



**Washtenaw County
Office of Strategic Planning**

March 18, 2009 – Draft

William De Groot
Donald Pennington, Planning Consultant
Freedom Township Planning Commission
11508 Pleasant Lake Road
Manchester, MI 48158

Re: Freedom Township Master Plan Amendment

Dear Mr. De Groot:

Thank you for the opportunity to comment on the Freedom Township Master Plan draft amendments. In accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, the Township Plan was reviewed by Washtenaw County Planning Advisory Board and the Board of Commissioners. The Washtenaw County Department of Parks and Recreation, Road Commission, Department of Public Health, Office of the Water Resources Commissioner and the Washtenaw Area Transportation Study (WATS) were also given the opportunity to comment on the amendment.

We understand that the amendment of the Freedom Township Master Plan is being performed at this time to remain in compliance with PA 33 of 2008. It is also worth noting that significant progress is presently being made by the Manchester Community Joint Master Planning Commission in the creation of a master plan, in which Freedom Township is an active participant; it is expected that the Manchester Community Joint Regional Plan will replace this document.

Worth commending is the strong emphasis on agricultural and recreational land uses, the encouragement of natural buffers to separate open space and developed areas, the protection of natural features, the designation and plan for the Lake District, as well as the inclusion of Agricultural Preservation plan elements and Sliding Scale zoning. Establishing such limits on services and preference toward a density transfer program, while providing strong protective measures for agricultural land and open space, minimizes the negative impacts of development while protecting the Township's unique rural character in planning for its future. Language encouraging clustering of residential areas also strengthens this goal. Such planning allows for the needs of existing and future residents to be met, while also addressing sustainable growth and natural resource protection.

Staff reviewed the proposed amendment in the context of *A Comprehensive Plan for Washtenaw County* (County Plan), plans of contiguous local units of government and the current Freedom Township Master Plan (Township Plan). Staff found the proposed amendments would be consistent with the County Plan

and the plans for the contiguous communities with the following recommendations:

The Existing Land Use Map is found on page 8. A Future Land Use Map is also needed for the Township Plan.

Although the following recommendations are not applicable to the consistency with the County Plan, we strongly encourage the incorporation of the following to enhance the overall plan:

- P.A. 33 requires an explanation in the zoning plan of how each of the land use categories on the future land use map relate to the districts on the zoning map.
- Recommendations from the Washtenaw Area Transportation Study (WATS) Non-motorized Plan for Washtenaw County by reference (For specific information, see WATS Comments attached)
- The Township should also consider incorporating the recommendations from the WATS Transit Plan for Washtenaw County that includes the provision of demand response/door to door service throughout the township (For specific information, see WATS Comments Attached)
- In the Transportation Element, the Township should consider using the National Functional Classification of Roads (For specific information See WATS Comments Attached)
- In order to support the Township's efforts to maintain its rural character and to use resources efficiently as development progresses, gravel road capacity should be considered. A study of gravel road capacities as a means to manage growth was prepared by the Huron River Watershed Council and can be found at http://www.hrwc.org/pdf/PAL_Guidebook.pdf.
- Given the high number of actively farmed acres in Freedom Township, the Township Plan should also consider the movement of agricultural equipment.
- The Agriculture Goal: "The retention, stability, and conservation of agricultural activities in Freedom Township for the support of long term agricultural use and preservation of prime agricultural soils" reflects that agriculture is an important aspect for the future of the Township, and a strong aspect of this plan. In addition, the amendments to the Township Plan could make Freedom Township eligible for additional points from the State of Michigan PDR Program. The comments found within this review reveal that the Freedom Township Master Plan meets 4 of the 5 necessary requirements to be eligible for the additional points from the State of Michigan PDR Program. However, in order to be eligible for additional points from the State of Michigan PDR Program, the Township Master Plan must meet all 5 requirements. Specific requirements and suggestions are included in more detail in the Staff Review and Statement of Consistency with MAPF (State PDR Program) section. The opportunity for and importance of agricultural preservation is also supported by Washtenaw County Public Health comments.
- Although agricultural preservation is addressed as an objective within the plan, an important part of maintaining the agricultural sector is the viability of the local and regional agricultural economy. Freedom Township should consider adding a goal, or an objective, or a policy that supports and/or endorses the five-county Southeast Michigan Food System Economic Partnership (FSEP) to help support agricultural

producers in the Township and the region as well as encourage new agricultural and food system economic opportunities. The FSEP website can be found at <http://www.fsepmichigan.org> for more information on the program. This point is supported by Washtenaw County Public Health.

