

LEE TOWNSHIP MASTER PLAN

Midland County, Michigan

2015



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Initial adoption on September 1, 2015 by the Lee Township Planning Commission

Final adoption on November 9, 2015 by the Lee Township Board of Trustees

This Master Plan was prepared by the Lee Township Planning Commission:

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Kudos to Chris Cantrell and Adam Hart of GIS for their efforts and many hours spent producing the numerous maps and drawings in this Master Plan and...for their patience

Our gratitude to Rob Eggers and the Midland County Planning Commission, for their review of our Master Plan and for their analysis and suggestions

Bravo to Martha Dawson for traveling to Midland to take our Cover Photo

Many Thanks to Doris French for sharing her Splash Pad photos



Family-Focused, Kid-Friendly:

Lee Township - Midland County - Michigan



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History of Lee Township in Midland County

At the time Lee Township was chartered in 1880, the area was a thriving farming community with miles of open fields bearing crops and pastures. The countryside was dotted with livestock such as dairy cows, cattle and sheep. A 90-year-old Lee Township resident describes an earlier life in the Township, as a life busy with farming, not much time for fun and “too much fooling around”. There were lambs to raise and wool to sell, sheep to tend to, shear, and dip. Growing oats, corn, hay was a necessity. Today, there are far fewer farms and ranches occupying Lee Township than in those earlier times, and most of the fields and pastures have been replaced with large woodlots.

Lee Township was organized as a general law township in October 1880. It was formerly part of Homer Township. The first election was held in 1881 at the Mallory School, with A.J. Davis was elected as the Township’s first Supervisor and Nehemiah Fessenden, the first Clerk.

