

# SUMPTER TOWNSHIP

## 2018 MASTER PLAN





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# INTRODUCTION

## PURPOSE OF THE MASTER PLAN

Planning is a process that involves the conscious selection of policy choices relating to land use, growth, and physical development of the community. The purpose of the Sumpter Township Master Plan is to identify and prioritize the Township's goals, objectives and policies regarding land use and development.

## HOW IS THE PLAN TO BE USED?

The Master Plan is used in a variety of ways:

1. Most importantly, the Plan is a general statement of the Township's goals and policies and provides a single, comprehensive view of the community's desires 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, Township Board and other Township bodies in their deliberations on zoning, subdivision, capital improvements and other matters related to land use and development.
3. The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map.
4. The Plan attempts to coordinate public improvements and private development supported by the Capital Improvements Plan. 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 Sumpter Township Master Plan serves as the community's official statement of long-range goals and policies regarding coordinated development. The Master Plan provides a consensus direction for orderly change, controlled growth and, where possible, complements the goals and policies of nearby governmental units. As such, the Master Plan provides the basis upon which decisions for zoning and land use are made.

## HISTORIC CONTEXT

Sumpter Township first adopted a zoning ordinance in 1959. In 1961, the Township Board adopted Zoning Ordinance 11, which served as an outline of land use and structure regulations. The Township's first Master Land Use Plan was adopted in 1975. Formal zoning districts were not implemented until 1977.

Much like modern versions of the Master Plan, the general purpose of the 1975 Plan was to provide for the general health and well-being of residents, guide development to appropriate areas, and to encourage the continuation of the agricultural industry. This Plan was updated in 1992 with the objectives of retaining rural character, providing cost effective public services, expanding the tax base, preserving and enhancing environmental quality and natural resources; and planning adequately for transportation needs.

This document represents a full amendment to the Sumpter Township Master Plan adopted by the Township in February 2005. Because communities are constantly changing, the information contained in a plan may become outdated over time. As conditions change, so do opportunities and expectations for the future. It is therefore essential to periodically update the information contained in the Master Plan as well as re-evaluate its basic vision and implementation programs. Current state legislation requires a review of a Master Plan every five (5) years.

## THE PLANNING PROCESS

The process to update the master plan consists of five (5) phases: community profile; public participation and community vision, goals, and objectives; future land use plan; action plan for implementation; and adoption. All important and existing factors must be accounted for when formulating plans for the future. This process is illustrated in the diagram below.

**Figure 1. – Planning Process**



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# COMMUNITY PROFILE

## **SUMPTER TOWNSHIP HISTORY**

Named for Revolutionary War General, Thomas Sumter, Sumpter Township was officially founded on April 6, 1846. The difference in spelling is the result of a clerical error that was never corrected. At the time it was founded, there were two (2) small settlements within the Township, West Sumpter and Martinsville. West Sumpter, located at the corner of Wear and Karr Roads, was established in 1835. By 1881, West Sumpter had grown into a busy town with a sawmill, church, school, grocery store, post office and other businesses.

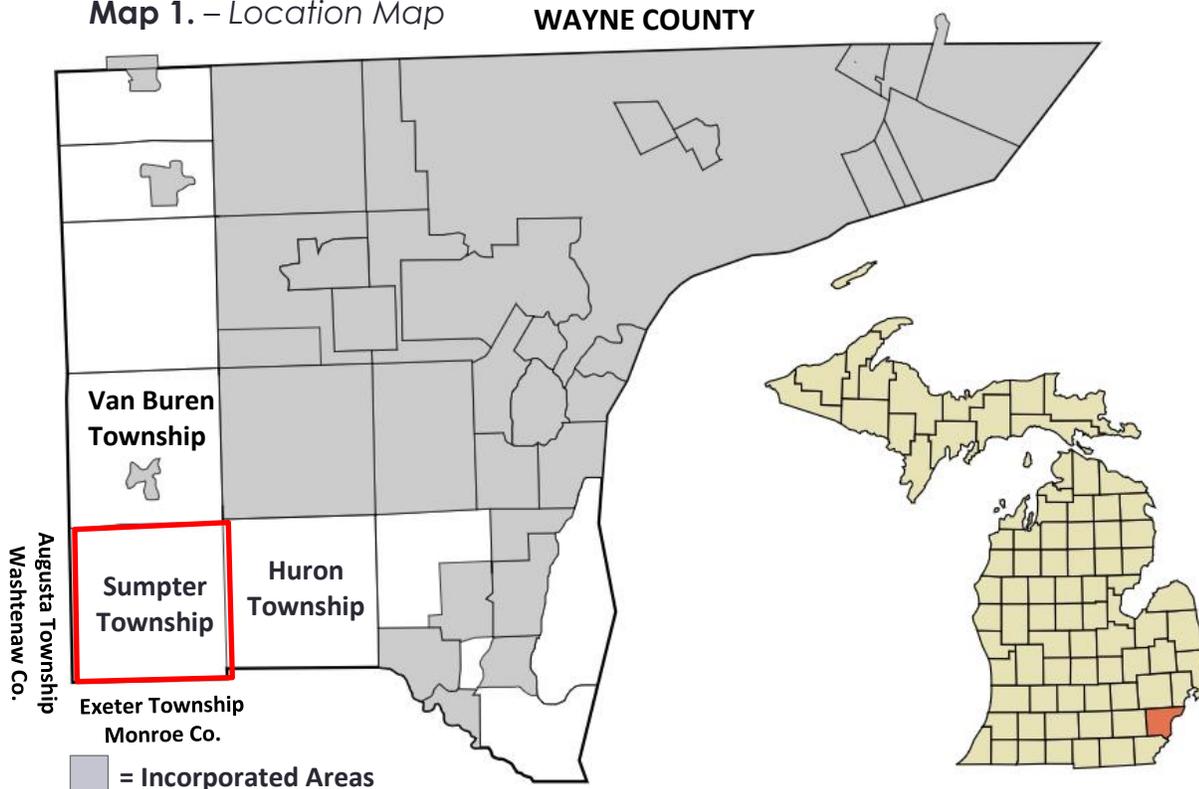
Martinsville, located at the corner of Martinsville and Judd Roads, was founded in 1835. Originally, Martinsville was known as the major metropolis of Van Buren Township, with both the Township and the settlement being named after President Martin Van Buren. However, when Sumpter Township was formed, Martinsville lay within the Township boundaries and, thus, become a part of Sumpter Township. However, after the railroad was built in Belleville (Van Buren Township), both West Sumpter and Martinsville diminished in size and importance and Belleville developed as the commercial center in the area.

## **LOCATION AND REGIONAL SETTING**

Sumpter Township is in the southwestern corner of Wayne County, adjacent to Washtenaw County to the west and Monroe County to the south. The Township is comprised of an entire geographic township, totaling approximately 37.4 square miles. Sumpter Township is immediately adjacent to Van Buren Township to the north, Huron Township to the east, Exeter Township (Monroe County) to the south, and Augusta Township (Washtenaw County) to the west. Though there are no major highways in Sumpter Township, two (2) major interstate routes: I-94 and I-275 are accessible within three (3) miles of the Township border. The City of Romulus is the closest incorporated municipality adjacent to Sumpter Township's northeastern corner.

Map 1. – Location Map

WAYNE COUNTY



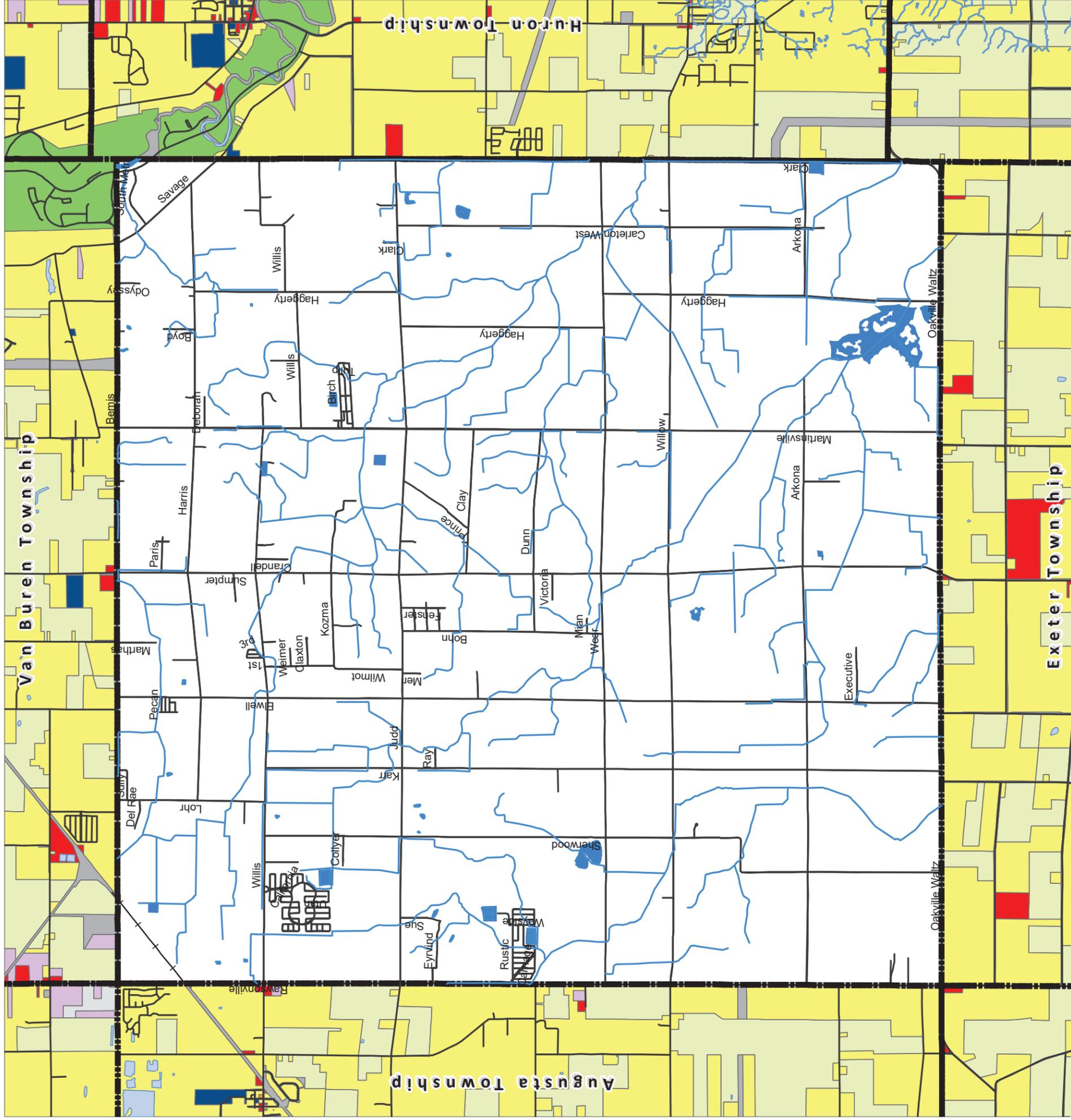
## NEIGHBORING COMMUNITIES

Sumpter Township is located at the southwestern corner of Wayne County and borders four (4) townships, one (1) city (Romulus) and two (2) counties (Monroe and Washtenaw). The neighboring townships share similar goals to maintain rural character and farmland preservation, the development activities and planning policies in these communities may influence Sumpter Township's future character and development. Map 2 Illustrates the different planned uses for the immediate area surrounding Sumpter Township.

More specifically, the areas surrounding Sumpter Township are planned as follows:

- \* **Augusta Township (Washtenaw County – west):** The adjoining Augusta Township border is delineated by Rawsonville Road. The land use pattern on the west side of Rawsonville Road is primarily defined by single-family and agricultural uses, with local commercial uses at the intersection of Rawsonville and Willis Roads.
- \* **Van Buren Township (north):** The adjoining Van Buren Township border is delineated by Bemis Road. The land use pattern along the north side of Bemis

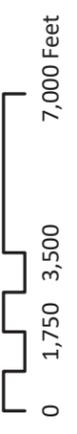
- \* Road is primarily defined by single-family residential, with some light-industrial uses located close to Rawsonville Road. Lower Huron Metropark is located near the eastern end of Bemis Road.
- \* **Huron Township (east):** The adjoining Huron Township border is delineated by Clark Road. The land use pattern along the east side of Clark Road is primarily defined by single-family residential and agricultural uses. Lower Huron Metropark is located at the northern end of Clark Road.
- \* **Exeter Township (Monroe County – south):** The adjoining Exeter Township border is delineated by Oakville Waltz Road. The land use pattern on the south side of Oakville Waltz is primarily defined by single-family residential and agricultural uses.



# EXISTING LAND USE OF SURROUNDING COMMUNITIES

Sumpter Township  
Wayne County

- Agricultural
- Multiple-family residential
- Commercial
- Transportation, Communication, and Utility
- Industrial
- Governmental / Institutional
- Airport
- Parks, Recreation, and Open Space
- Lakes and Ponds
- Single-family residential



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January 2019

Carlisle/Wortman Associates  
Source: SEMCOG Land Use 2008

## BACKGROUND STUDIES

### POPULATION

Sumpter Township experienced an 8.9% decline in population between the 1990 and 2000 decennial census. Furthermore, a 19.5% population decline occurred between the 2000 and 2010 decennial census. Sumpter Township was the only community in the immediate area to demonstrate a population decline within that decade. In contrast, Augusta, Van Buren and Huron Townships demonstrated substantial growth during the same time period.

