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September 28, 2009

To: Washtenaw County Strategic Planning and Budget  
Annex Building  
110 North Fourth Ave.  
P.O. Box 8645  
Ann Arbor, MI 48107-8645

From: Lima Township Planning Commission

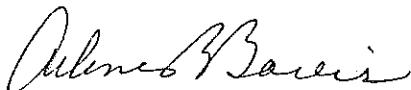
Re: Lima Township's Proposed Master Plan Amendments

Enclosed is a draft of the proposed master land use plan amendments for Lima Township. In accordance with MCL 125.3841 of the Planning Enabling Act (PA 33 of 2008), the enclosed proposed land use plan was required to be sent to you by statute.

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This letter serves as the notice of intent to plan, as well as a request for your review and comments of the master plan amendments. All local governments receiving a copy of the amendments have 42 days for review and comment. If comments are made, they must be sent to the Lima Township Planning Commission at the above address.

The Lima Township Planning Commission looks forward to your forthcoming correspondence.

Sincerely,



Arlene R. Bareis  
Clerk, Lima Township

*Proposed Changes to the GOALS AND POLICIES section of the Lima Township Master Plan pages 3-8 to 3-9, new text underlined:*

❖ **COMMERCIAL GOAL**

**Plan for commercial development by type and location that is compatible with agricultural and residential land use patterns.**

- Limit the development of commercial uses to those which improve the quality of life and serve the needs of the residents of Lima Township.
- Discourage the development of strip commercial which may occur in an unplanned fashion.
  - Minimize the number of curb cuts. Excessive curb cuts result in conflicting turning movements and traffic accidents.
  - Develop site design standards to guide development of commercial centers including architectural control, signage regulations, parking lot design and access controls.
  - Minimize traffic, noise, parking, and glare from on-site lighting.
  - Encourage the use of shared parking and drives to reduce the amount of impervious surfaces.
- Encourage nodes of commercial development at selected locations. Clustered commercial uses would take the form of either a small shopping center or a group of commercial buildings which share a common access, architectural style and unique design elements, which would allow it to blend in with complement surrounding rural and residential areas.
- Continue to prohibit signage not associated with the business on the property.
- The Township should take special precautions to prevent haphazard commercial development.

- Require site plan review for all future commercial development.
  - Work in conjunction with the Washtenaw County Road Commission to reduce the number of curb cuts.
  - Setbacks should be measured from the future planned Washtenaw County Road Commission right-of-ways.
  - Encourage the use of combined or shared ~~sharing of~~ driveways, service drives and parking lots.
  - ~~• Encourage the use of combined driveways and service drives.~~
  - Review site plans for compliance with sign regulations and specific standards for landscaping and landscape buffers between incompatible land uses.
  - ~~• Enforce the Township's Zoning Ordinance, which includes specific standards for landscaping and landscape buffers between incompatible land uses.~~
- Locate commercial uses on paved roads.
  - Continue to study ~~Evaluate the Jackson Road Corridor for the location of nodes of commercial development to optimize opportunity for quality commercial development while preventing uncoordinated, inefficient, hazardous strip development.~~
  - ~~Consider the development of~~ Create a Village Commercial District for small shopping centers or groups of commercial buildings with that is intended to have design standards to ensure architectural and site design for safe, prosperous commercial development. Village Commercial districts should

encourage quality, stable commercial development which will be an asset to the community. ~~which will take the form of either a small shopping center or group of commercial buildings that share a common access, architectural style, and unique design elements. These shopping centers or "nodes" would be developed at the intersection of Jackson & Parker roads, and west of the Township Hall.~~

- Designate nodes of Village Commercial districts on Jackson Road at the intersection of Jackson Road and Parker Road to the east, and between the General Commercial district at Fletcher Road and the Township Hall at Lima Center Road. Preserve agricultural and residential uses and zoning in the area between Lima Township Hall and Village Commercial at Parker Road.