- A major concept of the plan is the establishment of an interconnected natural features system, as well as pedestrian and bicycle linkages. Developing a regional greenway plan that combines a natural features inventory with a regional recreation trail network would satisfy multiple goals set by the Township Plan. This point is supported by Public Health and WATS.
- The Township Plan communicates a strong grasp of its unique character, giving reference to the history and character in various sections of the plan. Language regarding the importance of historic preservation to the community's character should be more strongly articulated in the final draft. Freedom Township should consider the addition of a goal to seek protection and preservation of historic resources through local, state and national programs.
- The draft master plan has several typographical/grammatical errors and out-dated maps. Careful review and editing of the Master Plan document should be done prior to the final adoption.

The attached staff report provides additional detail and background regarding County comments. Additionally, agency comments are provided containing additional detailed recommendations and should be reviewed and considered. On behalf of the Planning Advisory Board and the Board of County Commissioners, I would like to thank you for your contribution to promoting a shared vision for Washtenaw County.

If our Office may be of assistance to the Township as you work to implement the policies included in your plan, please call me at (734) 222-6888.

Sincerely,

Patricia Denig, Community & Strategic Planning Manager
Office of Strategic Planning
Washtenaw County

Attachments

Staff Report
Washtenaw County Department of Public Health comments
Washtenaw Area Transportation Study (WATS) comments

Cc: Bridgewater Township Clerk
Lodi Township Clerk
Lima Township Clerk
Manchester Township Clerk

Saline Township Clerk
Scio Township Clerk
Sharon Township Clerk
Sylvan Township Clerk
Village of Manchester



Washtenaw County Office of Strategic Planning

Staff Report

RE: Freedom Township Master Plan Amendments –
Washtenaw County Review

Staff Report Date: April 1, 2009

Background

The Washtenaw County Office of Strategic Planning received the draft Freedom Township Master Plan amendments (Township Plan) on March 4, 2008. In accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, the County is to provide comments to the Township, which must include two statements of consistency:

- A statement as to whether, after considering any comments received by contiguous local units of government, the proposed amendments are consistent with the plan of contiguous communities, and;
- A statement as to whether the proposed amendments are consistent with the County Plan.

The proposed amendment was reviewed for consistency with *A Comprehensive Plan for Washtenaw County* (County Plan). The Washtenaw County Department of Development Services, Department of Parks and Recreation, Road Commission, Department of Public Health, Office of the Water Resources Commissioner and the Washtenaw Area Transportation Study (WATS) were also given the opportunity to comment on the document.

We understand that the amendment of the Freedom Township Master Plan is being performed at this time to remain in compliance with PA 33 of 2008. It is also worth noting that significant progress is presently being made by the Manchester Community Joint Master Planning Commission in the creation of a master plan, in which Freedom Township is an active participant; it is expected that the Manchester Community Joint Regional Plan will replace this document.

Summary of Update/Review in context of County Plan

A strong aspect of this plan is the designation of Lake District. This area of focused development is roughly correspondent to the subarea plan for Pleasant Lake District Area presently being drafted for the Manchester Area Joint Plan. The intent of this special subarea, as with the other subareas of Manchester, Bridgewater, and north of Clinton, is to address future development expectations. According to the draft Manchester Community Joint Plan, the objectives of the Pleasant Lake subarea are to further its function as a community focus point and to manage controlled growth within this area.

With regard to the Pleasant Lake area, the Freedom Township Plan is in alignment with the draft Manchester Community Joint Plan subarea plan. Both plans select the Pleasant Lake area as a focus for the creation of a single district which functions as a neighborhood for non-farm residents. This district would provide for local commercial and public uses required by other Township residents. Current land uses include a mix of permanent and seasonal residential dwellings, a restaurant, veterinary clinic, general store and Township Hall. Low Density Residential and a Local Commercial core area are shown on the Manchester Area Future Land Use Map. Important issues include establishing a set boundary between low density residential area and the surrounding agricultural area, creating a limited, attractive commercial services core at the intersection of Pleasant Lake and Lima Center roads, protecting the quality of the shoreline and lake water, and providing for very limited, compatible infill development serviced by septic fields and wells. While this area is intended to provide some limited growth, it is not planned for water and sewer infrastructure or other village amenities.