**Table 1.** – Population Comparison – ACS Estimates

Township	2010 Actual	2015 Estimate	Change		2017 Estimate	Change	
			#	%		#	%
<b>Sumpter</b>	<b>9,549</b>	<b>9,386</b>	<b>-163</b>	<b>-1.71%</b>	<b>9,359</b>	<b>-27</b>	<b>-0.29%</b>
Van Buren	28,821	28,303	-518	-1.80%	28,393	90	0.32%
Huron	15,879	15,716	-163	-1.03%	15,764	48	0.31%
Augusta (Wash. Co.)	6,745	6,909	164	2.43%	6,994	85	1.23%
Exeter (Monroe Co.)	3,727	3,938	211	5.66%	3,892	-46	-1.17%
Wayne County (excl. Detroit)	1,106,788	1,073,748	-33,040	-2.99%	1,099,104	25,356	2.36%

Source: 2010 U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

In 2018, the Southeast Michigan Council of Governments (SEMCOG) prepared its 2045 Population Forecast. This forecast incorporates data from the 2010 Census related to jobs and land availability, current trends to project future population, housing, and employment for each community in southeast Michigan. SEMCOG predicts that the population decline of Sumpter Township will steady in 2020 and will slowly increase for the duration of the forecast.

**Table 2.** – Population Comparison – SEMCOG 2045 Forecast

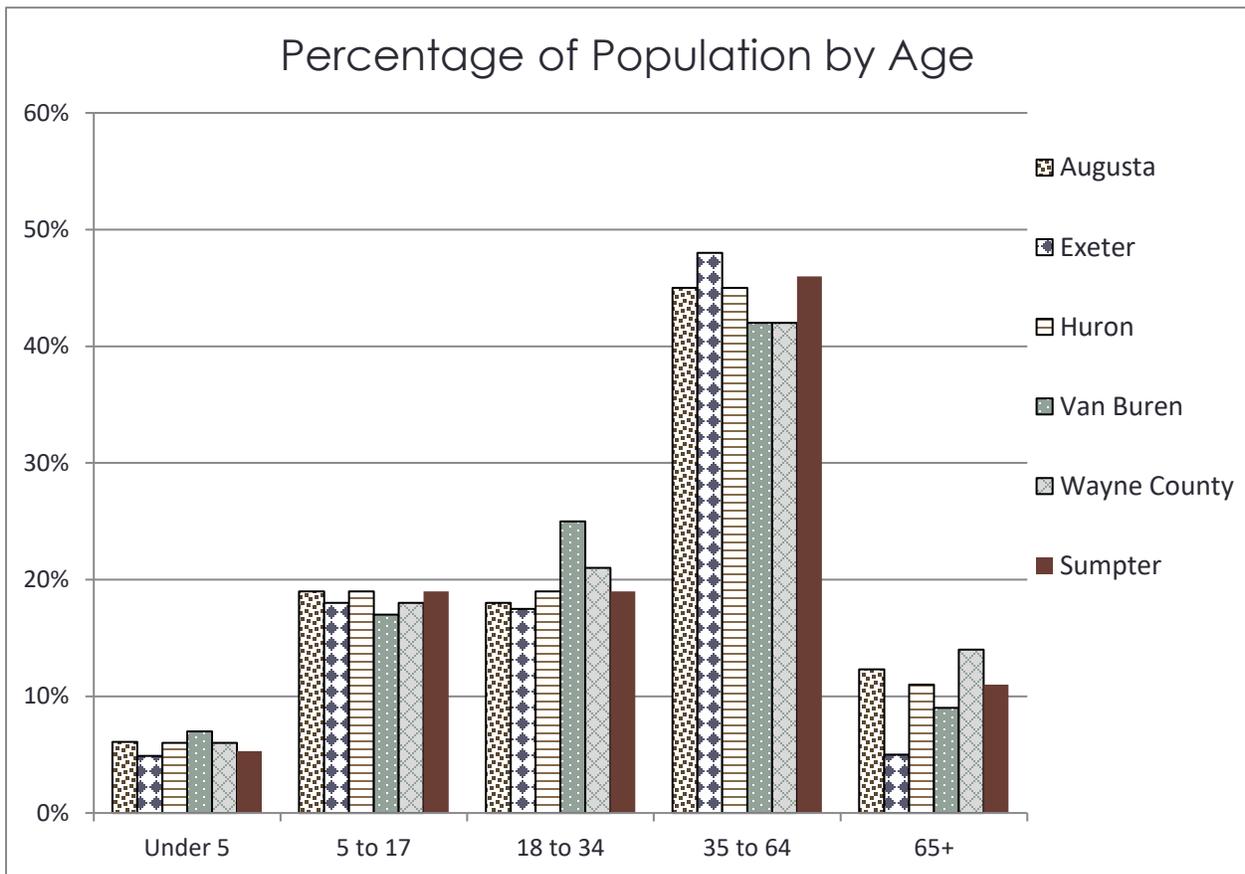
Township	2010 Actual	2015 Estimate	2020 Estimate	2025 Estimate	2030 Estimate	2035 Estimate	2040 Estimate	2045 Estimate
<b>Sumpter</b>	<b>9,549</b>	<b>8,323</b>	<b>8,176</b>	<b>8,178</b>	<b>8,144</b>	<b>8,191</b>	<b>8,474</b>	<b>8,641</b>

Source: U.S. Census Bureau, SEMCOG Population and Household Estimates, and SEMCOG 2045 Regional Development Forecast

## AGE

The 2010 Census reported a median age of 40.3 within Sumpter Township, a 21.8% increase from the reported 33.1 median age in 2000; whereas, in 2015, the median age increased to 41. Figure 2 depicts the population of Sumpter Township, surrounding communities and Wayne County (excluding Detroit) by age group. Based upon the graph, each of the denoted communities has the greatest percentage of population in the 35 to 64 age category.

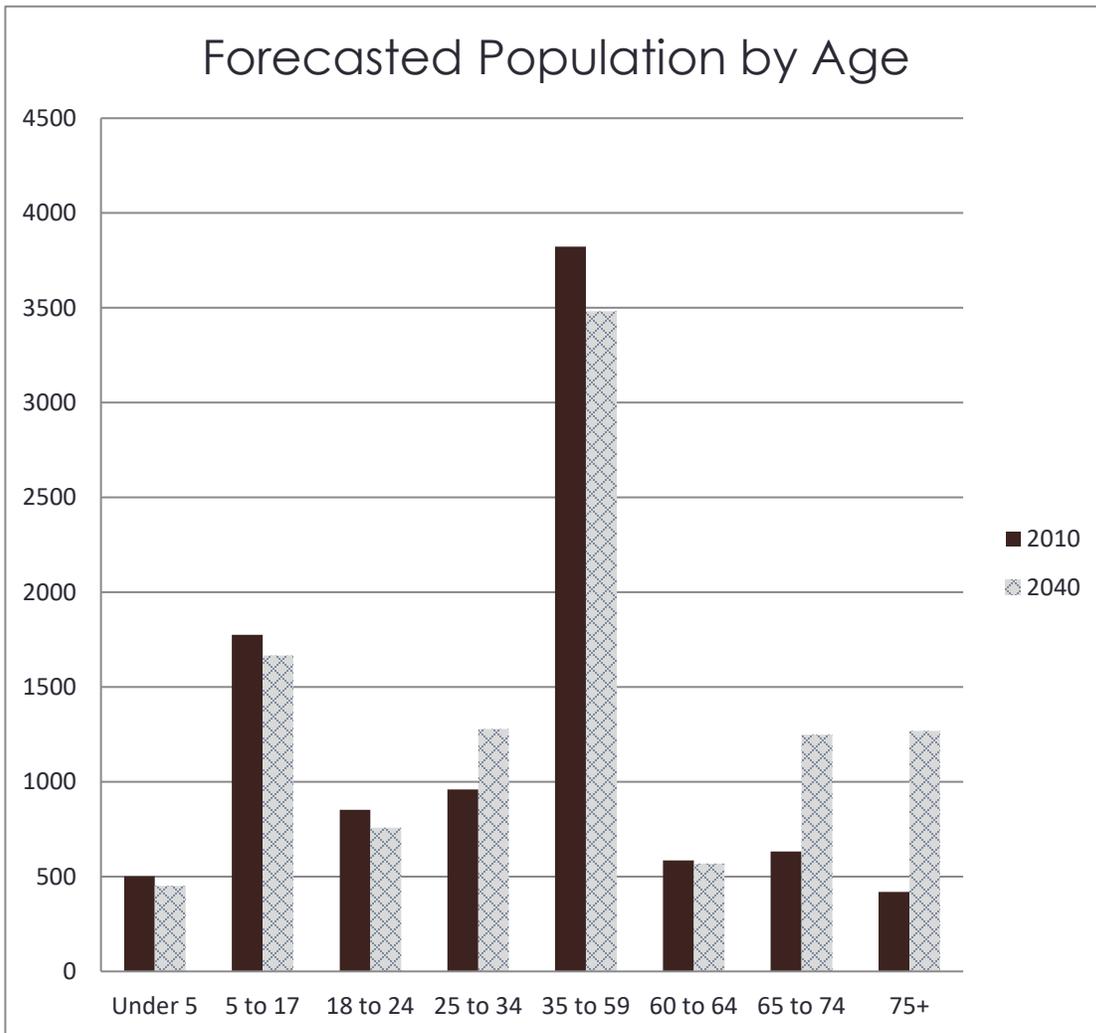
**Figure 2.** –Percentage of Population by Age



Source: SEMCOG Community Profile / U.S. Census Bureau, 2010

As part of their population forecast, SEMCOG breaks down the projected population by age. This generates a forecast of how each age group will grow/decline over the next 30 years. Figure 3 on the following page demonstrates the projected shifts in the population by age. The younger age groups (under 5, 5-17 and 18-24) will decrease along with the 35-59 age category. The 65 and over population is projected to show a substantial increase by 2040.

**Figure 3.** – Forecasted Population by Age

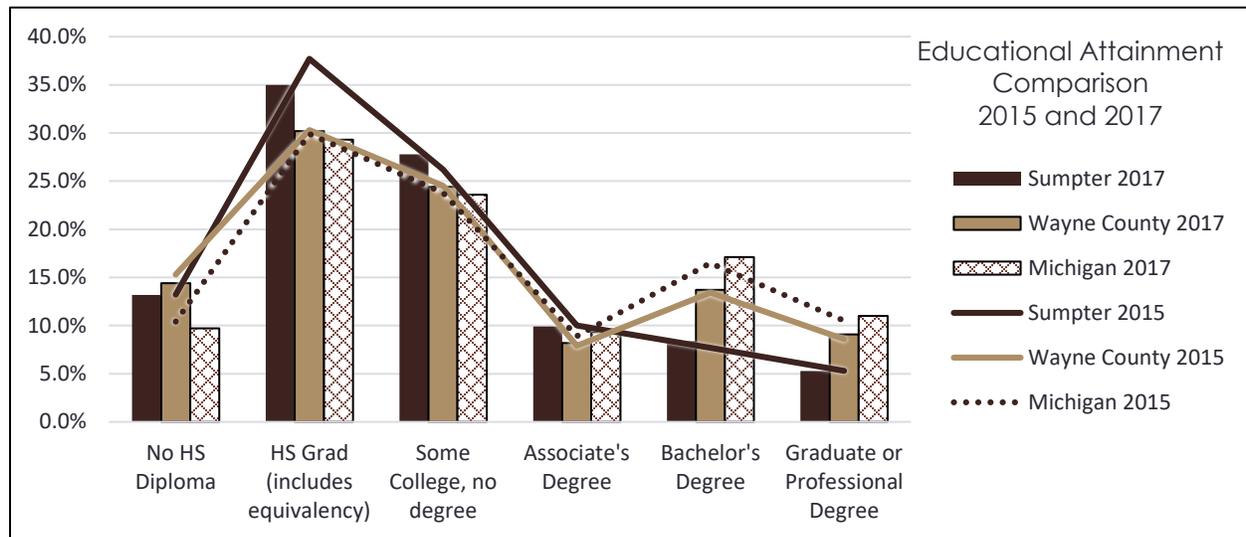


Source: SEMCOG Community Profile, April 2015

### EDUCATION

Figure 4 on the following page illustrates a comparison of the educational attainment of individuals age 25 and older in Sumpter Township, Wayne County, and the State of Michigan in 2015 and 2017. The number of individuals without a high school diploma/G.E.D. in Sumpter Township decreased marginally higher from 2015 (13.20%) to 2017 (13.17%); figures lower than Wayne County but 3% to 4% higher than the state's average. However, compared to the state average, fewer Township residents have received an Associate's, Bachelor's, Graduate, or Professional Degree.

**Figure 4. – Educational Attainment**



Source: 2013-2017 American Community Survey 5-Year Estimates

## ECONOMIC CHARACTERISTICS

### LABOR FORCE

The 2013-2017 American Community Survey reported that Sumpter Township's labor force decreased from nearly 8% in 2015 to 3.1% 2017. The 2017 unemployment rate in Sumpter Township was lower than the rate estimated for Michigan in 2017 (7.35%) and the estimated 2017 national average (6.51%).

### EMPLOYMENT

Table 3 on the following page demonstrates the breakdown of the employment of Sumpter Township residents by occupation as reported in the SEMCOG 2045 Regional Development Forecast. Only four (4) occupation categories are projected to demonstrate an employment increase during the 10-year study period; professional, scientific, management, administrative and waste management; healthcare services; leisure & hospitality; and other services. The Township also projected to experience a 1.3% reduction in the civilian employed population during the same study period.