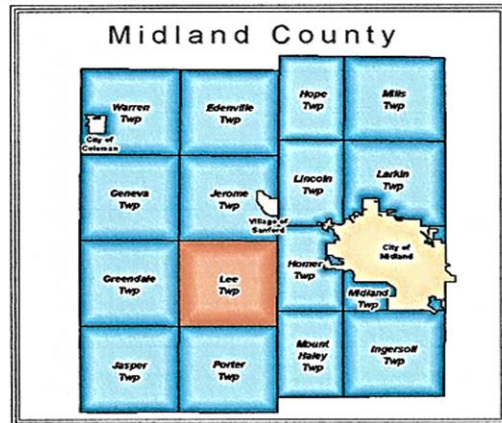
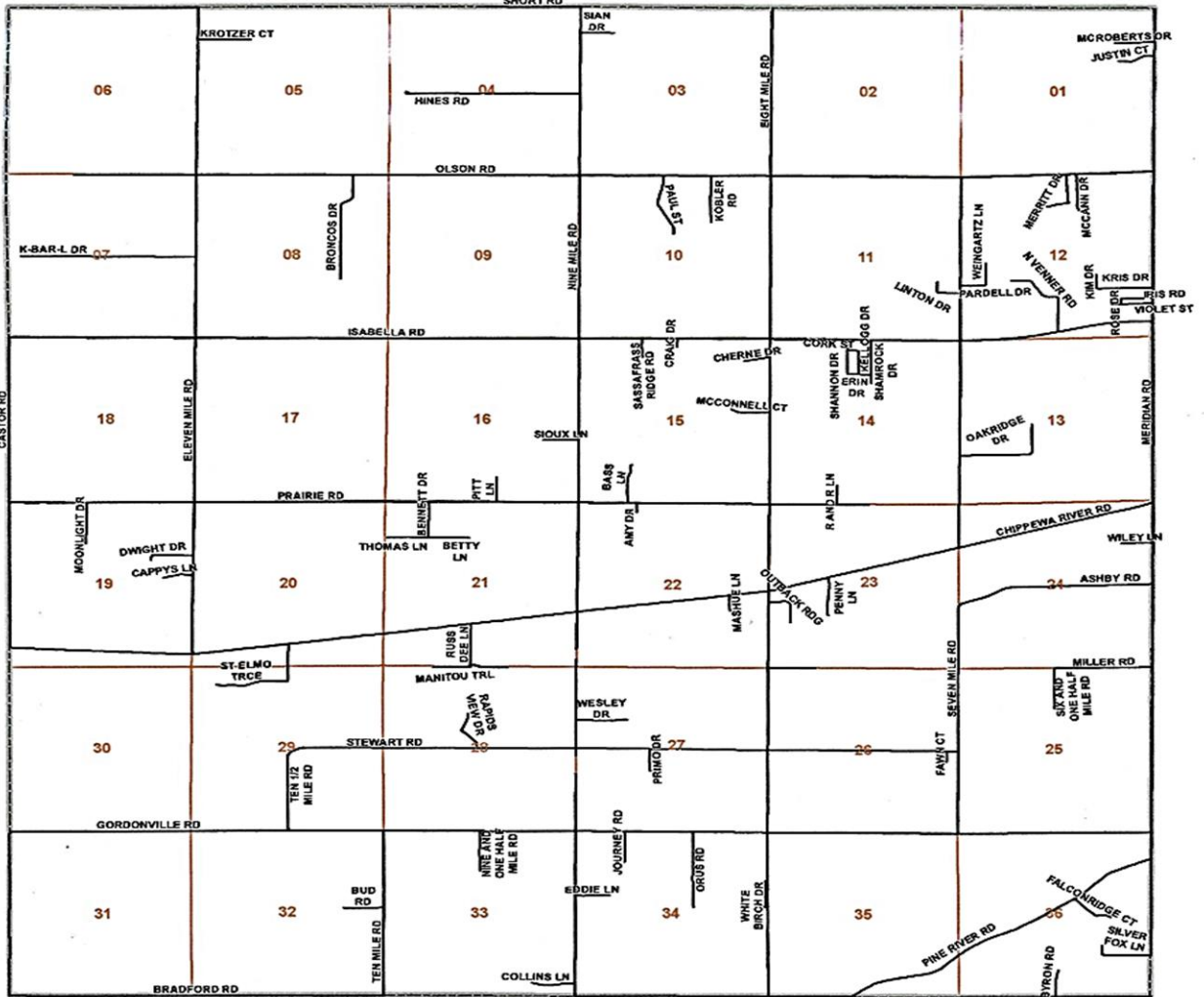
Formally a schoolhouse, the Township Hall was acquired from Bullock Creek School District in 1966. It is located at the corner of North Nine Mile and West Olson Roads. A previous Township Hall was built on property where the Lee Township Fire Station now resides.

The Lee Township Fire Station is located on the corner of South Nine Mile and West Prairie roads. It was built in 1983 on property that was formerly the site of an earlier township hall built in 1916. The Lee Township Cemetery was established in 1903 on South Nine Mile Road. The Lee Township Park and solid waste transfer site are located on South Nine Mile, adjacent to the cemetery, on 80 acres of land purchased in 1953.

Even before the legal charter of Lee Township (1880), the settlements of Olson, Floyd, St Elmo, the Pines, and Dutchtown (a German settlement) had been established by people living in the surrounding farming areas to serve as local business and social centers. Today, only a few remaining schools and churches mark the sites of these old communities.

Where is Lee Township of Midland County, Michigan?

Lee Township



Where is Lee Township?

Lee Township is located in southwest Midland County, bordering Greendale Township to the west, Jerome Township to the north, Homer Township to the east, and Porter Township to the south.

The 35.97 square mile area of Lee Township includes three major thoroughfares. M-30 (Meridian Road) forms the eastern border and serves as a north/south artery from M-20 (Isabella Road) to Saginaw Road and US-10 in Sanford. M-20 runs east and west; it cuts through the northern section of the Township and serves as the primary connecting road between Midland, Mount Pleasant, and US-27. Chippewa River Road is an east/west county road located in the southern section of Lee Township. It is also used by residents and travelers as a shortcut to the Midland area. Finally, North Nine Mile Road is a primary road connecting M-20 to Saginaw Road in Sanford.