It is consistent with the Comprehensive plan to express a desire to limit commercial development in Freedom Township, given the adequate commercial offerings in neighboring municipalities. The text's suggestion, under Bullet G on page 33, that large-scale, big-box stores are offered in Manchester Village should be modified to reflect the absence of such big-box chain-store facilities in Manchester.

In order to support the Township's efforts to maintain a rural character, as well as to use resources efficiently as development progresses, gravel road capacity should be considered. A gravel road capacity analysis can help to determine density limitations on gravel roads and will provide useful information for refining land use plans, reviewing development proposals, and prioritizing road projects in order to minimize the negative impacts of development along gravel roads. A study of gravel road capacities as a means to manage growth in rural and suburban communities was prepared by the Huron River Watershed Council and can be found at http://www.hrwc.org/pdf/PAL_Guidebook.pdf.

Language on the importance of pedestrian and bicycle infrastructure is found in the plan. A non-motorized transportation system within and connecting commercial and residential land uses help to create a safe and enjoyable community for residents. The incorporation of the Washtenaw Area Transportation Study (WATS) Non-Motorized Plan for Washtenaw County by reference would strengthen this community goal.

Historic resources are integrated components of Freedom Township's existing building stock. They contribute to the community's overall feeling and sense of place, and help to define the distinctive identity of this rural township's residential and agricultural landscape. The Washtenaw County historic resources database on the web, known as HistWeb, returned 202 individual historic sites recorded within Freedom Township. The township also contains numerous designated Centennial Farms, sites which have been owned by the same family for at least one hundred years. These sites are reminders of many Freedom Township families' proud agricultural heritage. Furthermore, Freedom Township contains a Washtenaw County Local Historic District, the Old Zion Parsonage, which is located at 2905 South Fletcher Road and was designated in 2003.

The Freedom Township Master Plan includes oblique mention of the area's local history and recurring statements on the region's character, but it omits specific discussion of the importance of such historic resources association with Freedom Township history. This topic is particularly important with the township's pending 175th anniversary celebration. At a minimum, places of note, such as the three state register-listed historic churches (Bethel, St. Thomas, and Zion), the state register-listed Zion Evangelical Lutheran Cemetery, and various historic family farms, are deserving of provisions for their careful use, recognition, preservation, or rehabilitation.

The Freedom Township Master Plan places high value on the protection and preservation of open space, agricultural practices, and a rural setting. Historic resources are integral parts of these goals. In the face of development pressures, it is clear that not every historic building, site, object, and structure can be preserved. Freedom Township would do well, however, to include language regarding the importance of historic preservation to the community's character, particularly as it relates to the clearly stated values of rural/agricultural sites, traditional landscapes, and infill development standards congruent with the current form and rhythm of this rural community. Freedom Township should consider articulating a goal to seek protection and preservation of historic resources through local, state and national historic designation or easement programs, all of which employ design guidelines and review to ensure appropriate treatment of historic properties (County Plan Historic Preservation: Chapter 9 Objective 3).

Designating lands for agricultural preservation through an overlay and participation in the State of Michigan PDR program are also strong aspects of this plan. This community value is aptly summed up with the statement that "good agricultural land is irreplaceable . . . once it is developed into housing, commercial, or industrial uses, it is lost to farm use forever."

Washtenaw County Office of Strategic Planning can provide assistance in regard to any of these plan areas.

Statement of Consistency with MAPF (State PDR Program)

Staff reviewed the amendments to the Freedom Township Master Plan for consistency with *A Comprehensive Plan for Washtenaw County* (County Plan) and the *Michigan Agricultural Preservation Fund Standards* (Standards):

- A strong aspect of this plan is the designation of lands for agricultural preservation through an overlay or designation. The statement "The retention, stability, and conservation of agricultural activities in Freedom Township for the support of long term agricultural use and preservation of prime agricultural soils" as a goal further underscores the Township's commitment to the support of agricultural activities. Such an overlay or designation could act as a buffer between more developed areas. [Consistent with County Plan's Landscape Recommendation 4.2, Buffers: Encourage local governments of urban, suburban, smaller cities and villages and the areas surrounding them to incorporate open space buffers around their communities in their master plans. Buffers are to be part of their open space plan].

