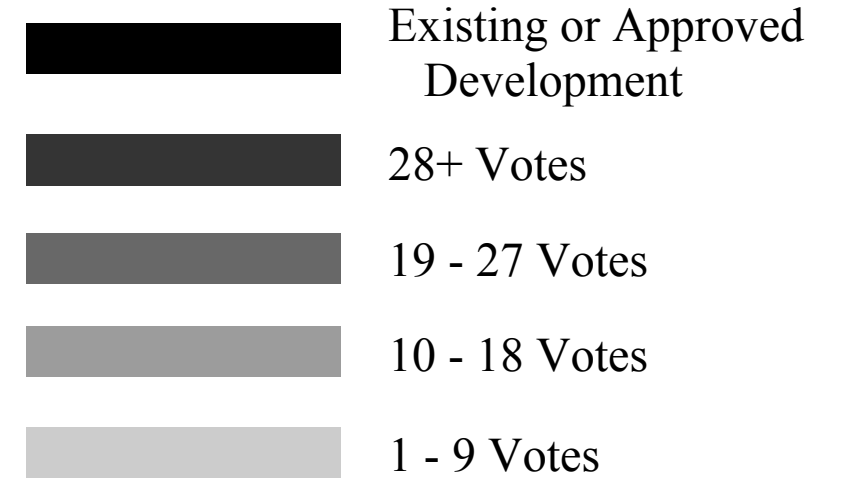
APPENDIX B:

TABULATION OF MAPPING

EXERCISE INPUT

AUGUSTA CHARTER TOWNSHIP VISIONING WORKSHOP

Legend



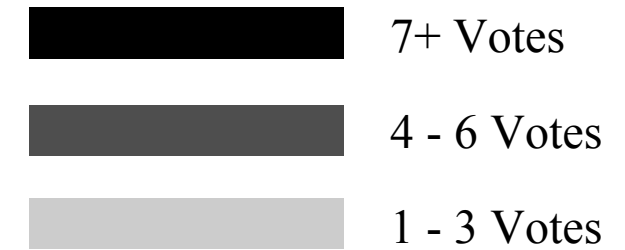
SUMMARY OF PREFERRED LOCATIONS FOR FUTURE RESIDENTIAL DEVELOPMENT

Augusta Township
Washtenaw County, Michigan



AUGUSTA CHARTER TOWNSHIP VISIONING WORKSHOP

Legend



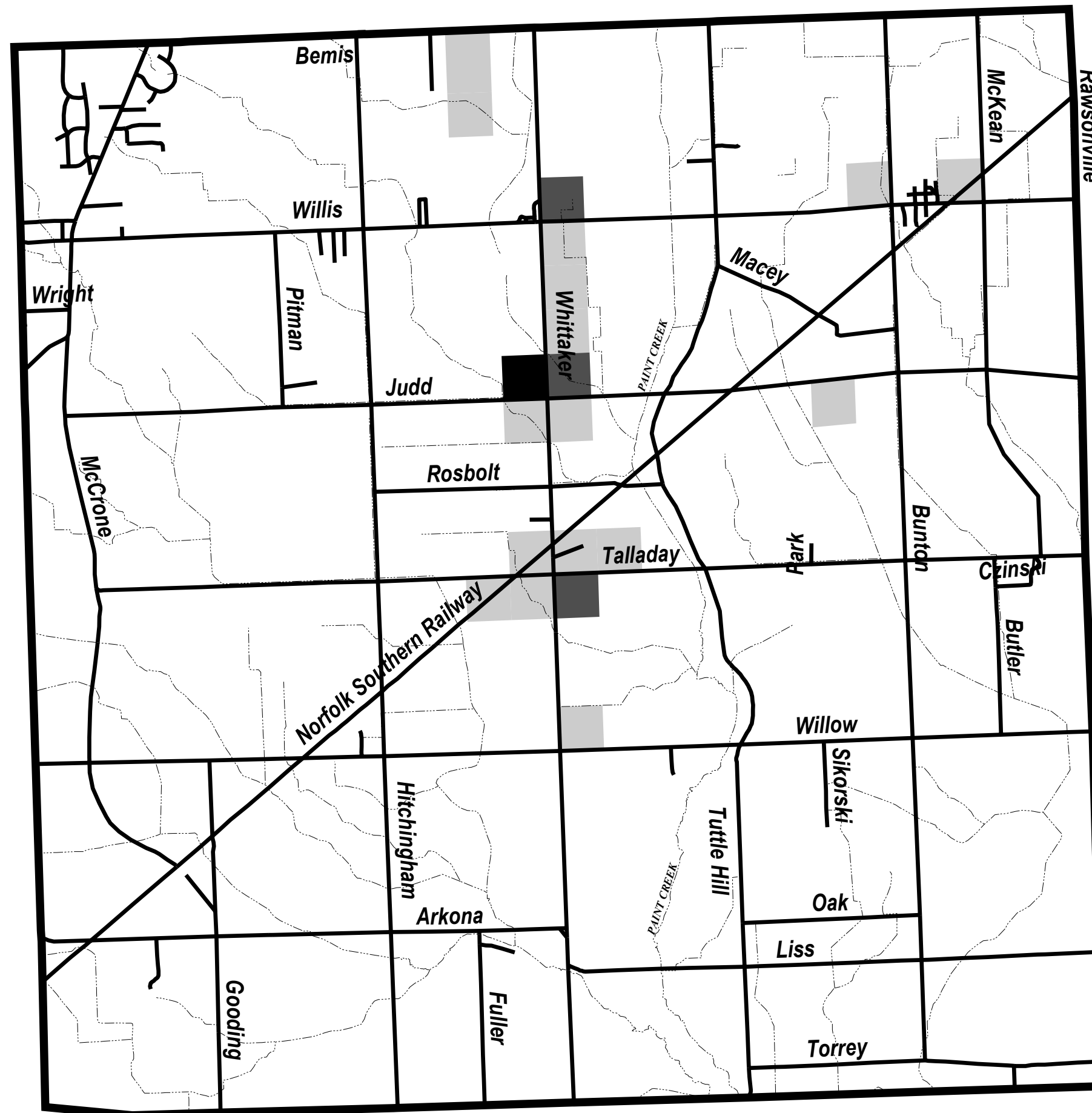
SUMMARY OF PREFERRED LOCATIONS FOR FUTURE COMMERCIAL DEVELOPMENT

Augusta Township
Washtenaw County, Michigan



AUGUSTA CHARTER TOWNSHIP VISIONING WORKSHOP

Legend



SUMMARY OF PREFERRED LOCATIONS FOR FUTURE CIVIC CENTER / TOWNSHIP FACILITIES

Augusta Township
Washtenaw County, Michigan



AUGUSTA CHARTER TOWNSHIP
VISIONING WORKSHOP

Legend



Existing or Approved
Developments



Proposed Developments



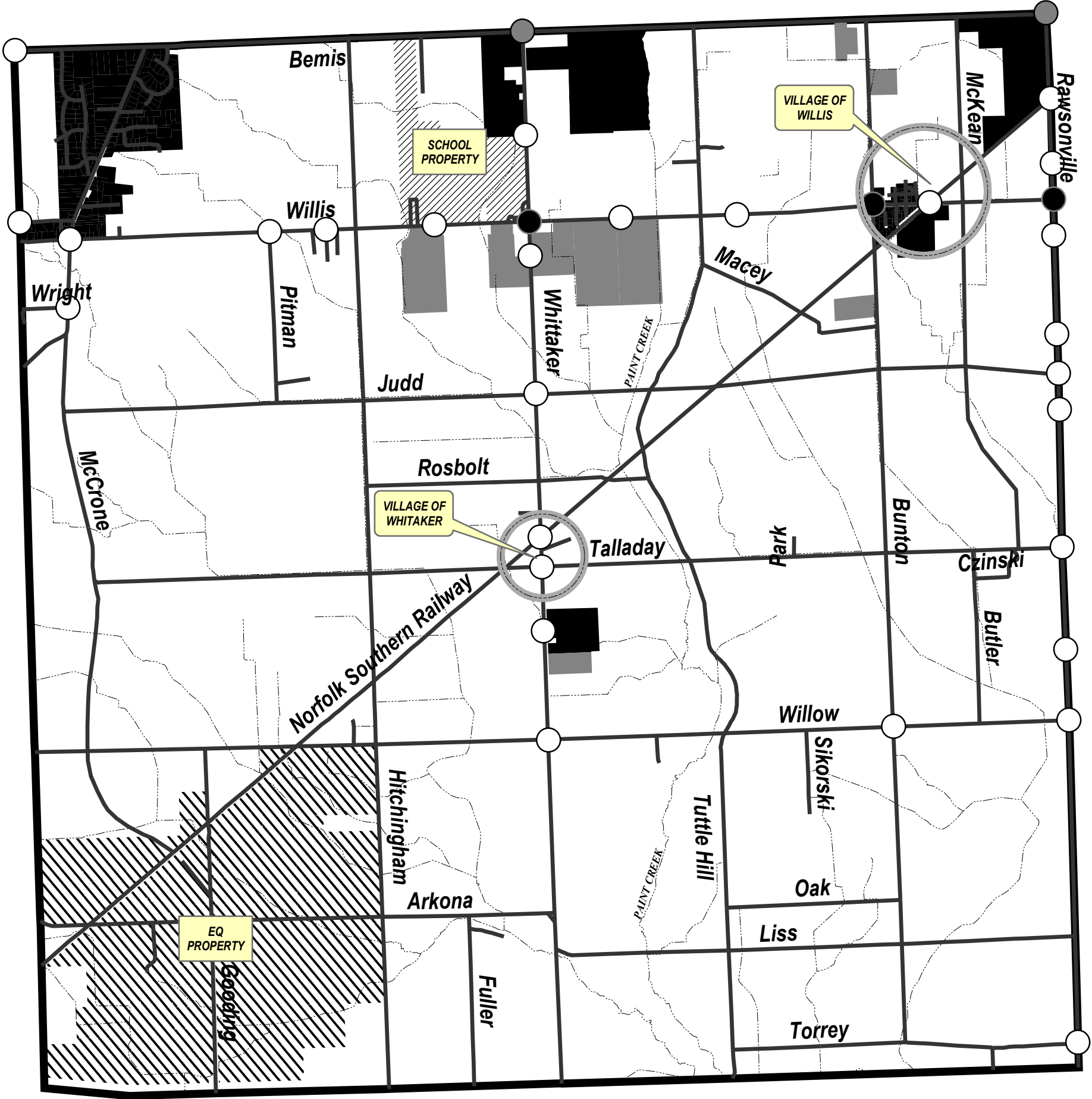
9+ Votes



5 - 8 Votes



1 - 4 Votes



SUMMARY OF TRAFFIC
CONCERN LOCATIONS

Augusta Township
Washtenaw County, Michigan



APPENDIX C:

TABULATION OF SMALL GROUP VISION STATEMENTS

Table 1**Votes**

1.	Control growth – residential and school	3
2.	HUD subsidized housing for seniors	2
	- close to schools	
	- or cluster	3
3.	Controlled density	3
4.	Larger lots	
5.	Staged development over time span	2
6.	Fire department and Township Hall	4
	- central location	
	- parks	
7.	High rise for seniors	
8.	Sense of community	1
9.	Medical clinic	2
10.	Improve drainage or repair drainage	
11.	Improve roads	1
12.	Weight restrictions on roads	
13.	Image – NOT Canton	5
	- rural image	5
	- larger lots – 5 acre min	
	- confine industrial to EQ LDFA	1
	- commercial near schools	
14.	Preserve Agriculture	3
15.	Coordinate Integrated Development	
	- around schools	
	- north of Willis Road	
16.	No taxes	

17.	Maintain large wood lots/nature	6
-	Conservation easements – maintain existing ones	5
-	Regeneration of Oxygen	
-	Identify and preserve wetlands	5
18.	Serve existing residents	3
19.	Offer high speed data	4
-	services to all residents	
-	Township Hall online	

Table 2

No group formed at table 2.

Table 3

1.	Keep rural	10
2.	Utilities available to any land parcel	2
3.	Bike trails – 4 wheel trails	
4.	Township Hall – no room to park or seat	2
5.	Fire and civic center	1
6.	Senior housing – high rise	
7.	Public transportation	1
8.	Dependable voting facility	
9.	Maintain ditches/drains	2
10.	Publicize community news/survey results	1
