



**Sub-Area Interlocal Agreement Area**

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# SECTION

# Planning Area

## Interlocal Agreement Sub-Area

### Existing Conditions

#### 1994 Master Plan

The northwest corner of the M-24/I-69 intersection was planned for Single Family Residential Moderate. This designation calls for single family detached residential homes at a density of 1-3 units per acre. That area between Baldwin and M-24 was also foreseen as one potential area where municipal sewer and water infrastructure may become available.

The southwest corner north of Baldwin Road was designated for Single Family Residential Low. This designation envisioned a density of approximately one (1) unit per acre. The area south or east of Baldwin Road was planned for PUD as well as Agriculture/Rural Preservation and Single Family Residential Moderate. As described above, the Moderate designation envisioned densities of 1-3 units per acre. The PUD designation envisioned a mixture of uses.

The southeast corner was planned largely for PUD, while the area to the south of the PUD was planned for Single Family Residential Low and the area to the east of the PUD was planned for Single Family Residential Moderate Density.

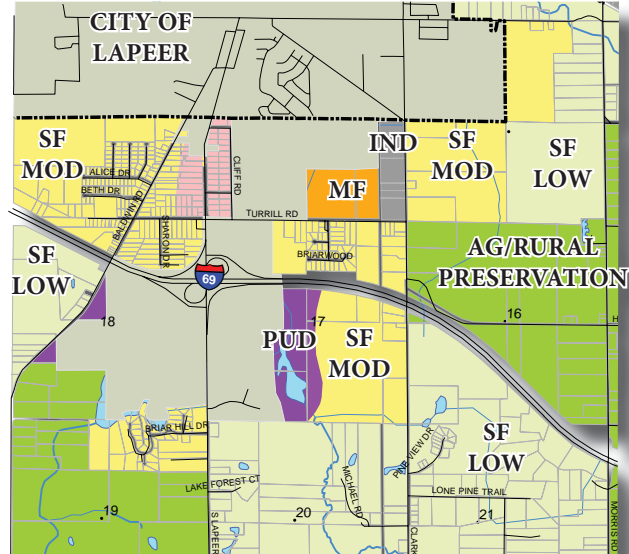
The area north of I-69 was planned for Multiple Family as well as Single Family Moderate Density. That area immediately along Clark Road was planned for Industrial.

#### Interlocal Agreement Impacts

The Interlocal Agreement signed between the City and the Township in 2006 provides a large amount of area, surrounding the areas dedicated for annexation, as being available for City sewer and water services, while not being annexed into the City. This growth belt around the City includes a total land area of approximately 785 acres.

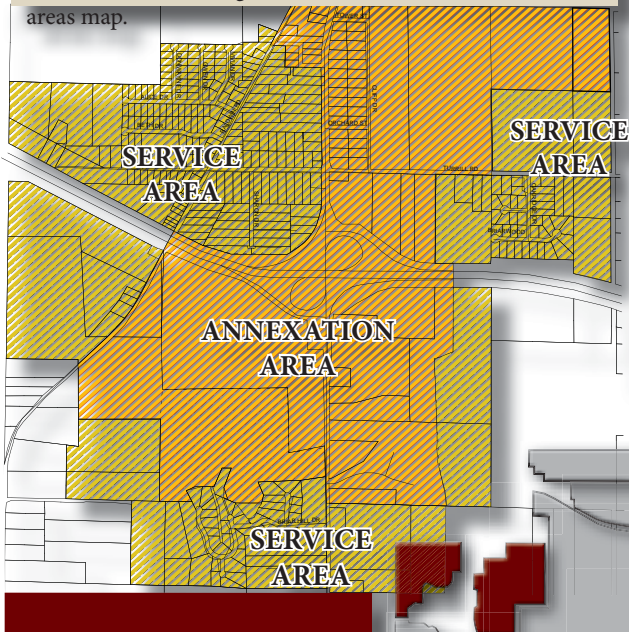
Densities for these areas were calculated based on the existing number of residences as well as the Township's existing R-1-B and R-1-C Zoning Districts to determine the total number of taps which should be allocated to the area. After review of the proposed densities and negotiation with the City, a total of 1,500 sewer and water taps were allocated to the growth belt area surrounding the annexation area, which reflected an overall density consistent with the R-1-B zoning district.

As a part of the interlocal agreement, it has been noted that these taps are to be used solely for single family purposes.