**Table 3. – Employment by Occupation**

Forecasted Jobs by Industry Sector	2015	2020	2025	Change 2015-2025	
				#	%
Natural Resources, Mining, & Construction	334	330	318	-16	-4.8%
Manufacturing	32	31	26	-6	-18.8%
Wholesale Trade	83	76	73	-10	-12.0%
Retail Trade	129	117	111	-18	-14.0%
Transportation, Warehousing, & Utilities	124	119	119	-5	-4.0%
Information & Financial Activities	107	107	94	-13	-12.1%
Professional and Technical Services & Corporate HQ	114	119	113	-1	-0.9%
Administrative, Support, & Waste Services	433	450	451	18	4.2%
Education Services	115	114	112	-3	-2.6%
Healthcare Services	95	105	116	21	22.1%
Leisure & Hospitality	183	189	189	6	3.3%
Other Services	167	171	169	2	1.2%
Public Administration	127	127	126	-1	-0.8%
<b>Total Employment Numbers</b>	<b>2,043</b>	<b>2,055</b>	2017	-26	-1.3%

Source: SEMCOG 2045 Regional Development Forecast

### INCOME + POVERTY

In 2015, median household income in Sumpter Township was reported as \$53,153; by 2017 the median household income increased by 10.5% to \$58,750. Per Capita Income was less than half (4.7%) over the same period, increasing from \$26,015 in 2015 to \$27,233 in 2017.

In 2017, the percentage of persons and households living below the poverty line within Sumpter Township is slightly lower to that of Wayne County (excluding Detroit), as demonstrated in Table 4.

**Table 4. – Poverty Level Comparison**

	Persons in Poverty 2015	Households in Poverty 2015	Persons in Poverty 2017	Households in Poverty 2017
Sumpter Township	22%	14.5%	15.9%	11%
Wayne County (excluding Detroit)	15.4%	13.9%	23.7%	18.5%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

## HOUSEHOLDS + HOUSING CHARACTERISTICS

### HOUSEHOLDS

The number of households in Sumpter Township increased by 0.77% between 2015 and 2017. It is estimated that 68.3% of households in Sumpter Township (2017) are categorized as “family households”. “Family households” consist of a householder and one (1) or more other people related to the householder by birth, marriage or adoption; whereas “non-family households” consist of people living alone and households which do not have any members related to the householder.

The average household size also decreased from 2.66 in 2015 to 2.50 in 2017.

**Table 5.** – Household Demographics

	Sumpter Township		
	2015	2016	2017
Total Housing Units	4,027	4,064	4,058
Owner Occupied	3,128	2,951	2,958
Percent Owner Occupied	88.5%	83.9%	84.8%
Renter Occupied	405	565	529
Percent Renter Occupied	11.5%	16.1%	15.2%
Vacant Housing Units	494	548	571
Average Household Size	2.66	2.61	2.50

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

### HOUSING TENURE

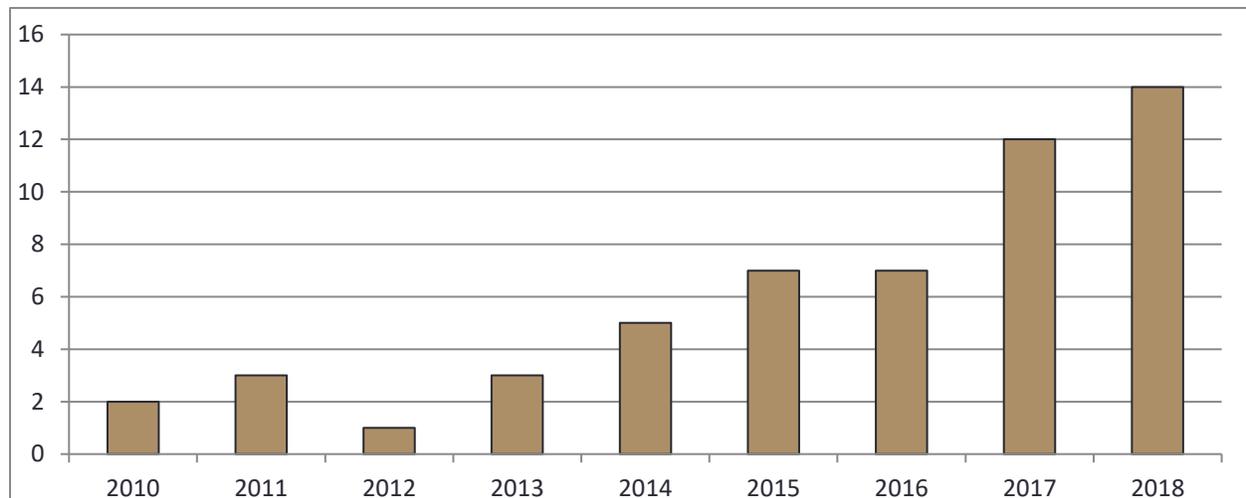
As in previous years, the tenure of households in Sumpter Township is primarily comprised of owner-occupied units (estimated 84.8% in 2017); however, this is a decrease from 2015 when estimates reported 88.5% of units were owner-occupied. Renter-occupied units comprised of an estimated 11.5% of the total units in 2015 and increased to 15.2% in 2017. Vacant units also increased from 494 to 571 in the same time period, while the total number of available units increased by 31 between 2015 and 2017.

### SINGLE FAMILY RESIDENTIAL DEVELOPMENT

From 2010 to 2018, 54 permits were granted for new single-family residential homes. The housing boom peaked in 2002 with 60 permits and declined to 2

permits by 2010. Figure 5 below illustrates Single-Family Residential Building Permits in Sumpter Township between 2010 and 2018.

**Figure 5.** – *New Single-Family Residential Building Permits, 2010-2018*



Source: U.S. Census Bureau, 2006-2010 American Community Survey

### HOUSING COST

Table 6 below demonstrates the decrease in housing value of owner-occupied homes within Sumpter Township between 2010 and 2017. Sumpter Township reported a 3.29% decrease in housing value – from \$164,100 in 2010 to \$158,700 in 2017. Furthermore, the gross rent value also decreased by 3.79%, from \$845 to \$813. However, while the housing value declined, in 2015, median rent increased.

**Table 6.** – *Housing Values*

	Sumpter Township			% Change 2010-2017
	2010	2015	2017	
Median Housing Value	\$164,100	\$123,800	\$158,700	-3.29%
Median Gross Rent	\$845	\$945	\$813	-3.79%

Source: U.S. Census Bureau, 2006-2010 American Community Survey

## **NATURAL RESOURCES**

### *TOPOGRAPHY AND DRAINAGE*

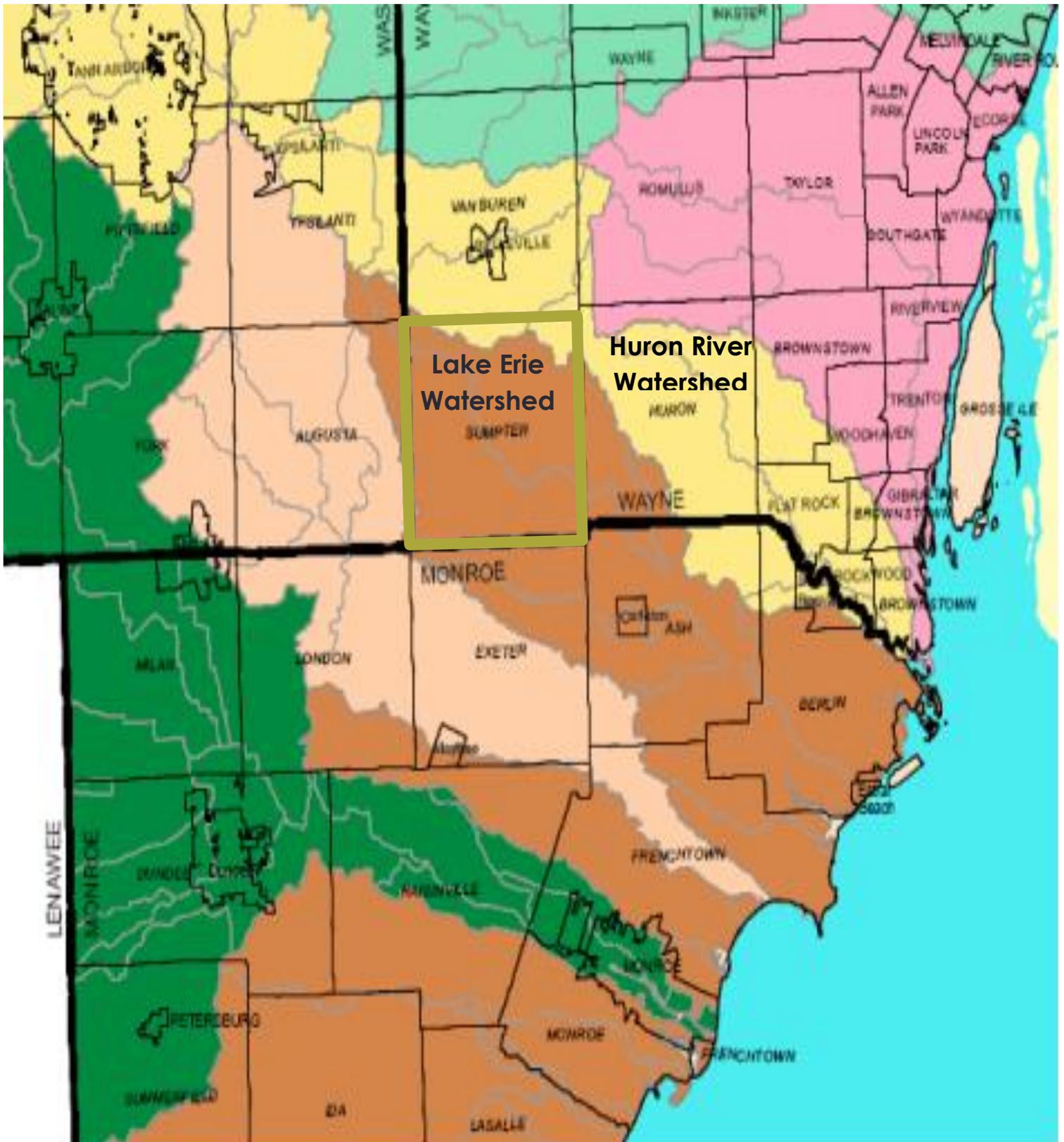
Like much of Michigan's southern Lower Peninsula, Sumpter Township's landscape was formed as a result of glacial action. The lakeplain prairie landscape which characterizes the Township was formed by retreating glaciers approximately 13,000 to 14,000 years ago, creating a layer of sand ranging from 5 to 30 feet in depth deposited over glacial clay. The ancient lakes retreated at uneven rates, leaving beach ridges throughout the Township.

Sumpter Township is characterized by relatively flat terrain. The land surface of the Township varies by only about 88 feet from its lowest point to its highest point. In general, the lowest elevation occurs in the southeastern corner of the Township at 828 ft. with rising elevations towards the northwest corner at 892 feet. Soil types within the Township are predominantly clay with broad channels of sand. The clay soils have low permeability and poor septic field capabilities. The Township is characterized by Wasepi-Gilford-Boyer, Thetford-Granby-Tedrow, Belleville-Selfridge-Tedrow, and Pewamo-Selfridge-Corrunna soil associations.

### *WATERSHEDS*

Sumpter Township is primarily located within the Lake Erie watershed. However, a small northeast portion of the Township drains into the Huron River (Map 3). The Township drains into Lake Erie by way of Big Swan Creek Drain from Bradshaw Drain, Desbrow Drain, and the North Branch of Swan Creek Drain

Map 3. - Watersheds



Source: SEMCOG

## *FLOODPLAINS*

Portions of the Lake Erie and Huron River watersheds are located 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; a 100-year flood is a flooding event that has a 1% chance of occurring in any given year. The 100-year floodplain areas are illustrated in Map 3, Flood Hazard Areas. Intense development should be limited within 100-year floodplains in order to minimize losses associated with flooding.

## *GROUNDWATER*

The Township is underlain by a geographic formation known as a ground moraine, which consists of soil fragments deposited by the retreating glaciers. Moraines are 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.