11.	Township / school communication	1

Table 4

1.	Senior high rise – can't afford taxes (to live at home)	2
2.	Senior citizen tax break – not forced to move from home	5
3.	Senior citizen transportation	
4.	NO trailer parks/subdivisions	8
	- build homes	
	- affordable housing	
	- 1 acre minimum lot size (for septic)	3
	- use as much land as you can – dense as possible	
	- no more / just individual housing	
5.	Road improvements	3
	- expand main roads (Rawsonville, Whittaker)	1
	- maintain visibility at intersections	1
6.	More bike trails and walking trails	3
7.	Drainage problems	
	- flooding	1
8.	Water for residents	1
	- have to come to Township to fill up tanks	
9.	London Sand and Aggregates	
10.	Sewer system	1
11.	Railroad signals	2
12.	Traffic signals	1
13.	Police protection / fire	2
14.	Civic Center / Public safety	4
15.	Shopping areas	2
16.	Parking concerns <inWillis>	
17.	Teenagers/Parks/Businesses	3
	- Recreation center	1

18.	Dirt road maintenance	4
	- dust control	1
	- snow/ice	1
	- loose gravel control	

Table 5

1.	Maintain rural character (natural resources, stream, wetlands, woods)	7
2.	1 - 2 acre lot size min.	5
3.	Maintain agriculture	4
4.	Control development – Manage and maintain in appropriate areas	3
5.	Centrally locate with municipal services	
6.	Senior housing mixed development (i.e. condos, apartment, high rise)	5
7.	Maximize use of existing facilities	2
8.	Specialized Commercial/Professional development (doctor offices, etc.)	1
9.	Parks (greenway and recreation)	2
10.	Compatibility with surrounding Townships	
11.	Roads	1
12.	Drainage improvements	1
13.	On-site sewage disposal	3
14.	Pollution control	2
15.	Utilities	2
	- water	1
	- sewer	
	- broadband	
16.	Encourage long term residency	1

Table 6

1.	Railroad as natural resource	
2.	Community centers	
3.	Recreation site in developments	
4.	Quality housing	5
5.	Industrial near rail and US 23	1
6.	Develop area around schools into walking area	2
7.	Limit speed around schools	
8.	Senior high rise	
9.	Condo / apts.	
10.	Town Center located in Whittaker	1
11.	Keep rural areas	2
12.	Industrial park area	
13.	Limit to EQ site	
14.	Traffic control	1
15.	Civic Center	4
16.	Small commercial retail	2
17.	Increase tax base	
18.	High residential along Whittaker Road	3
19.	Town center around school campus	3