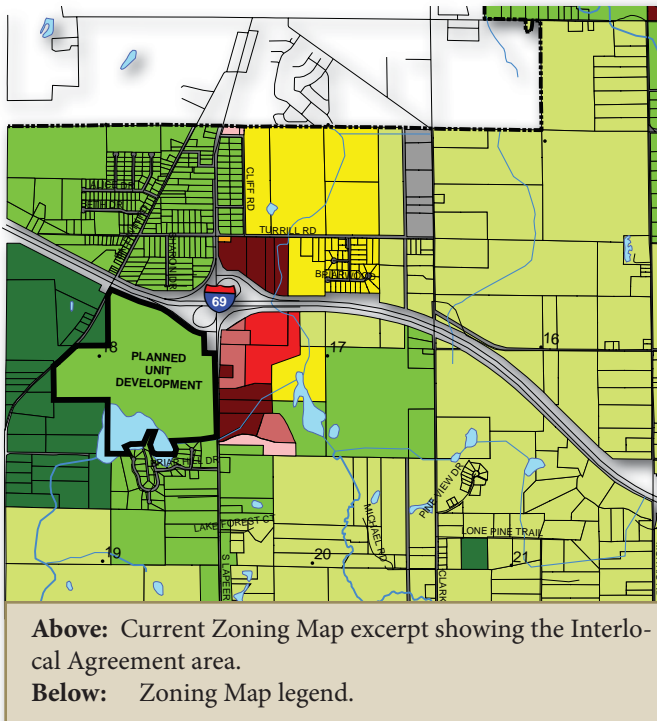
**Above:** 1994 Future Land Use map excerpt showing the Interlocal Agreement area. This map does show the revised City limits

**Below:** Interlocal Agreement annexation and sewer service areas map.



## Access Management Plan

Both the Township as well as the City have adopted access management plans for their own respective segments of M-24. These plans generally adopt the principals of access management, by limiting access drives and requiring appropriate spacing, suggesting cross or joint access drives or even frontage roadways in more dense areas. As the 2006 interlocal agreement area continues to formalize with properties leaving the Township and entering the City, great care will need to be given to ensure that developments are linked as suggested in the access management plans through permanent mutual access easements.



- AE AGRICULTURAL-ESTATE DISTRICT
- R-1A SINGLE FAMILY RESIDENTIAL DISTRICT
- R-1B SINGLE FAMILY RESIDENTIAL DISTRICT
- R-1C SINGLE FAMILY RESIDENTIAL DISTRICT
- RM MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RMH MANUFACTURED HOUSING COMMUNITY
- O-1 GENERAL OFFICE DISTRICT
- C-1 LOCAL BUSINESS DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- M-1 LIGHT INDUSTRIAL DISTRICT

## Current Zoning

The northwest corner of the interlocal agreement area is zoned primarily R-1-B which allows for single family residential lots with a minimum land area of 24,000 square feet. The southwest corner of the interlocal agreement area is zoned R-1-A which allows for one (1) acre lots with a minimum road frontage of 150 feet. The area of Briar Hill on both sides of M-24 and to the south is zoned R-1-B, again allowing single family lots of 24,000 square feet. To the southeast of the interlocal agreement area, the Township properties are primarily zoned for R-1-B Single Family Residential as well as AE Agricultural Estates. One small area is zoned R-1-C which allows for single family lots of 10,000 square feet. The northeast corner of the interlocal agreement area is zoned primarily R-1-C, again, which allows for single family lots of 10,000 square feet, and a small portion to the far east end of the area is zoned AE Agricultural Estates.

## Existing Land Use

Within the northwest corner of the interlocal agreement area, land uses consist primarily of single family residential lots, meeting the intent of the R-1-B zoning district. These lots are some of the smallest residential lots within the Township. Along M-24, several offices have been constructed which is permitted within the single family district through special land use approval.

The southwest corner contains mostly large lot residential and some open or farm lands. The one exception to this is the Briar Hill development along M-24 which are smaller lot sizes (generally one acre or more) as compared to the other 5-10 acre or more lot sizes throughout the area.

The southeast corner is substantially undeveloped with only several homes being present. That area already annexed by the City does contain several highway orientated business along M-24, including a gasoline service station as well as an automobile dealership.

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The northeast corner is developed with the Briarwood subdivision, along with several other single family homes which front on the south side of Turrill Road. The north side of Turrill Road is largely undeveloped farmland at this time. Clark Road further to the east currently has several small industrial sites developed north of Turrill.

## Planning Issues

*Traditional Higher Density Planning and Zoning* – The Township has traditionally planned and zoned this area for higher densities as compared to the remainder of the Township. In addition to the predominant R-1-B, this area is the only area where the Township has zoned for R-1-C which is the Township's highest density single family district.

*Existing Subdivision Development* – Consistent with the planning and zoning of the area, the existing development patterns between older, more established plats within the northwest section and the newer subdivisions located in the southwest and northeast sections of the planning area are the highest density areas of the Township.