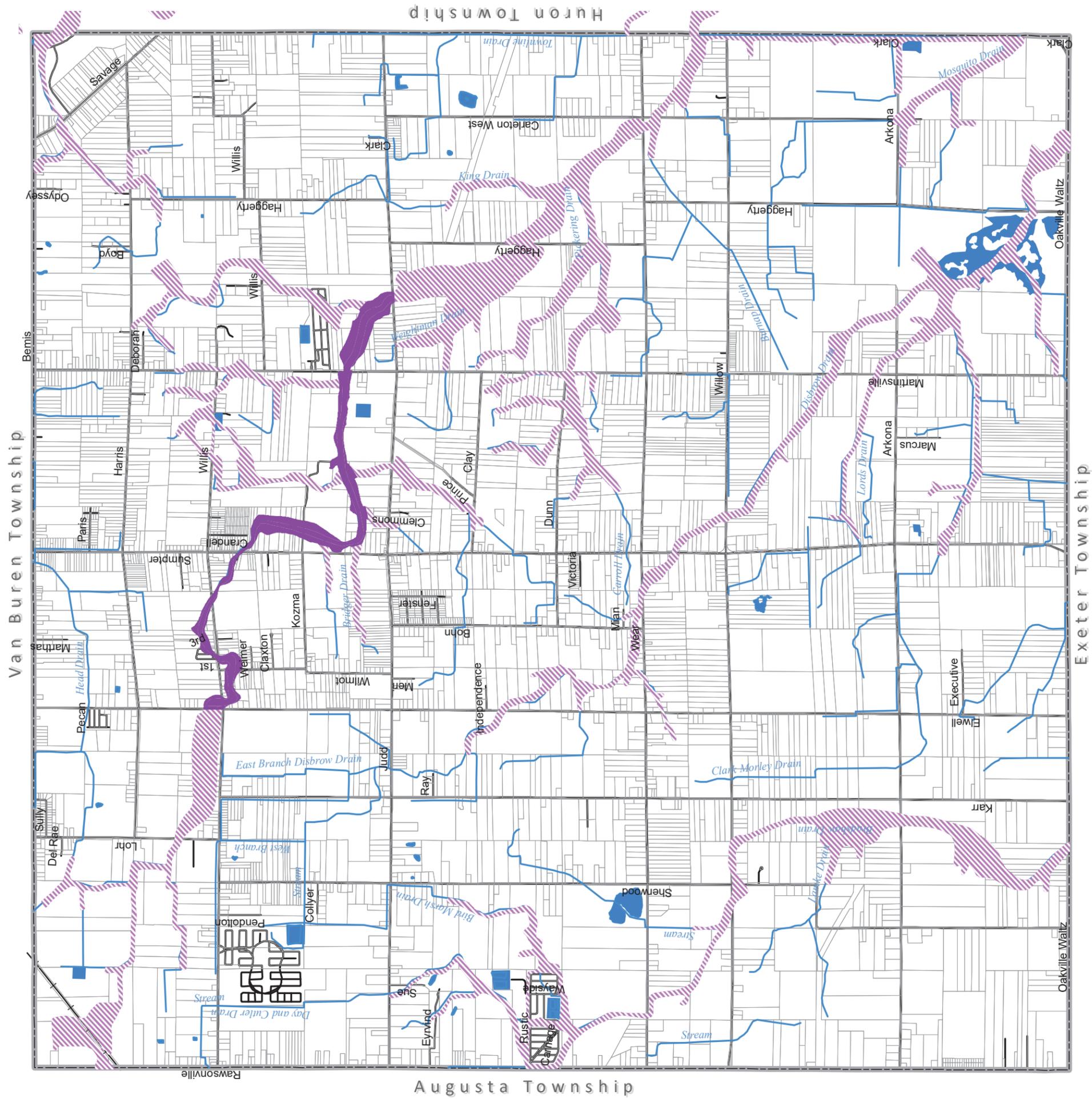
Most of the Township is served by municipal water from the Detroit Water and Sewerage Department (DWSD). However, many residents continue to obtain their water supply from wells.

## *WETLANDS*

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.

## *NATURAL FEATURES*

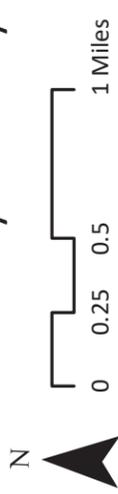
Map 5 demonstrates wetland cover within the Township. The most predominant wetland type is deciduous swamp, found primarily in the northeast, central, and southeast sections of the Township. Other types of wetlands found in the Township include emergent wetland, wet meadows, and shrub/scrub wetlands.



# FLOOD HAZARD AREAS

- Zone AE - 1% annual chance flood event
- Base Flood Elevations (BFEs)
- Zone A - 1% annual chance flood event

Sumpter Township  
Wayne County



Carlisle/Wortman Associates  
January 2019







## WOODLANDS

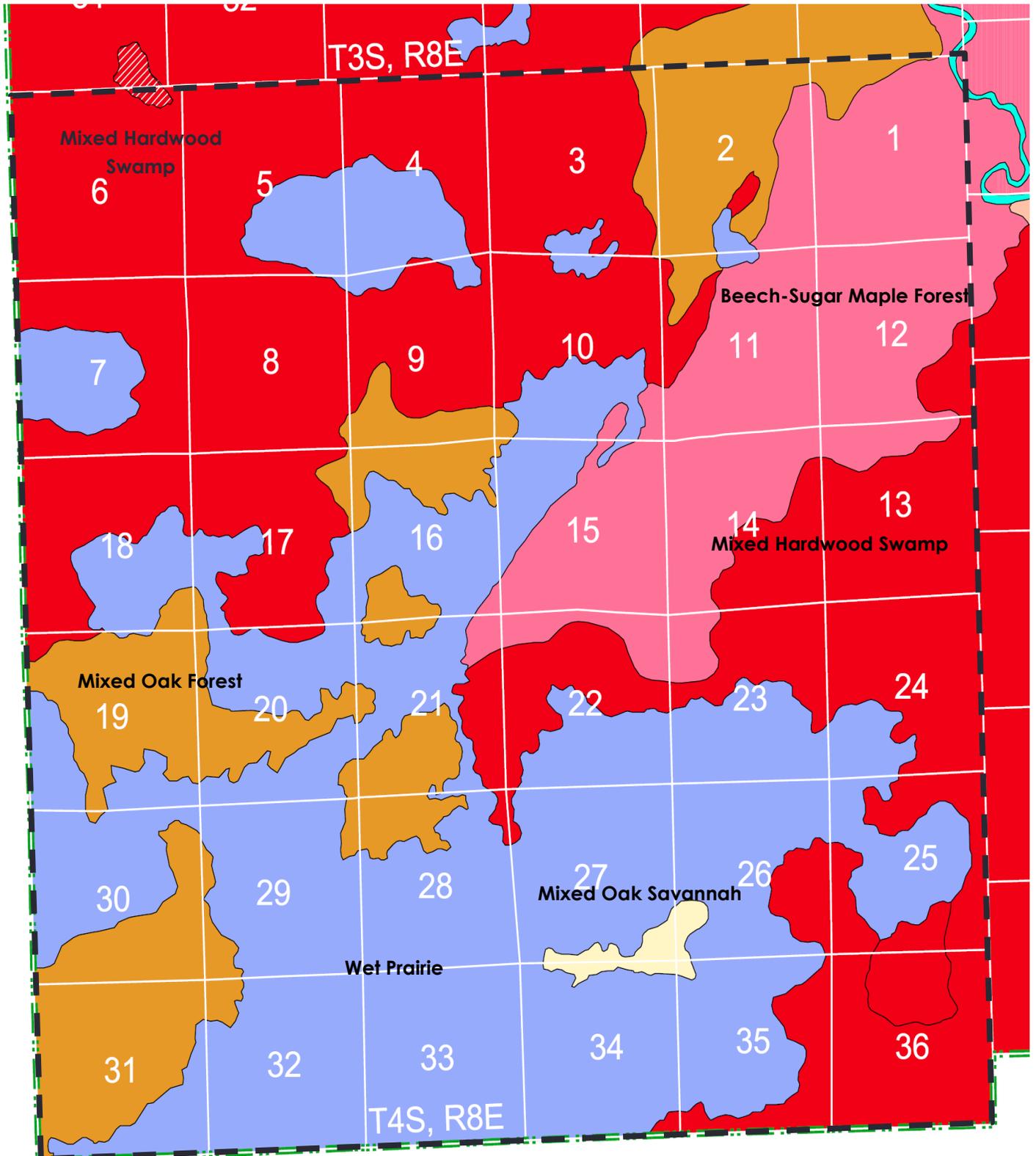
Much of the Township is considered herbaceous/shrub land, while smaller pockets of hardwood forest are found scattered throughout the Township. Many of the wooded areas exist in combination with wetlands and, while important natural resources, are limited within regard to their agricultural value.

Woodlands and tree rows form a valuable landscape fabric which provide for wildlife habitat, exhibit recreational value, and contribute to the scenery of the Township. While large patches of wooded areas are ideal for accommodating complete wildlife habitats, established tree rows can provide valuable wildlife corridors, linking one habitat to another.

## PRE-SETTLEMENT VEGETATION

Today, the Township's woodlands and wetlands are fragmented by roads and development. Historically, as depicted in Map 6, most of the Township land area was covered by lakeplain prairies. The conversion of the prairie areas to agricultural production during the 1800s and the suppression of fire over time substantially reduced this type of plant community in Sumpter Township. Lakeplain prairie remnants can today be found in few areas of the Township including the northwest corner of Arkona and Martinsville Roads, at Lincoln Middle School, along Rawsonville Road, and at the southwest and northeast corners of Arkona and Sherwood Roads

Map 6. – Pre-Settlement Vegetation Circa 1800



Source: Natural Features Inventory

## **COMMUNITY FACILITIES AND SERVICES**

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

### *FIRE SERVICES*

Fire service in the Township is provided by its own fire department. The main Sumpter Township Fire Station is located at 20550 Sumpter Road, whereas, the secondary Fire Station is located at 27997 Sumpter Road.

### *POLICE SERVICES*

The Sumpter Police Department was founded in 1954 to provide law enforcement services to the citizens of Sumpter Township. The department is made up of 19 members including: one (1) chief, one (1) captain, three (3) sergeants, two (2) corporals, nine (9) officers, one (1) operations coordinator, one (1) office manager, and one (1) administrative assistant.

The Police Station is located across the street from the Township Hall at 23501 Sumpter Road.

### *UTILITIES*

Households in the Township are served by municipal water service from the Detroit Water and Sewerage Department, and sanitary sewer service from the Ypsilanti Community Utility Authority (YCUA).

#### *Sanitary Sewer Service*

The Ypsilanti Community Utilities Authority (YCUA) provides sewer service in portions of Sumpter Township. Existing sanitary sewer lines are illustrated in Map 8, Sanitary Sewer System. Portions of the Township which are not located within the YCUA service district are served by private septic systems. Annually, YCUA processes over eight billion gallons of sewage at the wastewater treatment plant, located near Willow Run Airport.

YCUA treatment facilities are currently operating near capacity and only have the ability to provide Sumpter Township with limited additional sewer service. If the Township decides in the future to expand sewer service, it will be required to assist in the funding of the next phase of YCUA treatment plant expansion. Essentially, the Township will be required to purchase the treatment capacity as well as install

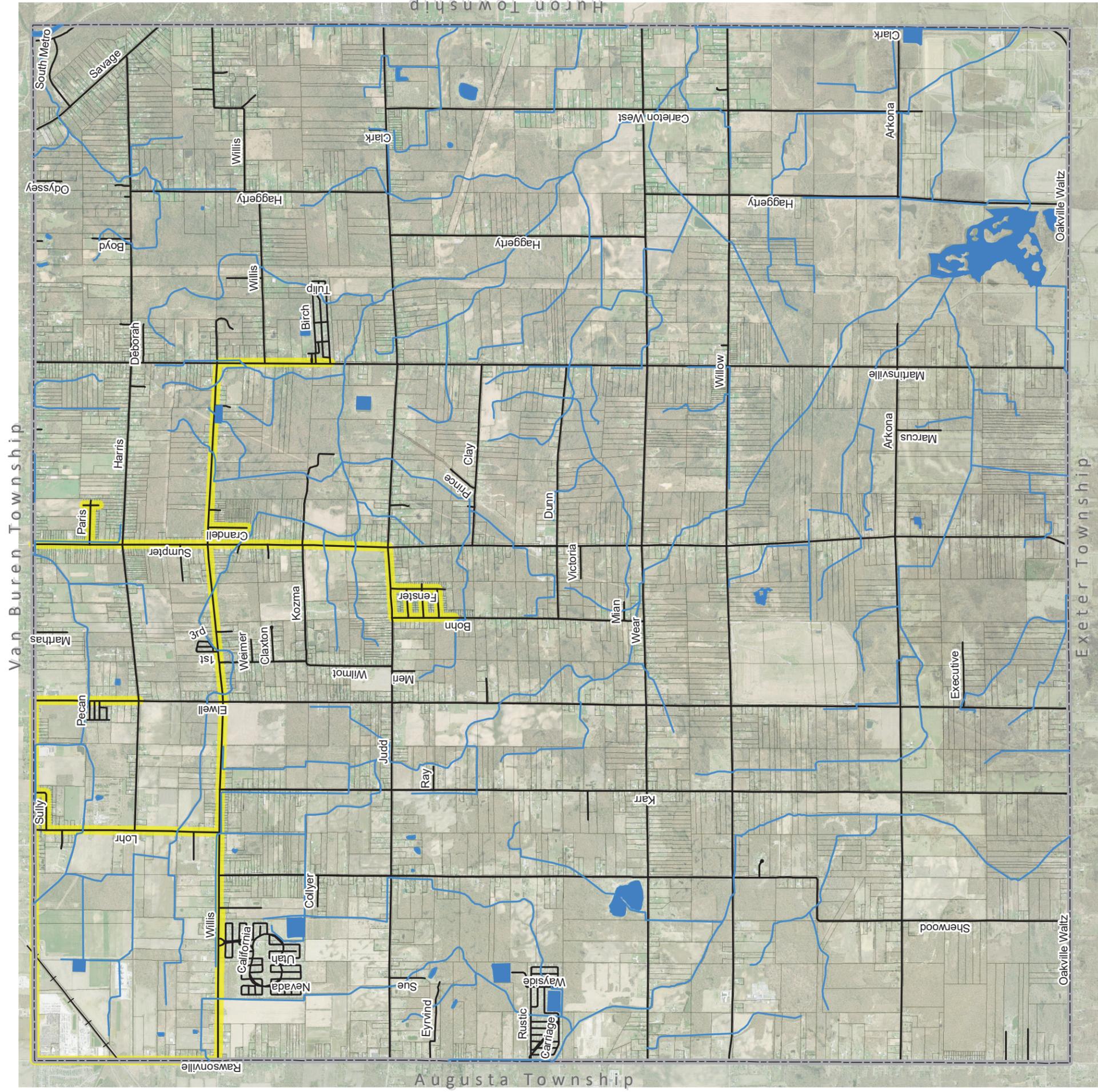
the new sewer lines – a costly municipal infrastructure expense that will require the approval of Township voters.

Water

All new construction within Sumpter Township is required to connect to public water service, which is provided by the Detroit Water and Sewerage Department. DWSD currently provides water service to most of the Township. Private wells are permissible if a public water line does not front the piece of property in question.