The traffic count shown in the Road Network and Traffic Counts Map¹ indicates the number of vehicles traveling in both directions on the road in a 24 hour period. There are 46.30 miles in the local road system. Primary roads account for approximately 17 miles of road in the Township. These roads are intended to serve traffic of varying weights, during all seasons, and are designated to serve as main travel routes throughout the Township.

Lee Township is approximately seven minutes west of the City of Midland and 20 minutes east of Mount Pleasant. Midland's Barstow Airport is the closest, local, municipal airport. MBS International Airport, in Saginaw County, is approximately 35 minutes away and is the nearest full service airport.

Why does Lee Township need a Master Plan?

The Master Plan reflects the ideas and hopes of the community. The purpose of the Master Plan is to provide a guide for future planning and zoning decisions, achieving a better community and living environment.

Master Plans serve to:

- Seek citizen input on needs and services
- Help communities form a consensus about where they want their community to be headed
- Form a general statement of Goals and Objectives
- Provide an overall picture of the Township's future
- Develop a Future Land Use map; encourage or control growth and development of the various categories
- Guide the use of limited resources in the most efficient manner
- Promote the public health, safety, and general welfare
- Preserve the quality of the environment in the Township
- Guide future zoning decisions

This Plan is intended to address each of these goals, with the needs and desires of the citizens of Lee Township as the driving force behind each goal.

¹APPENDIX A Road Networks and Traffic Counts

What are some of the Natural and Physical Features?

The natural features of a township, like its water, soils, and topography, shape its population, businesses, residential development, and recreation. Lee Township is located 25 miles west of the south end of Saginaw Bay. The mostly level terrain mirrors a former geologic lake which covered the Midland area. The Chippewa and Pine Rivers flow through the southwest corner of Midland, toward Saginaw Bay.

Climate:

As a result of the prevailing westerly winds, the Midland County area experiences some lake effect from Lake Michigan in the form of weather and precipitation. However, this is minimal and essentially limited to increased cloudiness during the late fall and early winter. Information collected estimates the median freeze-free period, or growing season at 151 days.²

Climate Station	Last Spring Frost (50% Probability)	First Fall Frost (50% Probability)	Growing Season
MIDLAND, MI climate station	May 8	October 6	151

Summer precipitation comes mainly in the form of afternoon showers and thundershowers. From 1980-2010, the average annual precipitation was 31.26 inches. The average annual snowfall was 35.83 inches during this same period. The average number of days with 1" or more snow on the ground was 55.21 days.³

The amount of precipitation that soils receive during the fall and winter is important to the success of agriculture in this area.

Soil Types⁴

There are two primary soil types within Lee Township. These are Wixom-Belleville-Pipestone classifications. Soils found within the Wixom-Belleville-Pipestone classifications are nearly level. These soils usually have sandy or loamy subsoil. Many of these soil areas are former glacial lakebeds, till, and outwash plains. This soil type is typically used for cultivated farm crops and woodlands. Kingsville-Pipestone-Covert soils are of a sandy sub base that formed in glacial lake deposits. The land is primarily woodland and grassland. The Soil Map in APPENDIX C, details the location and composition of prime farmland as shown on the Soils map. The Soils Map in APPENDIX D shows Hydric and Non-Hydric soils.

Water Resources

Lee Township has a variety of water features, including ponds⁵, wetlands⁶, rivers and drains⁷.

² <http://www.almanac.com/content/frost-chart-united-states/zipcode/48640>

³ <http://www.usa.com/midland-mi-weather.htm>

⁴ APPENDIX C Lee Township Soils and APPENDIX D Lee Township Soils Map (Hydric/Non-Hydric)

⁵ APPENDIX E Water Features Map

⁶ APPENDIX F Wetlands Map

⁷ APPENDIX G Lee Township Rivers and Drains

Who Are the Residents of Lee Township?