*Impacts of City Planning* – Historically, city's have planned and zoned for much more dense areas than Township's, typically due to the availability of sewer and water infrastructure, historical development trends and plats, increasing residents to support a downtown environment, amongst a number of other factors.

*Number of Interlocal Agreement Sewer and Water Taps Available* – The 2006 Interlocal Agreement signed by the Township and the City allocates a total of 1,500 single family residential sewer and water taps from the City's sanitary sewer and water systems to the Township. The total number of taps was based on the Interlocal Agreement area being developed at R-1-B densities

*Terms of the Interlocal Agreement* – As noted above, a total of 1,500 sanitary sewer and water taps are allocated to the Township for use on the properties surrounding the City annexation area. The Agreement requires that these taps be utilized for single family residential purposes. These taps are provided to the residents of the Township without the requirement of annexation.

## Future Land Use

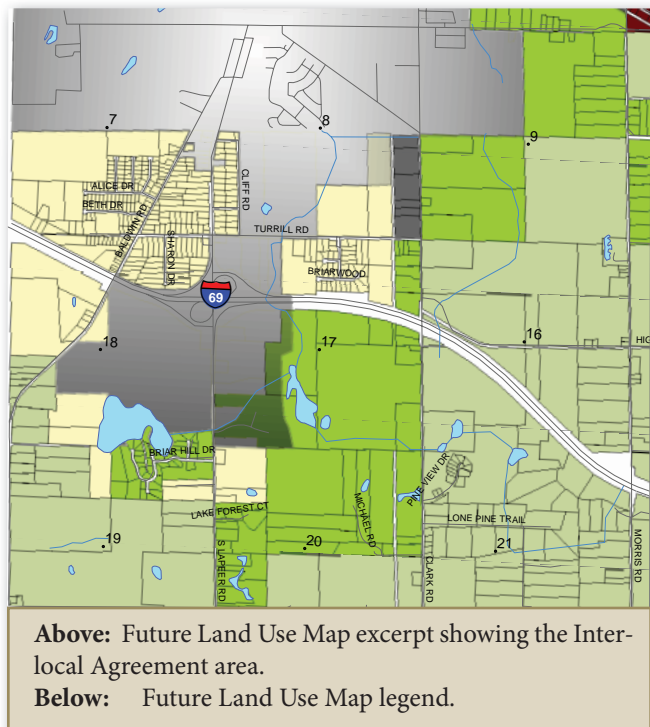
The Master Plan designates the area north of I-69 for Single Family Residential High which envisions densities of no more than essentially one half acre lots, consistent with the Township's R-1-B Zoning classification.

The Briar Hill area is planned for Single Family Residential Medium which is consistent with the already developed character of the area and which provides a transition to the lower density residential/agricultural land uses to the south.

The land area in the southwest section of the interlocal agreement area with the exception noted above is planned for Single Family Residential Medium.

The southeast corner of the interlocal agreement area is planned primarily for Single Family Residential Medium, with one small exception along M-24, immediately south of the City's new boundary.

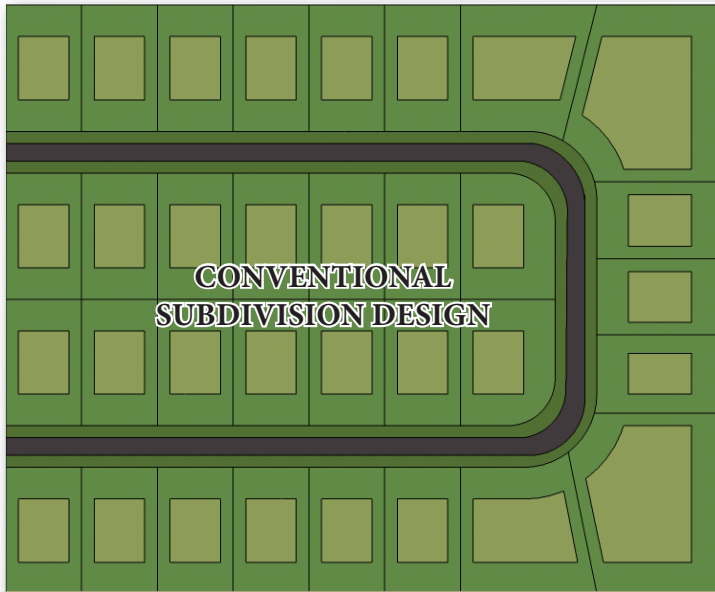
The northeast corner is planned for Single Family Residential High, again, consistent with the Township's R-1-B Zoning classification. Much of this area is already developed with the Briarwood subdivision.