- It is not known if the proposed Agricultural Preservation Map found on page 26 closely aligns with the Recommended Proposed Future Landscapes in the County Plan: Open Space and Rural (5+ acre lots), and the Washtenaw County Agricultural Overlay Area as the map does not provide enough clear and definite boundaries of the Township Agricultural Preservation Overlay or Designation.
- Since the Township utilizes a sliding scale schedule to determine minimum lot sizes within its Agricultural Zoning District, and the Michigan Agricultural Preservation Fund Policies and Procedures (State PDR Program Guidelines) and the County Comprehensive Plan both recognize Sliding-Scale agricultural zoning as a recognized tool for agricultural preservation as it very often keeps parcels in the larger sizes that are viable for agricultural uses after a parcel split(s), the Township Plan's agricultural designation meets the Open Space and Rural designation of the County Comprehensive Plan from a density standpoint. However, the boundaries of an agricultural and agricultural preservation designation in the Township Plan are not clear.
- The Master Plan amendment draft meets 4 of the 5 requirements of the State PDR Program. If it includes a clearly identified "Agricultural Preservation Overlay Map" or an "Agricultural Preservation" designation on a Future Land Use Plan Map, it will then meet all 5 requirements of the State PDR Program (See the Statement of Consistency with MAPF below). While state funds are presently limited for this program, the use of PDRs in the future would offer a more permanent tool than zoning for agricultural lands and open space protection.
- If all of these State PDR Requirements are met, the amendments could make Freedom Township eligible for additional points from the State of Michigan PDR Program. [Consistent with County Plan's Agriculture Recommendation 2.1, Farmland Preservation Funding: Encourage landowners to apply for state and federal programs and encourage local governments to identify funding methods for farmland preservation including...PDR program].
- Below are the five master plan requirements under the *Michigan Agricultural Preservation Fund Policies and Procedures* to qualify for the State's PDR Program. The Freedom Township Master Plan amendment draft meet four of the five following requirements of the State PDR Program with recommendations provided to meet Requirement number 1 and to more competitively position Freedom Township for the program.

1. Requirement: A New "Agricultural Preservation" Future Land Use Plan Category, Map Amendment

Discussion: On page 25, in the bottom paragraph, there is a reference to the "preservation overlay district." It specifically identifies "agricultural preservation area" of Freedom Township where the township demographics indicate that lands contained inside the preservation overlay district provide the most potential for on-going or new agricultural activities." The draft Master Plan document includes a map called "Agricultural Preservation Map," which is found on page 26. However, the map is very small, has a legend that identifies Prime Agricultural Land according to the USDA-NRCS Washtenaw County Soil Survey, and does not clearly identify an area or areas with the designation of "Agricultural Preservation." According to the State PDR Requirements (Michigan Agricultural Preservation Fund Policies and

Procedures) the Township Master Plan must include a future land use designation or an overlay to the future land use map that includes within the title of the designation the terms "Agricultural" and "Preservation". There is no such designation on the Agricultural Preservation Map on page 26. Additionally, the State PDR program will not approve a Township plan for additional points if the entire Township is included in the Agricultural Preservation designation. There must be future land use designations for residential and other non-agricultural designations on the future land use map and those non-agricultural areas cannot be included in the Agricultural Preservation designation. The non-existence of the "Lands Designated for Agricultural Preservation Overlay," either as its own separate map or a designation on the Master Plan Map, and the duplication of the use of "Map 6" for two maps is confusing and not clear.

Either a separate map titled: "Agricultural Preservation Overlay" or a specific designation with this same title should be included on the Township's Future Land Use Map to illustrate the specific location of this Overlay Area on a map in order to meet this State PDR Requirement.