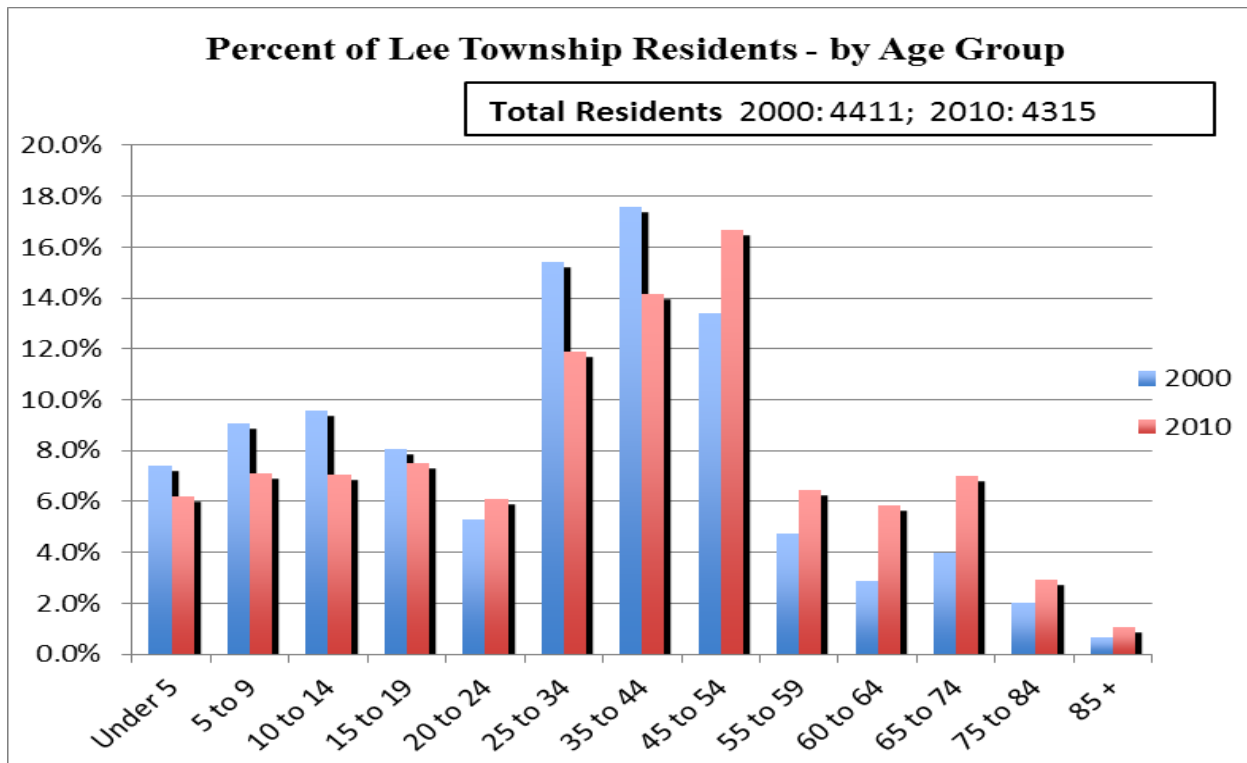
Population:

2000 versus 2010 US Census data

In the 2000 Census, there were 4411 residents in the Township, of which 2215 were males and 2196 females. The median age was 32.1 years of age.⁸

The 2010 Census showed that Lee Township was home to 4315 residents, 2153 males and 2162 females. The median age for Lee Township residents was 38.6 years.⁹

The concentration of the population in various age groups is important when identifying services and estimating growth for the Township. Comparison of the Censuses shows the profile of an aging population in Lee Township.