# SANITARY SEWER SYSTEM

Sumpter Township  
Wayne County



Sanitary Sewer System



Carlisle/Wortman Associates  
January 2019

Map 8.

## PARKS + RECREATION

Residents have a variety of available local, regional, county and state-owned recreational resources in and around Sumpter Township.

### Township Parks

- \* **Graham Park** is located at the northwest corner of Sumpter and Wear Roads, includes 9.4 acres with a park entry from each road. The park includes a ball field, basketball court, portable restrooms, horseshoe pits, and a playground.



- \* **Banotai Park** is the largest Township Park, containing 79.4 acres. It is located at the northwest corner of Sherwood and Wear Roads and contains the following amenities: a beach on Sherwood Lake, fishing pier, picnic pavilions, play structure, nature area with trails, restroom facilities, and parking areas.

- \* **Community Center** is located on Sumpter Road northeast of Dunn Road and contains 8.81 acres of land. This former school now houses a community center with a kitchen, an indoor gymnasium, a senior wing, and the Sumpter Police Department. Several recreation programs take place at this site such as dance, aerobic classes, basketball, volleyball, bingo, and other classes. The property also includes the following facilities: picnic pavilion, tot-lot, restroom facilities, parking, camping area, and an arena used for rodeos and fairs.



## County Parks

- \* **Crosswinds Marsh** is a Wayne County Park located in the southeast corner of Sumpter Township. The Park includes 1,123 acres of wetland preserve offering hiking, horseback riding, cross-country skiing, picnicking, canoeing, fishing, and a variety of environmental education programs.



## Regional Parks

- \* **Lower Huron Metropark** is a regional Huron-Clinton Metropolitan Authority Park partially located within the Township (86 acres). It provides a wide range of recreation opportunities including picnicking, play, hiking, canoeing, fishing, golf, court games, cross-country skiing, ice-skating, and an aquatic center.



## Parks and Recreation Master Plan

Sumpter Township updated their five-year Parks and Recreation Plan in 2017. The Parks and Recreation Plan guides park planning and development efforts within the Township, contains a recreation inventory, accessibility assessment, needs assessment, goals and objectives, and action/implementation plan. The Parks and Recreation Plan contains eight (8) goals for the future of parks and recreation in the community:

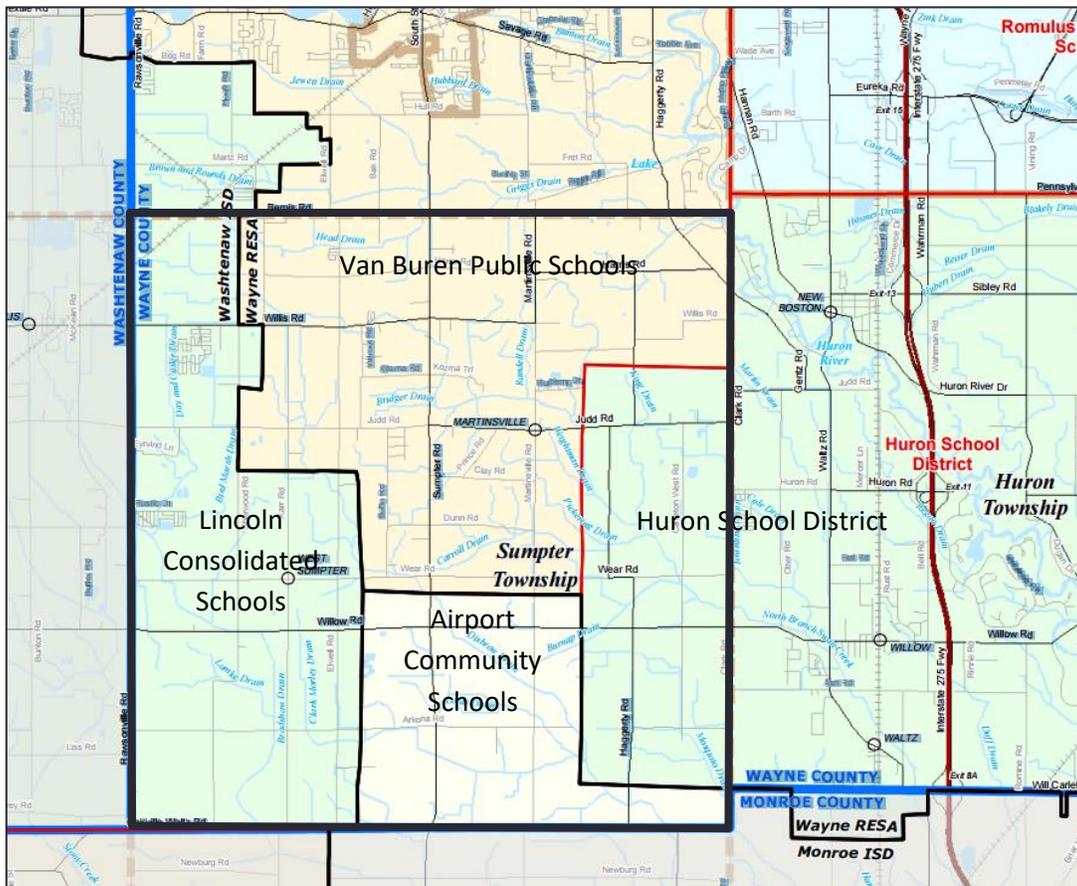
1. *Maintain and upgrade existing park facilities and landscaping (all Township parks);*

4. Improve Community Center grounds (Upgrade arena with new bleachers, upgrade restroom building, etc.);
5. Develop a continuous pathway system;
6. Acquire and dedicate parkland and community space;
7. Improve Sumpter Township recreation programs; and
8. Continue to forge new partnerships with other recreation providers.

## SCHOOLS

Sumpter Township is located within the boundaries of the Van Buren, Lincoln Consolidated, Huron, and Airport Community School Districts. School district boundaries are depicted on Map 9. No public-school facilities are located within Sumpter Township. One charter school, Keystone Academy (K-8), is located within the Township on Bemis Road.

**Map 9. – School District Boundaries**



Source: Michigan Center for Geographic Information ([mcgi.state.mi.us](http://mcgi.state.mi.us))

## *LIBRARY*

Sumpter Township, the City of Belleville and Van Buren Township have formed a tri-community area partnership that includes a shared library (Fred C. Fisher Library) and a history museum located in Belleville.

## **CIRCULATION + TRAFFIC**

### *ROAD NETWORK*

Sumpter Township is linked to the region by I-94, which runs east and west, and I-275, which runs north and south. Neither route passes directly through Sumpter Township but can be accessed within three (3) miles of the Township border.

Adequate roads are essential to the conduct of commerce and daily activities. The automobile will continue to be the dominant mode of transportation due to scattered land use patterns, population densities and personal preferences. However, energy availability and cost will make non-motorized transportation more attractive, a factor which use be considered in future planning.

There is a strong inter-relationship between the road system and land use patterns. Land uses can strongly influence traffic volumes along a given road. Likewise, the adequacy of a road may determine the type of adjacent land development that occurs. Therefore, the Transportation Plan is of key importance in establishing priorities for future road improvements based on the function of roadway services.

Roads are classified as follows:

- \* Interstate – Provides major “through traffic” between municipalities and states.
- \* Principal Arterial Roads – Primary function is to carry relatively long distance, through-travel movements and /or to service important traffic generators, i.e. airports or regional shopping centers.
- \* Minor Arterial Roads – Similar to Principal Arterial Roads, with shorter trips being carried shorter distances.
- \* Collector Roads – Funnel traffic from residential or rural areas to arterials. Collector Roads also provide some access to property.
- \* Local Roads – Primary function is to provide access to property, i.e., residential neighborhoods or rural areas.

The above classifications correspond to the National Functional Classification (NFC) Map for Washtenaw County, used by the Michigan Department of Transportation Bureau of Transportation Planning. The road classification determines whether the road is eligible for federal aid. “Federal aid” road

include all principal arterials, all minor arterials, all urban collectors, and all rural major collectors.

The following listing describes all primary roads within Sumpter Township, along with their NFC designations:

Minor Arterials:

- \* Willis Road (Rawsonville to Sumpter)
- \* Sumpter Road (Bemis to Oakville-Waltz)
- \* Oakville-Waltz Road (Rawsonville to Clark)
- \* Savage Road (Bemis to Clark)

Major Collectors:

- \* Bemis Road (Rawsonville to Savage)
- \* Martinsville Road (Bemis to Willis)
- \* Harris Road (Martinsville to Savage)
- \* Willis Road (Sumpter to Martinsville)
- \* Haggerty Road (Harris to Oakville-Waltz)
- \* Judd Road (Sumpter to Clark)
- \* Willow Road (Rawsonville to Clark)

Map 10 on the following page depicts the NFC road classifications for roads within Sumpter Township.

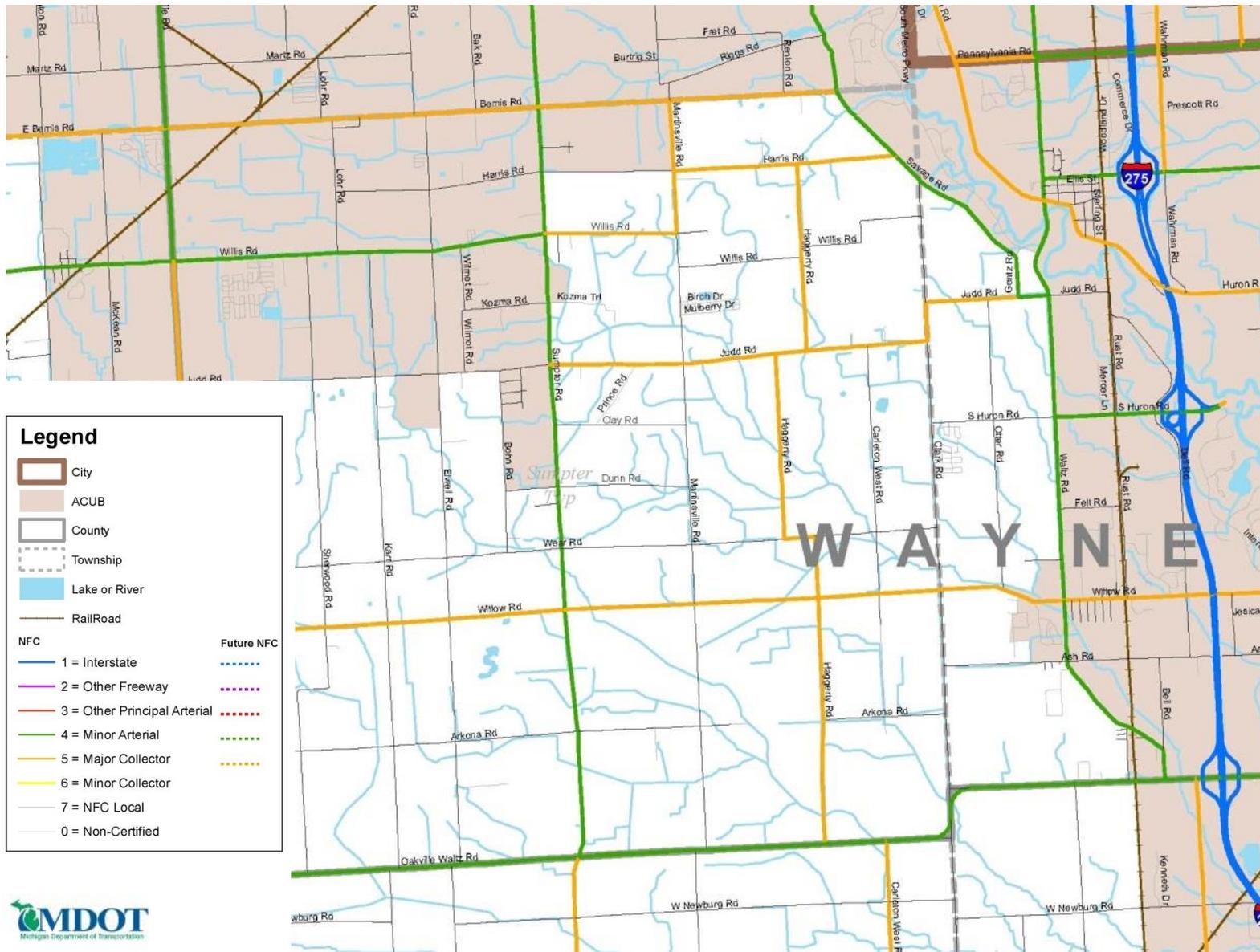
*JURISDICTION*

The Wayne County Department of Public Services maintains public roads within the Township. However, Rawsonville Road is maintained by the Washtenaw County Road Commission (WCRC) and Oakville-Waltz Road is maintained by the Monroe County Department of Roads. Private roads are maintained under private road maintenance agreements.

*PUBLIC TRANSIT*

Public transportation is limited to a senior citizens transport service that is coordinated by the Township. Sumpter Township has declined participation in the Suburban Mobility Authority for Regional Transportation (SMART), the metropolitan Detroit bus system

# Map 10. – Road Classification



## TRAFFIC COUNTS

SEMCOG conducts periodic traffic studies in order to monitor and evaluate traffic volumes throughout southeast Michigan. These counts, taken in Sumpter Township in 2014, are provided in Table 7. Traffic counts are measured in Average Annual Daily Traffic (AADT), which is the total volume of vehicle traffic of a road for a year divided by 365 days.