Additionally, the boundaries of the "Agriculture Preservation" designation should be aligned with parcel lines. In a previous Washtenaw County PDR application, there were property owners that applied to the program and parts of their respective properties were not eligible to the State PDR Program, because another Township's agricultural designation did not follow the parcel lines of these properties. Washtenaw County adopted a countywide Agricultural Preservation Overlay Area in 2006 to become eligible to the State PDR Program, and used the categories from each Township in the County that were the lowest density future land use category titled with "Agriculture" or "Agricultural Preservation" as the methodology for designating the countywide Agricultural Preservation Overlay Area. Because these properties contained part of their respective properties in the Township's "Agriculture" designation, and the remaining parts in non-Agriculture land use categories, those remaining parts in these non-Agriculture areas were not a part of the Washtenaw County Agricultural Preservation Overlay Area and as a result were not eligible to the State PDR program. This would be a particular problem for Freedom Township in Sections 15, 16, 21 and 22, where the Low Density Residential section that surrounds the Pleasant Lake community does not follow parcel lines on the Township's current Future Land Use Plan Map.

2. Requirement: PDR and Other Agricultural Preservation Strategies (Policies) must be included in the Goals, Objectives, Policies Section of the Master Plan

Discussion: Text referring to the strategies intended to preserve agricultural land should include PDR, but also other techniques. Freedom Township's Master Plan contains within the "Agriculture Section" under Purchase of Development Rights policies on pages 26 and 27

- E. Agricultural land should be preserved primarily by means of zoning controls (sliding-scale, cluster concepts), supplemented by the Township's capital improvement decisions and Act 116 approvals.

- F. Act 116 applications for lands within the designated primary agricultural areas should be approved with PDR, PUD and other open space preservation options.
- G. In new development areas adjacent to agricultural lands, a buffer of land and landscaping should be provided on the non-agricultural lands, along the common boundary.

Additionally, the designation of Lake Community within the Township is also an important strategy for directing growth away from agricultural areas in the Township. These objectives and strategies fit in very well with the state's PDR requirements, and these strategies also fit in with the Agriculture strategies found in Chapter 4 of *A Comprehensive Plan for Washtenaw County*.

3. Requirement: Include a paragraph describing why farmland should be preserved in Freedom Township.

Discussion: The text of four paragraphs, located on page 23, meet this requirement. The first paragraph on page 23 meets this requirement quite well. The reasons include that Freedom Township is an active and productive agricultural community and all efforts should be made to encourage its continuance. These objectives and strategies fit in very well with the state's PDR requirements, and these strategies also fit in with the Agriculture strategies found in Chapter 4 of *A Comprehensive Plan for Washtenaw County*.

4. Requirement: A paragraph describing why the new "Agricultural Preservation" future land use plan category was chosen/designated.

Discussion: The last paragraph on pages 25-26 states reasons for its designation:

In recognition of the Freedom Township's agricultural heritage, the "agricultural preservation" area was selected in a manner: (PDR Compliance).

1. To be non-exclusionary for potential interest by landowners in a PDR option;
2. Where the township demographics indicate the lands contained inside the preservation overlay district provide the most potential for on-going or new agriculture activities;
3. To recognize that lands contained within the preservation overlay district are highly sought-after tracts for development; and
4. To underscore continuity with adjoining communities which have also designated "agriculture preservation" goals

While there is no clearly identified "Agricultural Preservation" designation contained within the plan, these reasons for selecting the Agricultural Preservation Area do fit in very well with the state's PDR requirements. These objectives and strategies fit in very well with the state's PDR requirements, and these strategies also fit in with the Agriculture strategies found in Chapter 4 of *A Comprehensive Plan for Washtenaw County*.

5. Requirement: Farmland preservation goal(s).

Discussion: The goal found page 23 serves as the required farmland preservation goals. It states the following: “The retention, stability, and conservation of agricultural activities in Freedom Township for the support of long term agricultural use and preservation of prime agricultural soils”.

Washtenaw County is well versed in the State PDR Program and would be a willing partner to assist the Township in implementing these recommendations.