*Proposed Changes to The Master Plan section of Lima Township Master Plan page 4-11, new text underlined:*

**VILLAGE COMMERCIAL** - The Village Commercial Area is envisioned as a mixed use area designed to compliment and blend with the rural character of Lima Township. This area would encourage and facilitate the development of traditional, pedestrian area nodes with mixed-use buildings containing retail and service uses. The buildings would be constructed to be harmonious with the natural and built rural surroundings. Special design standards would be established including the requirement of quality building materials such as brick, stone, and natural siding. In addition, parking areas should be in the rear of buildings and properly buffered from adjacent residential uses. Buildings are to face the street and front and side yard setbacks should be minimal to create a "main street" atmosphere

## **IMPLEMENTATION AND ZONING PLAN**

The Master Plan is a statement of policies, objectives, and goals designed to accommodate future growth and redevelopment. It also 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 Master 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.

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

### **ZONING PLAN 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:

- To protect the public's health, safety and general welfare.
- To promote orderly growth in a manner consistent with land use policies and the Future Land Use Map
- To promote attractiveness in the Township's physical environment by providing variation in lot sizes, bulk, density and appropriate land uses.
- To accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts, clustering or special use permits.
- To guide development to prevent future conflicting land uses (i.e. industrial uses adjacent to residential areas or high density residential adjacent to agricultural operations).

- To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
- To promote the positive redevelopment of underutilized areas of the Township.

The zoning ordinance and official zoning 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. 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 and on the Future Land Use Map.

### **Districts and Dimensional Standards**

**The following are the general purposes and characteristics of zoning within Lima Township, these categories are indicated on the Future Land Use Map**

**RC, Recreation/Conservation.** This district is established to preserve and enhance the rural character of the Township. The principal uses of land are primarily those that use natural areas, and are essentially unimproved or undeveloped open spaces, public or private buildings or public or private activities involving development or utilization of the land, educational facilities and those related services and functions which are normally operated with them, and institutions and quasi-public uses. The RC district also includes private conservation and recreation, agricultural activities, and single-family homes on parcels of forty (40) acres or more. Further, the RC district is designed to support the general intent of this Ordinance, to protect and preserve public open space, and to ensure orderly transition to appropriate uses when such public use is abandoned.

**AG-1, Agriculture District.** This district is established to preserve the rural character and support stable and viable agricultural operations. The primary use of this district area is considered to be agriculture. The regulations of this district are designed to conserve and protect farm operations, including dairy farming, pasturage, cash cropping, stables (public and private), orchards, as well as other agricultural and related uses. The regulations of the district are designed to exclude or discourage uses and buildings that demand substantial public or private services, such as major thoroughfares, water supply and waste water treatment facilities, drainage, and other public or private utility type services. Minimum lot size is five (5) acres.

**AG-2, Agriculture District.** This district is established to provide a district that preserves the Township's rural character by accommodating a variety of agricultural uses deemed generally compatible with residential uses, and simultaneously permitting single-family residential development on larger size lots. The AG-2 district enables the incorporation of environmentally fragile areas such as ravines and wetlands into low density subdivisions; to retain, preserve, and protect a predominantly open and non-urban character within the Township; and to reduce the need for public services to these areas. The regulations of the district are designed to exclude or discourage uses and buildings that demand substantial public services, such as major thoroughfares, water supply and waste water treatment facilities/plants, drainage, and other public or private utility type services. The minimum lot size of the AG-2 district is five (5) acres.

**RR, Rural Residential District.** This district is established to provide areas in which the primary use is single-family residential on large, estate size lots, plus customary accessory and compatible supportive uses. The RR district is suitable for the introduction of on-site septic fields and domestic water wells, subject to the regulations of the Washtenaw County Environmental Health Department. It is envisioned that these areas will provide additional choices of desirable and economically feasible housing opportunities for various segments of the general public. Selective ranges of agricultural types of land uses are also accommodated within the district. Certain other private and public uses are permitted, as well as special uses subject to conditions that will insure compatibility with the primary use and essential rural character of this district. The regulations of the district are designed to exclude or discourage uses and buildings that demand substantial public services, such as major thoroughfares, public sewer or water facilities, drainage, and other public services. Minimum lot size is 3 acres.

**R-1A, Suburban Residential District.** This district is established to provide districts in which the primary use is single-family residential, plus customary accessory and compatible support uses. The R-1A district is suitable for the introduction of on-site septic fields and domestic water wells, subject to the regulations of the Washtenaw County Environmental Health Department. This district is designed to preserve and enhance the Township's rural character and natural features while also adding to the range of lot sizes and potential housing opportunities for various segments of the general public. Minimum lot size is 1 acre.