**Table 7.** – Traffic Counts

Road	Location	Average Daily Traffic Count
<b>Rawsonville Rd.</b>	Between Bemis and Willis	9,500
<b>Sumpter Rd.</b>	Between Bemis and Willis	6,700
<b>Rawsonville Rd.</b>	Between Willis and Wear	5,400
<b>Sumpter Rd.</b>	Between Willis and Judd	4,300
<b>Bemis Rd.</b>	Between Sumpter and Martinsville	4,000
<b>Rawsonville Rd.</b>	South of Wear	3,900
<b>Willis Rd.</b>	Between Rawsonville and Sumpter	3,800
<b>Savage Rd.</b>	Between Bemis and Harris	3,400
<b>Oakville Waltz</b>	Between Haggerty and Clark	3,000
<b>Sumpter Rd.</b>	Between Judd and Willow	2,900
<b>Bemis Rd.</b>	Between Rawsonville and Sumpter	2,800
<b>Bemis Rd.</b>	East of Martinsville	2,800
<b>Oakville Waltz</b>	Between Sumpter and Haggerty	2,700
<b>Willow Rd.</b>	Rawsonville to Clark	2,000-2,600
<b>Judd Rd.</b>	Sumpter to Clark	1,400
<b>Martinsville Rd.</b>	Harris to Willis	1,200
<b>Harris Rd.</b>	Martinsville to Savage	900-1,200
<b>Haggerty Rd.</b>	Harris to Willow	300

Generally, the greatest volumes of traffic within the Township are found along Rawsonville, Sumpter, Bemis, Willis and Savage Roads.

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# EXISTING LAND USE

An understanding of existing land use patterns is essential to formulate a reasonable plan for the future. The acreages of existing uses in Sumpter Township are provided in Table X below. This information was developed based upon data analyzed by the Southeast Michigan Council of Governments (SEMCOG).

**Table 8. – Existing Land Uses**

Existing Land Use Category	Acres	Land Coverage
Agriculture	4,105	16.8%
Single Family Residential	16,315	68.1%
Multi-Family Residential	2.2	0%
Commercial	370	1.5%
Industrial	1,093	4.6%
Government/Institutional	1,437	6%
Park, Recreation and Open Space	85	0.4%
Transportation, Communication and Utility	620	2.6%

Source: SEMCOG 2015

As demonstrated on the Existing Land Use Map (Map 11) and Table 8 above, single-family residential and agricultural uses remain the predominant land uses in Sumpter Township. The fact that these two (2) categories comprise over 80% of the Township speaks to the rural and largely residential nature of the community.

Commercial and industrial uses continue to make up a relatively small portion of the Township land area, with the majority of commercial establishments located along Rawsonville and Sumpter Roads. Intersections characterized by small commercial areas include Oakville Waltz and Sumpter Roads, Bemis and Rawsonville Roads, Willis and Rawsonville Roads, and Judd and Sumpter Roads.



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# COMMUNITY GOALS

The adoption of community goals and objectives is a vital step in the master planning process. The desires and needs of Sumpter Township residents, property owners, and business owners must be properly interpreted so that workable solutions can be achieved. Therefore, the Master Plan requires careful analysis of the various factors that characterize Sumpter Township and the specific problems to be faced.

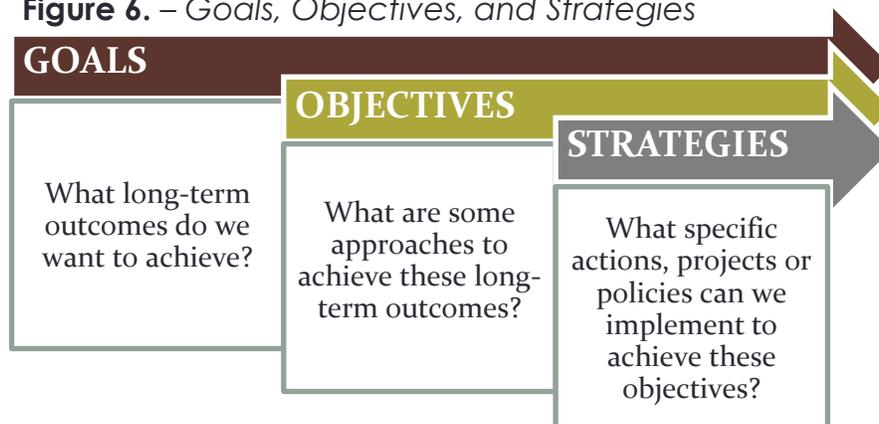
While goals and objectives tend to be general in nature, strategies set forth an approach or position to be taken when resolving a planning issue. Strategies are specific actions aimed at achieving goals and objectives. Clearly defined statements of strategy can go far to minimize arbitrary decisions and substantiate intelligent, objective decisions.

**Goals** are broad statements that provide a focus for future discussions.

**Objectives** are more specific planning statements used to qualify the goals and provide more detailed direction for planning efforts.

**Strategies** are very specific, action-oriented statements that would help achieve the goals and objectives. Strategy statements may provide justification to revise or draft new ordinances or regulations or finance specific capital improvements.

**Figure 6.** – Goals, Objectives, and Strategies



These goals and objectives were derived from community input through a review of existing Township conditions, future trends, and from the results of an online survey which was available between June and September of 2015.

## ONLINE SURVEY

Between June and September 2015, Sumpter Township residents were invited to participate in an online survey to provide ideas and suggestions related to the Master Plan update. The survey was made available online through the Township's website (via SurveyMonkey); hard-copy versions were also available at the Township Hall. The survey contained questions regarding residential development, road improvement, natural resources, transportation, and public facilities, among other topics. A total of fifty-nine (59) respondents participated in the survey, the results of which can be found in the appendix.

## SUMMARY OF GOALS

- *Preserve the rural character of Sumpter Township through the management of open space and preservation of natural resources and agricultural uses.*
- *Provide a range of high-quality housing types in a manner and density that is consistent with the Township's overall rural character.*
- *Develop and maintain high-quality commercial areas that are compatible with the character of existing neighborhood, the road network, utilities, and land use patterns.*
- *Promote the limited development of light industrial uses in appropriate areas of the Township that generate little to no impact on the environment or adjacent land uses.*
- *Protect the Township's environment and natural features.*
- *Provide quality community facilities and public services consistent with the rural character of the Township.*
- *Provide adequate infrastructure to safely and effectively serve the residents, property owners, and visitors of Sumpter Township.*



## **PRESERVATION OF RURAL CHARACTER**

**Goal:** *Preserve the rural character of Sumpter Township through the management of open space and the preservation of natural resources and agricultural uses.*

### **OBJECTIVE I**

Maintain existing and promote additional agricultural activities in designated areas of the Township.

#### Strategies

- a. Promote and permit innovative agri-tourism uses, such as pumpkin patches, wineries, hay rides and corn mazes that are compatible with agricultural and low-density residential areas.
- b. Encourage long-term ownership and/or permanent agricultural and open space preservation via the establishment of easements, P.A. 116 applications, and Purchase of Development Rights (PDR) programs. Support the enrollment of property in P.A. 116 farmland agreements in order to allow tax savings for those wishing to continue farming.
- c. Prevent fragmentation of farmland and rural residential areas by division into small parcels; discourage the creation of new "land-locked" parcels without road frontage and discourage the creation of flag lots.
- d. Periodically update the list of permitted/special uses within Agricultural zoning districts to allow for new agricultural uses or uses compatible with existing agricultural uses.

### **OBJECTIVE II**

*Focus more intense growth and development towards areas currently serviced by or planned for sewer service in order to maintain the rural character of the remainder of the Township.*

## Strategies

- a. Through planning and zoning, discourage the encroachment of non-compatible uses into agricultural areas of the Township.
- b. Guide higher-density development towards areas of the Township serviced by sanitary sewer, municipal water, and adequate transportation infrastructure.
- c. Maintain well-defined boundaries between sewer service areas and rural areas by preserving buffers of open space, natural features, and/or low-density development between them.
- d. Protect agricultural and like uses from the impact of suburban residential subdivisions by encouraging residential dwelling units to be clustered and surrounded by dedicated open space via the Planned Unit Development (PUD) option.
- e. Permit ecologically-sound recreational land uses when such uses provide a buffer between agricultural uses and urban/suburban residential areas.

---

**[Insert Pictures]**



## **RESIDENTIAL LAND USE**

**Goal:** *Provide a range of high-quality housing types in a manner and density that is consistent with the Township's overall rural character.*

### **OBJECTIVE I**

Protect existing rural residential areas by insulating them from incompatible development.

#### Strategies

- a. Maintain low density residential uses in agricultural areas in order to prevent land use conflicts.
- b. Provide land use buffers or transitional land use areas between existing or proposed single-family residential areas and areas of a commercial and industrial nature.
- c. Guide higher-density residential development towards areas that are properly serviced with public utilities and adequate roadway networks.

### **OBJECTIVE II**

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

#### Strategies

- a. Encourage the development of well-planned, safe, and walkable residential neighborhoods.
- b. Promote clustering, PUD, traditional neighborhood design and other techniques to encourage more compact growth patterns and the preservation of open space.

- c. Encourage coordination of adjacent residential development in terms of road and pedestrian connections, regional detention, and open space.
- d. Limit the development of additional manufactured housing communities.
- e. Limit the development of higher-density single and multiple-family units to parcels adjacent to higher-capacity roadways within areas serviced by sanitary sewer. Such development shall be of a high-quality design consistent with the rural character of the Township.

**OBJECTIVE III**

Foster the development of diverse housing types that meet the physical and financial needs of current and future Township residents.

Strategies

- a. Promote residential development consisting of a diversity of sizes and price points affordable to Township residents in various stages of life or economic circumstances.
- b. Support the development of housing for seniors, young families, single residents and senior citizens within Sumpter with incentives such as density bonuses in PUD developments.
- c. Improve living amenities in all residential neighborhoods through high standards of housing design and universal design and construction, and by requiring access to usable and convenient open space, schools, commercial areas, and other community facilities.
- d. Provide zoning and land use incentives to encourage mixed-use developments as a means for providing affordable housing alternatives within and in the vicinity of the Central Business District.



## **COMMERCIAL LAND USE**

***Goal:** Develop and maintain high-quality commercial areas that are compatible with the character of existing neighborhood, the road network, utilities, and land use patterns.*

### **OBJECTIVE I**

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

#### Strategies

- a. Guide future commercial development towards areas within the Township serviced by sanitary sewer and adequate transportation infrastructure.

Permit limited, neighborhood-scale commercial, office and service use outside of the sewer service areas that will service adjacent residential areas.

- b. Ensure that commercial uses are well-separated, buffered and screened from adjacent single-family residential areas. Ensure that commercial development will not adversely impact adjacent residential areas with regards to traffic, intrusive lighting, lack of screening or buffering, or incompatible architecture.
- c. Avoid piecemeal or scattered development and discourage uncoordinated commercial “strip-style” development.
- d. Employ access management techniques in commercial developments to minimize impacts on adjacent roadways. Where individual parcels of land are to be developed for commercial uses, encourage coordination with adjacent properties, including common parking and drives in order to reduce the number of access points to public roads.
- e. Require pedestrian circulation facilities, landscaping, and appropriate setbacks along major streets, well-designed signage,

adequate parking, and other amenities within large developments to create an aesthetically-attractive shopping environment.

## **OBJECTIVE II**

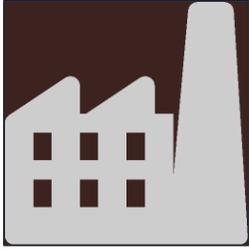
Promote the development of the Central Business District (CBD) as an area with a complementary mix of uses and pedestrian-scaled site design and architecture.

### Strategies

- a. Encourage and permit mixed-uses in the CBD with a village-scale character. Higher-density residential development is appropriate within and near the CBD to increase foot-traffic in this area.
- b. Evaluate the Central Business District zoning district to ensure that it accommodates a compatible and complementary mix of uses within the CBD area.
- c. Encourage a vertical and horizontal mix of commercial, office, and multi-family residential uses within the CBD.
- d. Establish design criteria for the CBD that promote a high-quality, attractive walkable environment. Encourage side and rear-yard parking and pedestrian connections and explore the inclusion of shared parking regulations within the Zoning Ordinance.

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**[Insert Pictures]**



## **INDUSTRIAL LAND USE**

**Goal:** *Promote the limited development of light industrial uses in appropriate areas of the Township that generate little to no impact on the environment or adjacent land uses.*

### **OBJECTIVE I**

Minimize the impact of industrial uses on the environment and adjacent land uses

#### Strategies

- a. Tailor zoning regulations to promote clean industrial uses, and discourage large, heavy industrial uses in inappropriate locations.
- b. Enforce regulations controlling industrial nuisances such as noise, odor, dust, vibration, outdoor storage, and intensive truck operations, and revise, improve, or create regulations when deemed necessary.
- c. Separate industrial developments from non-compatible uses (i.e. residential and agricultural) via open space and landscaped buffers and/or transitional uses.

### **OBJECTIVE II**

Guide industrial development towards the existing industrial area located in the northwest corner of the Township.

#### Strategies

- a. Encourage the location of industrial sites in those areas which have enough facilities and services to adequately support industrial activity, including adequate transportation access, sanitary sewer, storm drainage, and municipal water service.
- b. Lend support to well-planned and adequately developed industrial parks in the community. Such parks should provide sites that meet long-term functional needs of industry in an attractive industrial setting to provide local job opportunities.

- c. Recognize the ever-“blurring” distinction between light industrial, research and development, and administrative/office uses by accommodating for each use within the industrial zoning districts.



## **PROTECTION OF NATURAL FEATURES**

**Goal:** *Protect the Township's environment and natural features.*

### **OBJECTIVE I**

Protect the Township's surface and groundwater resources.