Contiguous Community Land Uses

- East (Lodi Township): The western portion of Lodi Township includes land designated for Agriculture.
- Southeast (Saline Township): The western portion of Saline Township includes land designated for Agricultural purposes and as part of the Open Space system.
- South (Bridgewater Township): Land Use designations along the border with Bridgewater Township include mostly Agriculture uses, punctuated with some land designated as part of the Natural Features overlay along the River Raisin. Bridgewater Hamlet is located near the border of Bridgewater Township and Freedom Township, centered on the intersection of Boettner Road and Austin Road. This hamlet has public sewer, and contains mostly Medium Density Village land use designations, along with a limited amount of Industrial and Commercial land uses, and one parcel dedicated to Public/Quasi-Public use.
- Southwest (Manchester Township and Manchester Village): Residential designations exist generally in the northeast corner of the Township. It should be noted, however, that the Village of Manchester is surrounded by Manchester Township and is in close proximity to Freedom Township. The Village has public sewer, as well as an array of Residential densities, Industrial and Commercial designations, and Public/Semi-Public land use designations.
- West (Sharon Township): The eastern portion of Sharon Township includes land designated for Agricultural purposes and Natural Resource Conservation. A few parcels are designated for Commercial land use along the M-52 Corridor.
- Northwest (Sylvan Township): Agricultural uses in Sylvan Township and near its border with Freedom Township at one point, however, Research/Industrial uses cover the majority of Sections 22, 23, 26, 27, 34, and 35.
- North (Lima Township): The southern portion of Lima Township is mostly designated with Agricultural land use, including Agriculture 1 and Agriculture 2 classifications. The latter is focused around Sutton Lake.
- Northeast (Scio Township): The southwest portion of Scio Township is largely designated as Open Space/Agricultural/Residential, punctuated with a band of Conservation land use designation along some minor waterways, as well as Medium Density Residential and Office/Research/Industrial along Jackson Road and the outer fringes of the Ann Arbor suburbs.

Review of Plan in Context of Contiguous Community Master Plans

The proposed Township Plan amendment is consistent with the master plans of adjacent communities.

Applicable Agency Comments

Washtenaw County Public Health: See attached

Washtenaw Area Transportation Study (WATS): See attached



**Public Health Review and Comment for:
 _Freedom Township_____ Master Plan**

1. The plan includes elements that **increase access to physical activity.**

	Not Addressed	Somewhat Addressed	Adequately Addressed	Not Applicable To this review
A. Opportunities for use of non-motorized transportation are evident in the plan (bikeability, walkability, multi-use paths).	1	3	5	N/A
B. Connectivity between schools and residential areas are promoted in the plan (Safe Routes to School).	1	3	5	N/A
C. Preservation of green/open space including parks is evident in this plan.	1	3	5	N/A

2. The plan includes elements that **increase access to healthy eating resources.**

	Not Addressed	Somewhat Addressed	Adequately Addressed	Not Applicable
To this review				
A. The plan promotes mixed use development (retail including access to grocery stores and residential uses).	1	3	5	N/A
B. Grocery stores and super-markets can be accessed by non-motorized transportation.	1	3	5	N/A
C. The plan includes elements that support or improve the local food system (including preservation of agricultural land /urban agriculture and community gardens).	1	3	5	N/A

3. The plan includes elements that **promote emotional well-being and social connectivity.**

	Not Addressed	Somewhat Addressed	Adequately Addressed	Not Applicable
To this review				
A. The plan includes elements that promote the use of, and access to, public transportation.	1	3	5	N/A
B. The plan includes elements that promote connectivity between residential development and retail.	1	3	5	N/A
C. The plan incorporates affordable housing options into residential developments.	1	3	5	N/A
D. The plan includes built elements that increase community cohesion and neighborhood activities.	1	3	5	N/A

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WASHTENAW AREA TRANSPORTATION STUDY

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Planning Reviews

Community: Freedom Township **Date Received:** March 5, 2009

Complete Master Plan Update: x **Complete Zoning Plan Update:**

Master Plan Amendment: **Zoning Plan Amendment:**

Other:

Sections reviewed: _____ Goals _____ Policies _____ Land Use Recommendations
_____ Transportation Recommendations x All _____ Other

The Township should be commended as this plan is well written although it has numerous spelling mistakes. There are still references to the “GMP” which should be changed to “MP”.

In the Regional influence section, the last sentence refers to Pleasant Lake as a “Class B” road. What exactly does this mean? Is this a system still used? WATS would recommend using the Federal National Functional Classification (NFC) system as this is how federal funding is determined and it identifies the regionally significant routes.