**R-1B, Suburban Residential District.** This district is established to provide single-family residential areas at a suburban density of 20,000 square feet. This district is designed to create a predominately suburban residential character only in those areas in which public and/or private sanitary sewer and water services are available.

**R-1C, Urban Residential District.** This district is established to provide single-family residential uses on small lots of at least 10,000 square feet. The district is intended for those areas served by public and/or private sanitary sewer and/or water.

**R-1D, Urban Residential District.** This district is established to provide single-family residential uses on small lots of at least 7,200 square feet. The district is intended for those areas served by public and/or private sanitary sewer and water.

**R-2A Low Density Multiple Family Residential District.** This district is established to provide areas for townhouses and similar types of single-family attached dwelling units, and for low-density apartment units. This district is intended to be used only in those areas of the Township, which are served by public and/or private sanitary sewer and water facilities. Single-family detached: 15,000 square foot minimum lot size. Multiple-family: lot minimum is 1 acre, 8 dwelling units per acre.

**MH, Mobile Home Residential District.** This district is established to allow the development of functional, compatible, and aesthetically pleasing mobile home residential parks of imaginative design, adjacent to essential community services, including public and/or private sanitary sewer and water supply, and otherwise protect the health, safety and welfare of mobile home residents in Lima Township.

In addition to the requirements of this Ordinance, all mobile home parks shall comply with the Mobile Home Commission Act, Act 96 of the Public Acts of 1987 and the current Mobile Home Code, adopted by the Michigan Manufactured Housing Commission.

**GC, General Commercial District.** This district is established to provide suitable locations for both local service, convenience shopping facilities and general retail, service and office activities and establishments that serve a more broadly based market. These regulations are intended to discourage strip or linear development, and to encourage stable and desirable development in a cluster or planned pattern. One (1) acre minimum lot size.

It is the intent of this district to encourage consolidation of the permitted uses, particularly as shopping centers. Consolidations of retail shopping facilities are encouraged, thereby lessening traffic congestion by reducing the number of commercial driveways opening onto major streets.

**HC, Highway Commercial District.** This district is established to provide a district for general commercial and office uses relying on a significantly broader market area which serves the motoring public. One (1) acre minimum lot size.

**O, Office.** This district is intended for general office activities. One (1) acre minimum lot size.

**R-O, Research-Office.** The Research Office district is designed and intended for research and office facilities to serve the needs of commerce, industry, science, and education. Offices and limited prototype manufacturing operations in support of and incidental to research activity are acceptable. This district is characterized by a low intensity of land coverage and uses, which produce an insignificant amount of heat, noise, glare, offensive odors, and similar environmental disturbances. Uses, which involve substantial storage or handling of explosive or highly inflammable gases or liquids, are not permitted in this district. One (1) acre minimum lot size.

















**LI, Light Industrial District.** This district is established to make available resources and services essential to high quality light industrial development, including manufacturing, office/research, warehousing and distribution, and other similar light and low impact industrial uses, while also guarding against the encroachment of these uses into districts where they may be considered incompatible. One (1) acre minimum lot size.

**PUD, Planned Unit Development.** This district is established to provide for various types of land uses planned in a manner which shall: encourage the use of land in accordance with its unique character and adaptability; conserve natural resources and energy; encourage innovation in land use planning; provide enhanced housing, employment, shopping, traffic circulation, and recreational opportunities for the people of the Township; and bring about a greater compatibility of design with land use. The provisions of this district provide review authority to the Planning Commission and standards for the submission, review, and approval of applications for Planned Unit Developments.

# Lima Township

## Future Land Use Plan

### Legend

-  Open Space/Buffer
-  Recreation Conservation (RC: 40 ac.)
-  Agriculture - 1 (AG-1: 5 ac.)
-  Agriculture - 2 (AG-2: 5 ac.)
-  Rural Residential (RR: 3 ac.)
-  Suburban Residential (R-1A: 1 ac.)
-  Suburban-Medium Density Residential (R-1C: 10,000 sf / R-1B: 20,000 sf)
-  Medium Density Residential (R-1D: 7,200 sf)
-  High Density Residential (R-2A: up to 8 du/ac)
-  General Commercial (GC)
-  Highway Commercial (HC)
-  Research/Office (RO)
-  Limited Industrial (LI)
-  Public Facilities (PF)
-  Village Commercial / Office
-  Activity Center