#### Strategies

- a. Promote and enforce impervious surface management standards and supplemental stormwater regulations in order to protect watershed areas.
- b. Minimize surface water pollution from lawn chemicals, road salt, and sediment by encouraging stormwater best management practices (BMP's) in developments. Encourage low-impact development (LID) strategies to minimize stormwater run-off.
- c. Site commercial and industrial land uses that use or process hazardous materials away from environmentally-sensitive land or groundwater recharge areas.

### **OBJECTIVE II**

Protect the Township's natural landscape, including topography, wildlife habitat, and woodland areas.

#### Strategies

- a. Encourage the preservation of coordinated, contiguous open space systems between development projects. Promote an interconnected system of natural environmental corridors, including wetlands, woodlands and open fields, to facilitate the safe movement of wildlife.
- b. Encourage the clustering of new residential developments on properties that contain significant natural resources.

- c. Identify land areas for protection and/or acquisition, with an emphasis on connectivity between open space areas within the Township.
- d. Coordinate with adjacent communities with regards to natural resource and open space preservation.
- e. Consider the use of Purchase of Development Rights (PDR) or other programs for the donation or purchase of conservation easements to protect and preserve significant natural resources.

**OBJECTIVE III**

Manage the community's air quality, noise levels, and light pollution by ensuring proper separation between residential and incompatible non-residential areas.

Strategies

- a. Attract environmentally low-impact industries such as high-tech or research-related uses.
- b. Enforce industrial performance standards for noise, vibration, fumes, gases, glare, etc.
- c. Adopt air quality monitoring programs in conjunction with the county health department and MDEQ air quality officials.

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**[INSERT PICTURES]**



## **COMMUNITY FACILITIES AND SERVICES**

**Goal:** Provide quality community facilities and public services consistent with the rural character of the Township.

### **OBJECTIVE I**

Provide effective and timely emergency services, such as police and fire protection, for Township residents, property owners, and business owners.

#### Strategies

- a. Review and re-evaluate police and fire protection facilities and performance on a regular basis to determine if modifications are needed to keep pace with new development or demographic changes.

### **OBJECTIVE II**

Provide open space and recreational facilities to meet the needs of Township residents.

#### Strategies

- a. Coordinate park and open space development with the Sumpter Township Parks and Recreation (P+R) Master Plan. The P+R Plan contains eight (8) goals for the future of recreation facilities within the community:
  1. Maintain and upgrade existing park facilities and landscaping (all Township parks);
  2. Improve Bonatai Park (repair fishing pier, add picnic pavilions, expand beach area, etc.);
  3. Improve Graham Park (repair basketball court, add playground equipment, develop limestone pathway, etc.);
  4. Improve Community Center grounds (upgrade arena with new bleachers, upgrade restroom buildings, etc.);

5. Develop a continuous pathway system;
  6. Acquire and dedicate parkland and community space;
  7. Improve Sumpter Township recreation programs; and
  8. Continue to forge new partnerships with other recreation providers.
- b. Provide accessible recreation options for all residents.
  - c. Design parks to be compatible with existing natural features.
  - d. Explore the development of a Greenway Plan that creates a vision for a trail network linking the Lower Huron Metropark, Crosswinds Marsh, the Community Center, and parks and school facilities.

### **OBJECTIVE III**

Provide adequate and timely information and services to existing and future Township residents, property owners, and business owners.

#### Strategies

- a. Provide convenient access and “one stop shop” information and services at the Township Hall.
- b. Maintain an up-to-date Township website with easily-accessible information.

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**[INSERT PICTURES]**



## **COMMUNITY INFRASTRUCTURE**

**Goal:** Provide adequate infrastructure to safely and effectively serve the residents, property owners, and visitors of Sumpter Township.

### **OBJECTIVE I**

Discourage development that exceeds or strains the capabilities of current infrastructure.

#### Strategies

- a. Prepare a plan for the development of the Township's sanitary sewer and water service system that supports the future land use plan and is coordinated with the contractual capacity available from YCUA.
- b. Coordinate with YCUA to establish sanitary sewer service districts with distinct boundaries in advance of further extension of the municipal sewer system.
- c. Prohibit "leap-frogging" or inappropriate extensions of infrastructure.
- d. Coordinate with the Township Board in the development of a comprehensive Capital Improvements Program (CIP) process to ensure that necessary improvements are identified and completed.

### **OBJECTIVE II**

Promote the development of safe and efficient vehicular and pedestrian/non-motorized transportation infrastructure and circulation networks.

#### Strategies

- a. Limit density of new development along rural roads and limit the number of access points/curb cuts in order to improve the function and appearance of local streets and streetscapes; provide adequate rights-of-way width and appropriate improvements for traffic volumes.

- b. Employ access management techniques, wherever possible, to improve vehicular circulation.
- c. Monitor the installation and maintenance of private roads to ensure their long-term quality and level of service.
- d. Coordinate regional road improvements with adjacent communities and continue to coordinate planned road improvements with the Wayne County Roads Division and the Washtenaw County Road Commission.
- e. Inventory non-motorized facilities and prioritize future improvements.
- f. Require interconnected streets and sidewalks in new residential developments.
- g. Encourage and require developers to provide pedestrian and non-motorized transportation paths throughout developments to link homes, schools, recreation areas, shopping areas and other facilities.

### **OBJECTIVE III**

Encourage improved roadway aesthetics and protect/preserve high-quality natural landscapes adjacent to roads.

#### Strategies

- a. Ensure that roadways are visually pleasing to motorists, pedestrians, and adjacent land owners.
- b. Discourage/prohibit the proliferation of private signs along corridors.
- c. Implement design standards and encourage entryway features to promote an attractive gateway into the Township.
- d. Consider applying for Natural Beauty Road designations for the following road/road segments:
  - Judd Road (between Rawsonville and Elwell)
  - Wear Road (between Rawsonville and Elwell)
  - Arkona Road
  - Sherwood Road (south of Willis

- Karr Road
- Elwell Road (south of Willow Road)
- Martinsville (south of Clary Road)
- Haggerty Road (south of Judd Road)

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# FUTURE LAND USE

## OVERVIEW

The Future Land Use Plan defines the framework for the future growth of the Township. It begins with a general description of the desired pattern of development for the community and follows with a description of the future land use categories as illustrated on the Future Land Use Map (Map 11).

## RURAL IDENTITY

A common theme obtained from citizens comments and online survey results is the desire to maintain the rural identity of Sumpter Township. To continue this important township characteristic, encouragement of local adopted policies that protect the agricultural land base, farming and farming related operations, preservation open space and woodlands, and agricultural elements of the landscape should continue to be enforced at the local level. This can be achieved with sound land use planning practices.

## FUTURE LAND USE CATEGORIES

Specific land use categories are identified and illustrated on the Future Land Use Map (Map 11). The following identifies the intent of each category, describes the desirable land uses and elements, the land use relationship with physical and natural features, and lists the corresponding zoning districts.

### **Agriculture Land Use**

*Intent:* The intent of this category is to protect existing agricultural land uses, maintain rural character, minimize population density, and preserve open spaces. Accordingly, Agriculture land use designation is intended to allow low density residential development only when it promotes open space preservation and is compatible with maintaining existing farming operations. This land use district should exclude or discourage uses and buildings that demand substantial public or private services, including public water supply and waste water treatment facilities, drainage, and other public or private utility type services.

*Description:* Planned agricultural land use areas are those lands characterized as primary crop and/or livestock production lands. In these areas, the focus shall be on open space preservation and any future residential development shall cluster

residential units on the most suitable portions of the site, with remaining areas permanently dedicated as open space. The clusters of residences are intended to be small and integrated into significant amounts (at least 50%) of the site as open space. Furthermore, utilization of Planned Unit Development (PUD) in large areas of open space will protect valuable natural resources of the township. This method permits development that is enhanced by the inclusion of open space and active and/or passive recreation planned as an accessory part of the development. Typical standards require a minimum of 40% of dedicated open space.

Relationship to Physical and Natural Features: The agricultural land use category is general located in areas where public utilities are not present and soil suitability for septic systems may be poor. Thus, these factors put limitation on the potential density of development. Wetlands, woodlots, environmentally sensitive areas, and farming operations are intended to be preserved. Roadways within this area, category, are generally considered "local roads" and in many cases, are not paved. To ensure appropriate use of these areas, it is recommended that prior to open space development or planned unit development an Environmental Impact Assessment (or similar environmental land use analysis) be completed to minimize negative development impacts.

Appropriate Uses: Desirable land uses, and elements of this designation include:

- Agricultural and farming operations.
- Low density, clustered single-family residential development for site condominium or subdivision forms of development, where at least 50% of the site to be conserved as open space.
- Planned Unit Development.
- Single-family dwellings on parcels one (1) acre or larger.
- Conservation areas, including forest preserves and nature preserves.
- Scenic road corridors that are narrow and tree-lined.
- Landscape features and out-buildings such as orchards, silos, barns, fences, and farm structures.
- Scenic viewsheds consisting of existing natural features.

Most Compatible Zoning Districts: The most appropriate zoning classification for the agriculture future land use category is the AG, Agriculture zoning district.

## **Rural Residential Land Use**

*Intent:* The intent of this designation is to preserve the agricultural and rural character by accommodating relatively low density single-family residential housing and a variety of agricultural uses deemed generally compatible with residential uses, and simultaneously permitting single-family residential development on large size lots in areas that are suitable for septic systems and water wells.

*Description:* Land designated for rural residential land use includes areas where soils are generally suitable for septic field and building construction. Allowable density ranges from 1 dwelling unit per 1 to 2 acres. Development should exclude or discourage uses and buildings that demand substantial public or private services, including public water supply and waste water treatment facilities, drainage, and other public or private utility type services.

*Relationship to Physical and Natural Features:* Significant natural features may still be present within this category. Single-family residential development, such cluster residential units and planned unit developments on the most suitable portions of a site, with the remaining area permanently dedicated as open space. Land designated as Rural Residential land use will typically have access to county roads.

*Appropriate Uses:* Desirable land uses, and elements of this designation include:

- Agricultural and farming operations.
- Single-family dwellings, detached.
- Single-family residences in either clustered or conventional subdivision/site condominium forms of development, where at least 50% of the site to be conserved as open space.
- Planned Unit Development.
- Conservation areas, including forest preserves and nature preserves.

*Most Compatible Zoning Districts:* The most appropriate zoning classification for the Rural Residential future land use category is the RF, Rural Small Farm and R-1, Country Home zoning districts.

## **Suburban Residential Land Use**

*Intent:* The intent of this designation is to accommodate low to medium density single-family residential housing in areas that are served or planned to be served with sanitary sewer and water services.

*Description:* Land designated Suburban Residential use includes single family residential use on parcels varying in size. This land use area is designated primarily in the northern one-third (1/3) of the township.

*Relationship to Physical and Natural Features:* Significant natural features may still be present within this category but to a lesser degree than the Agriculture and Rural Residential categories. Land designated as Suburban Residential will typically have access to county roads or possibly internal subdivision paved roads.

*Appropriate Uses:* Desirable land uses, and elements of this designation include:

- Single-family residences in either clustered or conventional subdivision/site condominium development.
- Two-Family, Duplex, and Multiple-Family dwellings.
- Apartment complex.
- Innovative housing projects.
- Parks, open spaces, and conservation areas.

*Most Compatible Zoning Districts:* The Suburban Residential land use category coincides with the R-2, Single-Family Residential and RM, two-family and multiple family residential zoning districts. These areas are served or planned to be served by sewer and water utilities.

## **Manufactured Housing Community Land Use**

*Intent:* The Manufactured Housing Community (MHC) land use is intended to provide for the existing manufactured housing community development within the Township.

*Description:* The areas designated for MHC land use are located on near the northwest section of the township.

*Relationship to Physical and Natural Features:* The area of the Township designated for manufactured housing use are serviced or adjacent to sewer and

water utilities and constitutes the area of the Township with the densest residential development.

Appropriate Uses: Desirable land use and elements of this designation include:

- Manufacture housing.

Most Compatible Zoning District: The MHC category coincides with the RMH, Manufactured Housing Park zoning district.

## **Local Commercial Land Use**

Intent: The intent of the Local Commercial designation is to provide locations for commercial uses for the convenience of Township residents.

Description: The areas designated for Local Commercial uses are located at major intersections within the Township, primarily along Sumpter Road.

Relationship to Physical and Natural Features: The areas planned for Local Commercial development are located where adequate utilities may be available or in locations where existing commercial business have been established.

Appropriate Uses: Desirable land uses, and elements of this designation include:

- Retail and service businesses.
- Specialty shops.
- Office uses.
- Restaurants.
- Financial institutions.
- Community support facilities such as churches, schools, and public buildings.

Most Compatible Zoning District: The Local Commercial category coincides with the C-1, Local Commercial zoning district.

## **General Commercial Land Use**

Intent: The intent of the General Commercial designation is to provide locations for commercial uses that may be more intense than those allowed in the Local

Commercial district. Such uses are intended to serve the population within and outside of the township boundary

Description: The areas designated for General Commercial uses are located on primary roads having a high traffic count.

Relationship to Physical and Natural Features: The areas planned for General Commercial development, particularly those located on Rawsonville Road, may be adequately served by utilities.

Appropriate Uses: Desirable land uses, and elements of this designation include:

- Large scale retail facilities.
- Gas stations.
- Automotive repair garages.

Most Compatible Zoning District: The Local Commercial category coincides with the C-2, General Commercial zoning district.

## **Industrial Land Use**

Intent: The intent of this designation is to create limited areas for industrial development in those areas fully serviced by municipal sanitary sewer and water facilities.