Land Use Implications:

On Page 7, in the third paragraph, the plan discusses the number of acres in agricultural use but it would be helpful to know the percentage of the total township acres this makes up. The Chart that identifies the population and projections of population only show through 2020. There is population, dwelling unit, and employment projections available from SEMCOG through 2035. The provision of the number of dwelling units in addition to the number of building permits would provide more perspective for the growth in the township.

POLICY COMMITTEE MEMBERS

- CITY OF ANN ARBOR • ANN ARBOR TRANSPORTATION AUTHORITY • ANN ARBOR TOWNSHIP • CITY OF CHELSEA • VILLAGE OF DEXTER •
- DEXTER TOWNSHIP • EASTERN MICHIGAN UNIVERSITY • MICHIGAN DEPARTMENT OF TRANSPORTATION • NORTHFIELD TOWNSHIP • PITTSFIELD TOWNSHIP •
- CITY OF SALINE • SCIO TOWNSHIP • SOUTHWEST WASHTENAW COUNCIL OF GOVERNMENTS • SUPERIOR TOWNSHIP • UNIVERSITY OF MICHIGAN •
- WASHTENAW COUNTY BOARD OF COMMISSIONERS • WASHTENAW COUNTY ROAD COMMISSION • CITY OF YPSILANTI • YPSILANTI TOWNSHIP •
- EX OFFICIO: FEDERAL HIGHWAY ADMINISTRATION • SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS •

**AN INTERMUNICIPALITY COMMITTEE ORGANIZED UNDER ACT 200 OF PUBLIC ACTS OF MICHIGAN (1957)
REPRESENTING WASHTENAW COUNTY**



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Page 8, the fourth attribute listed on the top of the page might be changed to “Roads not lined with narrow lot houses” to be more easily understood.

Page 9, the table that provides Characteristics of the Population could be expanded to include the same data projected out by 5 year increments through 2035. The text on this topic on page 10 could also reflect the projected data. It would be useful for the residents and elected officials to see how the population and dwelling or housing units have changes and are projected to change.

Page 14, in the General Master Plan Goals section, the first bullet might be expanded to add “residents” in addition to the general public.

Page 14, Goals, third bullet might be changed to “...preserving active farming of the existing farmland and significant...”

Page 14, Goals, fourth bullet might be changed to “... orderly development for those who desire to live and work in the Township...”

Page 14, Goals, the sixth bullet might be expanded to include “ Provide for the safe and efficient movement of pedestrians and bikes, especially in the more urban areas.”

Page 20, Wetlands, the last sentence that identifies significant concentrations of first priority wetlands in the NE and SW but it also appears (in black and white) that the NW section has one of significant size.

Page 22, Policies, C. The policy deals with runoff from development but not from agricultural or farm runoff.

Page 22, Policies, E, the Township should consider adding “The Plan should consider development in the Township in such a manner as ..” prior to the existing sentence.

Page 22, Policies, F, the Township should consider adding “while providing paved shoulders along the NFC collectors or above to provide safe non-motorized and agricultural traffic.

POLICY COMMITTEE MEMBERS

- CITY OF ANN ARBOR • ANN ARBOR TRANSPORTATION AUTHORITY • ANN ARBOR TOWNSHIP • CITY OF CHELSEA • VILLAGE OF DEXTER •
- DEXTER TOWNSHIP • EASTERN MICHIGAN UNIVERSITY • MICHIGAN DEPARTMENT OF TRANSPORTATION • NORTHFIELD TOWNSHIP • PITTSFIELD TOWNSHIP
- CITY OF SALINE • SCIO TOWNSHIP • SOUTHWEST WASHTENAW COUNCIL OF GOVERNMENTS • SUPERIOR TOWNSHIP • UNIVERSITY OF MICHIGAN •
- WASHTENAW COUNTY BOARD OF COMMISSIONERS • WASHTENAW COUNTY ROAD COMMISSION • CITY OF YPSILANTI • YPSILANTI TOWNSHIP •
- EX OFFICIO: FEDERAL HIGHWAY ADMINISTRATION • SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS •



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Page 23, The township should consider adding a sentence to the discussion that speaks to the economic value of the agricultural concerns to the county.

Page 24, the township should consider adding the percentage of the of the agricultural acres that are in PA 116.

Page 25, Agricultural Policies, E, the township should add “ ... Agricultural areas should be encouraged and approved.”