- AGRICULTURAL - RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL MEDIUM
- SINGLE FAMILY RESIDENTIAL HIGH

The Master Plan does not support the long term presence of densities which would be consistent with the R-1-C zoning classification. As noted previously, the interlocal agreement area densities were determined utilizing R-1-B densities and an increase to R-1-C densities would cause impacts to the overall ability to service portions of the interlocal agreement area.

Finally, those areas which may not be serviced by sanitary sewer and water service from the City and would be serviced by individual septic systems are not desirable on such small lots (R-1-C) based on limitations and potential failure of conventional septic.



**Above:** Conventional subdivision meeting the requirements of the Township's R-1-B zoning classification.

**Below:** Same property and same number of units developed utilizing a cluster open space design preserving over one half of the property as open space.



## Future Land Use Plan Implementation Options

### Allowing Residential Housing Options

In an effort to provide a variety of residential housing types, the Master Plan recognizes that in those areas where sewer and water may be available through the interlocal agreement, the clustering of housing units which would allow for duplexes or townhome style development would be encouraged. In addition to the differing types of housing, the clustering of housing types would also allow for large amounts of open space and natural feature assets to be preserved. In an effort to provide a more complete and rounded community which provides housing opportunities for all age cohorts, the Master Plan also envisions the potential for a small senior housing or assisted living development within this area.

The Township Zoning Ordinance would need to be amended to allow for such clustering of housing to be developed in this area. The Ordinance amendment should be specific to those areas which are provided sanitary sewer and water service from a public source.

### Offices Along M-24

For those properties along M-24 that remain within the Township, the Township permits office uses to be applied for and reviewed as a special land use request. This regulation can provide a logical transition between the more intense commercial land uses planned and zoned within the City limits and the lower density office and residential uses within the Township. Care will need to be taken to ensure that single family residential uses are protected when any property along M-24 are developed for office purposes.

In addition, it is noted that some portions of Baldwin Road within the City have been developed for office purposes, specifically medical office.

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As an extension of this nonresidential trend, it may be appropriate to consider some office use along Baldwin Road, in particular on those properties on the east side of Baldwin which back directly into the properties along M-24. Again, much care will need to be taken to ensure that the intensity of the office use is appropriate for the area, that proper screening is maintained and that consideration is given to the amount of traffic being generated on Baldwin Road. These considerations can be accomplished through the special land use process.

Further, the Township also desires to maintain a very rural character along the main corridors of the community. This would reflect smaller office buildings with increased architectural elements and character as well as substantial setbacks from the road and adjoining residents and increased amounts of landscaping.

### **Review Terms of Interlocal Agreement**

As noted previously, the sanitary sewer and water taps that were allocated to the Township for use by Township's residents were limited for solely single family residential purposes. The Master Plan recognizes, in an attempt to provide the opportunity for a wider diversity of housing types, that the clustering of homes would be encouraged in this area provided no additional density is achieved. The terms of the interlocal agreement may need to be amended if land owners/developers utilize a clustering technique to attach homes. Again, with no increase in overlay density for the overall area, the amendment of the agreement should not likely be an issue.

In addition, it may be necessary to clarify that those properties along M-24 may be developed as a low intensity office, again provided the overall sewer usage is not increased beyond the total tap allowance.

### **Joint Planning Effort**

As noted earlier in the access management plan synopsis, care will need to be given to ensure that planning efforts by both the Township and City are closely tied to ensure compatible development occurs in the annexation agreement area. This is particularly important in the area of annexation by choice and where annexation areas abut those properties that will permanently remain within the Township but will be serviced by municipal infrastructure. Joint efforts to ensure compatibility between setbacks, access standards, landscaping schemes, signage, amongst others will need to be undertaken to ensure a compatible appearance along M-24 regardless of whether the property lies within the Township or the City.

It may be appropriate to maintain a joint meeting between Township and City Officials to discuss current and future planning issues as well as any other issue which arises as the interlocal agreement area continues to develop and be implemented. *(A committee of the Township and the City has met as needed since the adoption of the interlocal agreement.)*

It should be noted that the terms of the interlocal agreement requires that those developments within the newly annexed area of the City conform substantially to the requirements of the Township's zoning regulations which were in place in 2006. This provision was added to the terms of the interlocal agreement in an attempt to ensure that the character of M-24 in this area was consistent with the long term planning and zoning efforts of the Township.

One of the efforts of the committee noted above was to develop an understanding of the differences of the City and Township Zoning Ordinances and to come to a mutual understanding of what Zoning regulations may need to be amended or added within the City regulations to conform to the requirements of the interlocal agreement.

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