Description: Areas planned for type of land use is designated to the northwest corner of the township and may be accessed from the boarding Bemis Road, Lohr Road, Willis Road, and Rawsonville Road.

Relationship to Physical and Natural Features: Existing sewer and water utilities are in areas planned for Industrial development. The presence of a railway, bisecting the area, provides potential for rail access.

Appropriate Uses: Desirable land use and elements of this designation include:

- Business Research, development and laboratory testing.
- Manufacturing.
- Assembly of merchandise.
- Packaging.
- Warehousing.

Most Compatible Zoning District: The appropriate zoning classifications for this designation are LI, Light Industrial and GI, General Industrial.

### **Park & Recreation Land Use**

Intent: Land designated for Park and Recreation use provides an open space system that preserves Township natural features including floodplains, woodlands, tree rows, and wetland areas as well as potentially providing recreational opportunities for residents.

Description: This category is intended to preserve the Township's natural resources while encouraging an appropriate use of the land.

Relationship to Physical and Natural Features: Land in this category generally includes environmentally sensitive areas where natural features are to be protected.

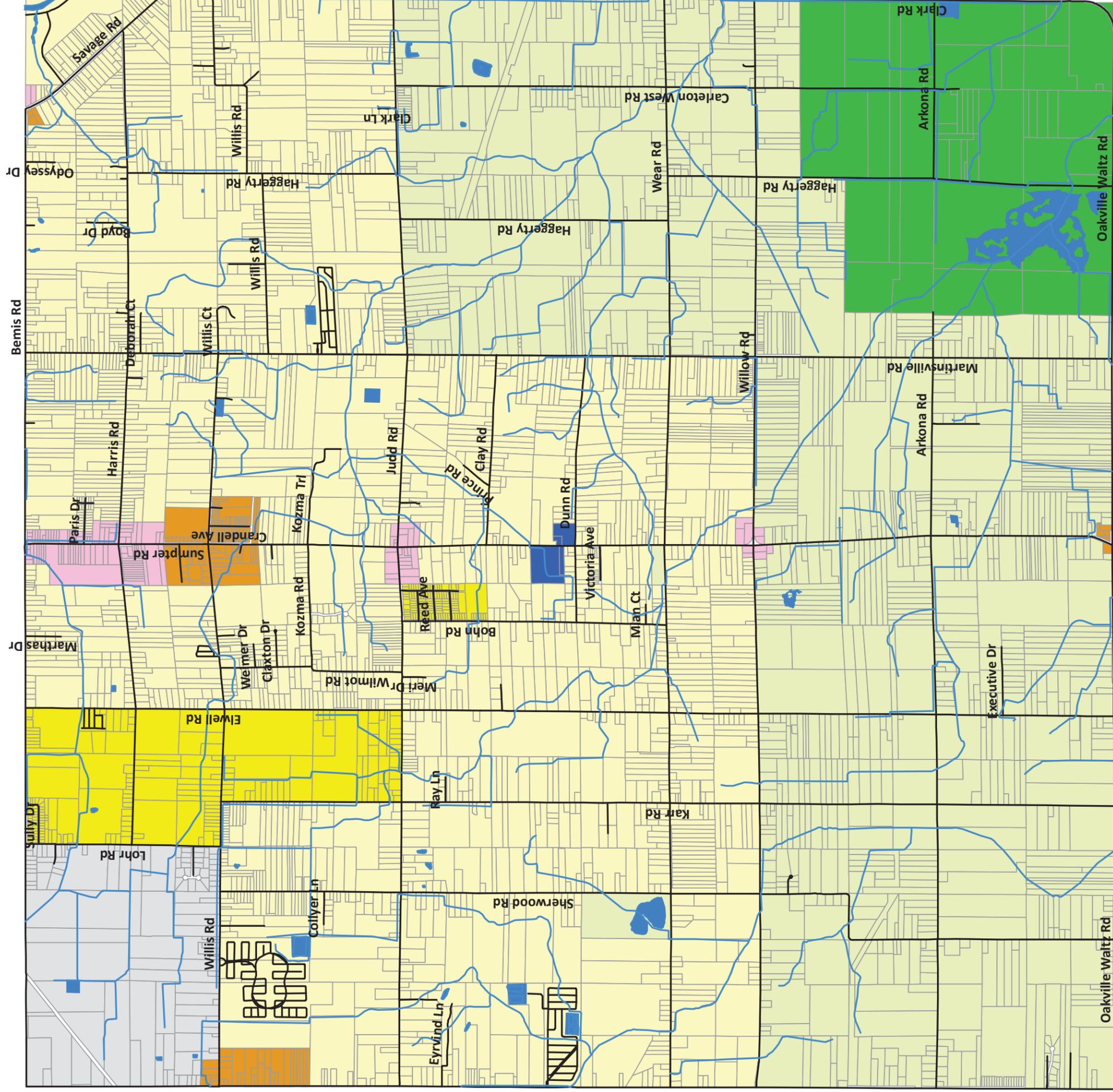
Appropriate Uses: Desirable land use and elements of this designation include:

- Parks, open spaces, and conservation areas.

Most Compatible Zoning Districts: Based on the criteria mentioned above, natural features may be present in all zoning districts.

**Table 9.** - Master Plan Land Use Classifications / Zoning District Comparison

<b>Master Plan Land Use Designations</b>	<b>Zoning District Classifications</b>
Agriculture	AG, Agriculture
Rural Residential	RF, Rural Small and R-1, Country Home
Suburban Residential	R-2, Single-Family Residential, RM, Two-Family and Multiple Family Residential
Manufactured Housing	RMH, Manufactured Housing Park
Local Commercial	C-1, Local Commercial
General Commercial	C-2, General Commercial
Industrial	LI, Industrial and GI, General Industrial
Park & Recreation	All Districts



**2018 FUTURE LAND USE**

Sumpter Township  
Wayne County, MI

**LAND USE CATEGORY**

- Agricultural
- Rural Residential
- Suburban Residential
- Local Commercial
- General Commercial
- Civic
- Industrial
- Parks and Recreation



Carlisle/Wortman Associates  
January 2019

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# OTHER TOWNSHIP POLICIES

While goals tend to be general in nature and provide a vision for the future of the community, policies define a specific direction for the Township by establishing definite positions on particular topics. When policies are officially adopted, they commit a jurisdiction to a series of actions. Those actions are carried out through implementation plans such as an amendment to the zoning ordinance or the establishment of anew agricultural preservation program. Implementation recommendations are included in the last section of this document. The following are the policies established for the Township:

## AGRICULTURAL PRESERVATION

Agriculture land use is an important component of the fabric of Sumpter Township. Not only does agricultural production contribute to the area economy, farmland contributes significantly to the open space and natural resource benefits, including rural character, scenic beauty, cultural heritage, and environmental benefits. Many factors, such as market forces related to particular farm products have an effect on the long-term vitality 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 in the community.

### Agriculture Zoning

The AG, Agriculture zoning district encompasses the majority of Sumpter Township, helping limit intensive development in rural and open space areas. However, the district's one (1) acre minimum lot size is insufficient to stem the encroachment of subdivision activity that in the future may threaten farming activities. Incorporating a "sliding scale" provision as an amendment to the existing AG zoning district language would help to encourage the preservation of large existing parcels, while still allowing some potential for limited development on the part of the landowner. In the sliding scale approach, the larger the acreage, the less overall density is permitted.

In addition to adding provisions for sliding scale density in the AG zoning district, there are several other strategies the Township currently uses to encourage preservation of agricultural land:

- Planned Unit Development provisions.
- Open Space Preservation Development Option.

The Township may also consider amending the zoning ordinance to permit non-contiguous planned unit developments, a technique which is a form of transfer of development rights, as well as adding conditional rezoning provisions.

P.A. 116, Farmland and Open Space Preservation Program

The Farmland and Open Space Preservation Program is a tax incentive program created under Public Act 116 of 1974, as amended. This program temporarily restricts non-agricultural uses on the land by an agreement voluntarily entered by the landowner with the State of Michigan. In exchange for preserving their land for agricultural purposes, the landowner is eligible for certain tax benefits and exemptions.

## ENVIRONMENTAL POLICIES

Sensitive lands such as wetlands, floodplains, woodlands, scenic vistas from roadways, and other natural resources should be preserved through Township policies. Protection of Township natural resources requires the adoption of policies directed toward the specific resource problem including water quality, groundwater quality, natural topography, and vegetation. Resource protection standards can be incorporated in subdivision, zoning, and other special purpose ordinances. Such ordinances may include natural feature setbacks, stream bank and slope protection, stormwater management, wetland restoration, and use regulations.

Cooperative efforts between the Township and other natural resource or environmental organizations should be sought out and fostered for the benefit of Township residents

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# IMPLEMENTATION

The Master Plan is essentially a statement of goals and objectives designed to accommodate future growth and redevelopment. As stated in the Introduction of this document, the Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning, and land use decisions are made.

The Plan forms a philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur 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 that will be useful for implementing the Plan.

## 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 additional purposes that include:

- Promote orderly growth in a manner consistent with land use policies and the Master Plan.
- Promote attractiveness in the Township's physical (built) environment by providing variation in lot sizes, architectural features, and appropriate land uses.
- Accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts or special use permits.
- Guide development to prevent future conflicting land uses.
- Preserve and protect existing land uses, natural resources – air, land, water – and other significant natural features in accordance with the Master Plan.
- Promote the development/redevelopment of the northern 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, and zoning should be used to assist in implementing that policy.

## ZONING ADJUSTMENTS

Zoning adjustments for Master Plan implementation are as follows:

- Continuous review of the current zoning ordinance and land use patterns to determine whether districts, permitted uses, and regulatory standards implement the policies of the Master Plan.

## POLICY INCENTIVES

Policy incentives for Master Plan implementation include:

- Continue to look for ways to cooperate and coordinate services between governmental units.
- Continue to work with property owners to preserve farmland, open space, and significant natural features to maintain the Township's rural character.
- Establish a Capital Improvement Program (CIP). A CIP coordinates planning, financing capacity and physical development, and is used as a management tool for the budget and planning process of infrastructure and other capital improvements.

## 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 general law ordinances establish minimum standards designed to protect the public health, safety, and welfare.

## PLAN EDUCATION

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures that make citizens more aware of the planning and zoning 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.

## PLAN UPDATES

The plan should not become a static document. The Township Planning Commission should attempt to re-evaluate and update portions on a periodic basis. In accordance with Michigan Public Act 33 of 2008, as amended, the Township is required to review the Plan every five (5) years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis.

## COORDINATION WITH ADJACENT COMMUNITIES

As part of the Master Plan adoption process and in accordance with Michigan Public Act 33 of 2008, as amended, Sumpter Township notified neighboring jurisdictions, Wayne County, regional agencies, registered public utility companies, railroad companies, and other governmental entities of the intent to update the Master Plan.

Upon completion of the draft update, the planning commission submitted the proposed master plan update to the Township Board for review and comment. The Township Board approved the distribution of the proposed master plan to the entities, agencies, and companies who received the notice of intent requesting review and comment on the proposed. A compiled list of all received comments were considered by the Township for possible inclusion into the Plan. Upon receipt of the requested comments, a properly noticed public hearing was conducted and the plan was recommended for approval by the Planning Commission to the Township Board and adopted. These requirements are outlined in Michigan Public Act 33 of 2008, as amended, and by Sumpter Township.

## ON-LINE SURVEY SUMMARY AND RESULTS

During the months of June 2015 through September 2015, Sumpter Township residents were invited to participate in an on-line survey to provide ideas and suggestions related to the Township's Master Plan update. The survey was made available through the Township website and was advertised in the Belleville Independent Newspaper.

Forty-four (44) persons provided responses to the survey. Of the total respondents, 93% were residents of Sumpter Township. Over half of those who responded have lived within the Township for 21 or more years and describe their residence as a single-family home on one to five acres. Over 95% of respondents own property in Sumpter Township. Two respondents indicated they own a business in Sumpter Township.

In addition, over 80% of respondents are 45 years old or older, and over 55% live in a two adult household with no children.

When asked how important various development and land use topics should be to the Sumpter Township government, the **MOST** important topics included:

1. Protect water quality
2. Preserve natural features (floodplains, wetlands, etc.)
3. Redevelop vacant and underutilized commercial properties.
4. Improve community center facilities.
5. Encourage new commercial development.
6. Preserve open spaces of land.

Respondents indicated the following topics to be the **LEAST** important topics facing the Sumpter Township government:

1. Provide more affordable housing.
2. Provide library facilities.
3. Install pedestrian and bicycle pathways.
4. Encourage new industrial development.
5. Provide incentives for light industrial and research office development.
6. Provide more housing for seniors.

When asked what type of residential development Sumpter Township could use more of, respondents provided the following **TOP 4 CHOICES**:

1. Senior citizen housing.
2. Detached single family homes on large lots (1 acre minimum)
3. Detached single family homes on large lots (2 acre minimum)
4. Detached single family homes on smaller lots in subdivisions.

Fifty percent (50%) of respondents indicated they would be supportive of special assessments or bonding to improve roads and bridges in the Township. However, when asked if they would be supportive of a millage to pay for recreation upgrades, 70% of respondents indicated they would not be supportive.

Overall respondents felt that providing recreation opportunities within the Township is not a priority. However, if any recreation facilities were to be considered, respondents are most interested in bike trails/walking paths, community center upgrades, and children's play equipment.

When asked, "What do you like of living in Augusta Township?" the majority of respondents choose community-minded neighbors, parks and open space and residential areas from the provided answers.

An overwhelming majority of respondents (73.33%) **DISLIKE** the condition of roads within Sumpter Township.

The entire survey summary, including tables, graphs and open-ended responses are provided in the pages following.

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