Page 25, Policies, F, the township should consider adding “and increased value to the county” to the end of the sentence.

Page 26, PDR Policies are a duplication of the Agricultural policies and could be combined.

Page 28, Residential, the Township should consider increased density (or a density bonus) in the subdivision areas in exchange for more preserved land.

Page 28, The Township should consider changing the word “road” to transportation in describing networks so as to include non-motorized movements. The Township should also consider requiring non-motorized connections between adjacent residential developments.

Page 29, Policies, B, The township should consider residential developed be directed away from natural features in addition to agricultural lands.

Page 29, Policies, C, the last sentence is the same as Policy H.

Page 29, E, 3, The township should consider changing pedestrian to non-motorized.

Page 29, G, The township should consider adding “except non-motorized access” to the end of the policy.

Page 32, Policies, B, the township should consider adopting access management strategies for all NFC collector and higher classified roads.

POLICY COMMITTEE MEMBERS

- CITY OF ANN ARBOR • ANN ARBOR TRANSPORTATION AUTHORITY • ANN ARBOR TOWNSHIP • CITY OF CHELSEA • VILLAGE OF DEXTER •
- DEXTER TOWNSHIP • EASTERN MICHIGAN UNIVERSITY • MICHIGAN DEPARTMENT OF TRANSPORTATION • NORTHFIELD TOWNSHIP • PITTSFIELD TOWNSHIP
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Page 32, Policies, C, the township should consider adding the following sentence. However, non-motorized access shall be provided to adjacent area to reduce need for auto trips.

Page 32, Policies, D, the township should consider adding dark sky lighting restrictions.

Page 33, Policies, the township should consider adding a policy for providing bike parking at all commercial development.

Page 34, Industrial, the township should consider whether they need to plan for agricultural processing in industrial areas.

Page 34, Policies, C, the township should consider adding dark sky requirements for the exterior lighting.

Page 35, Community Facilities, Policies, C is included in K.

Page 35, Community Facilities, Policies, L and M the township should consider combining these.

Page 47, The Population chart should reflect projections out through 2035 and the township should consider including dwelling units and employments as well.

Transportation Component Implications:

Page 36, Transportation Goal, the township should consider adding “multi-modal” after facilitates and before movement.

Page 36, the township should consider addition some discussion of the importance of providing safe non-motorized movements.

Page 36, Transportation System, the Township should consider using the federal National Functional Classification (NFC) system for its classification. WATS can provide a map. The primary, collector and local road classification used in the plan does not correlate to funding or use. All paved roads that are eligible for federal funding should be required to have adequate drainage and paved shoulders. For these roads the township should consider adopting access management to maintain capacity.

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WASHTENAW AREA TRANSPORTATION STUDY

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Freedom township has rural major collectors, rural minor collectors and local roads. WATS can provide information.

Page 38, Local Roads, 1, the roads in new developments should include sidewalks to provide safe non-motorized movements.

Page 38, Road Systems for New Development, Access, provision of sidewalks.

Page 38, A, the township should consider adding “and provide sidewalks for safety of residents” to the end of the sentence.

Page 39, Circulation, B, the township should consider adding “... and non-motorized pathways” to the end of the sentence.

Page 39, Transportation Objectives, A, 4, the township should consider adding “where urban conditions exist” to the end of the sentence.

Page 39, Transportation Objectives, A, 5, the township should consider changing “keep” to maintain.

Page 39, Transportation Objectives, C, the township should consider changing “road system” to transportation system.

Page 39, Transportation Objectives, G, 4, Are there historic district? The plan does not mention any.

Page 40 and 41, the last two street designs are more useful for urban areas than rural, agricultural areas.

Page 41, This cross section recommends 10-14 foot lanes with a 4-6 foot bike lane. If the largest width was used even in an urban area it would produce a cross section that would likely be used as a two lane road in one direction rather than a safe area for bikers. Also this cross section pavement width is excessive for a township that is primarily rural and will result in more runoff than necessary.

The township should consider incorporating the WATS Non-motorized and Transit Plans for Washtenaw County by reference.

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AN INTERMUNICIPALITY COMMITTEE ORGANIZED UNDER ACT 200 OF PUBLIC ACTS OF MICHIGAN (1957)
REPRESENTING WASHTENAW COUNTY