⁸ http://www2.census.gov/census_2000/datasets/demographic_profile/Michigan/2kh26.pdf

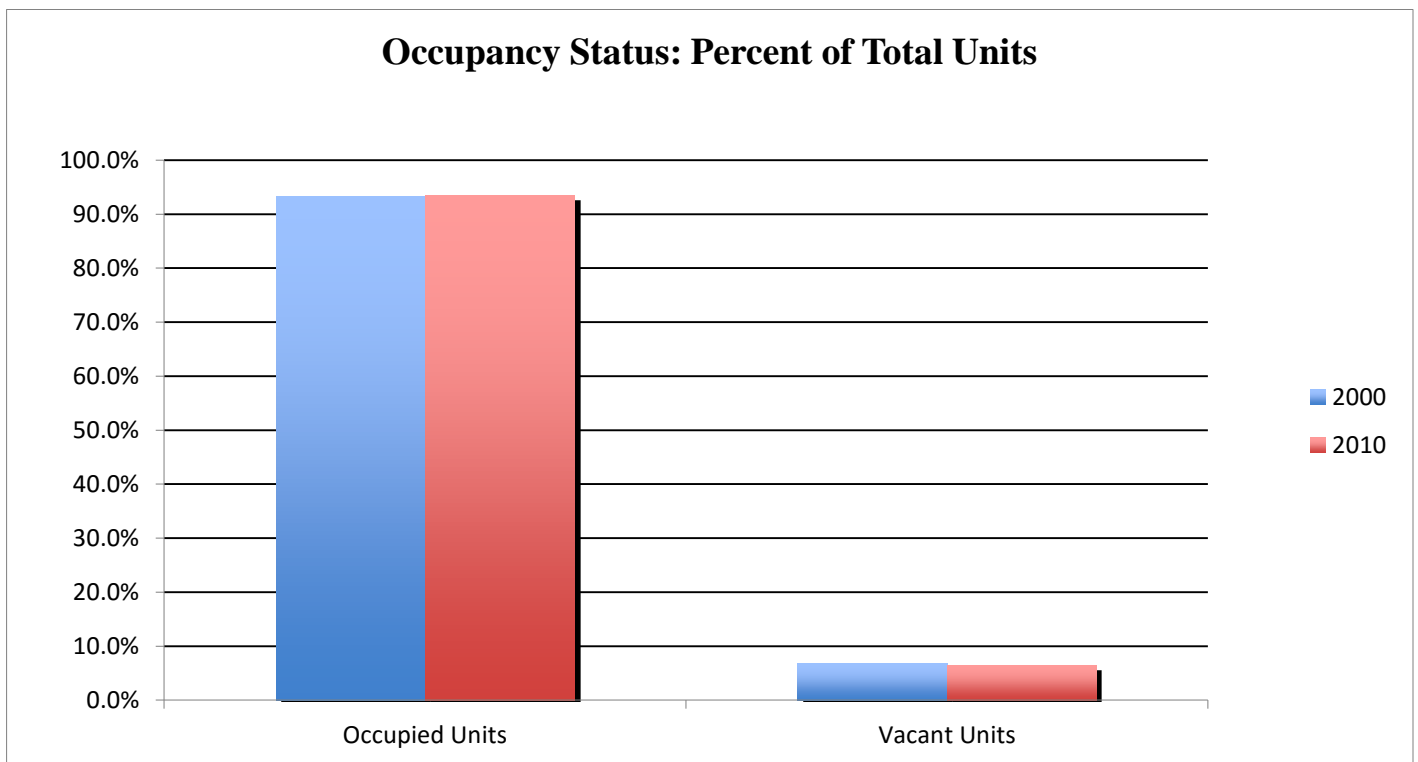
⁹ http://www.michigan.gov/cgi/0,1607,7-158-54534_51841_51848-255807--,00.html

Housing Statistics

From 2000 and to 2010 housing units increased from 1623 to 1683, respectively. Of the 1514 occupied housing units in 2000 and the 1574 units in 2010, the occupancy rate was an average of 93.3% to 93.5%. Owner occupied units numbered 1236 versus 1289 in each of the previous U.S. Censuses. The remaining units were renter-occupied: 278, in 2000 and 285 in 2010.

There were a total of 109 vacant units in both 2000 and 2010, according to the US Census. Of these, there were seasonal, recreational, and occasional use housing units: 11 in 2000, and 10 in 2010

2000¹⁰ versus 2010¹¹ US Census data



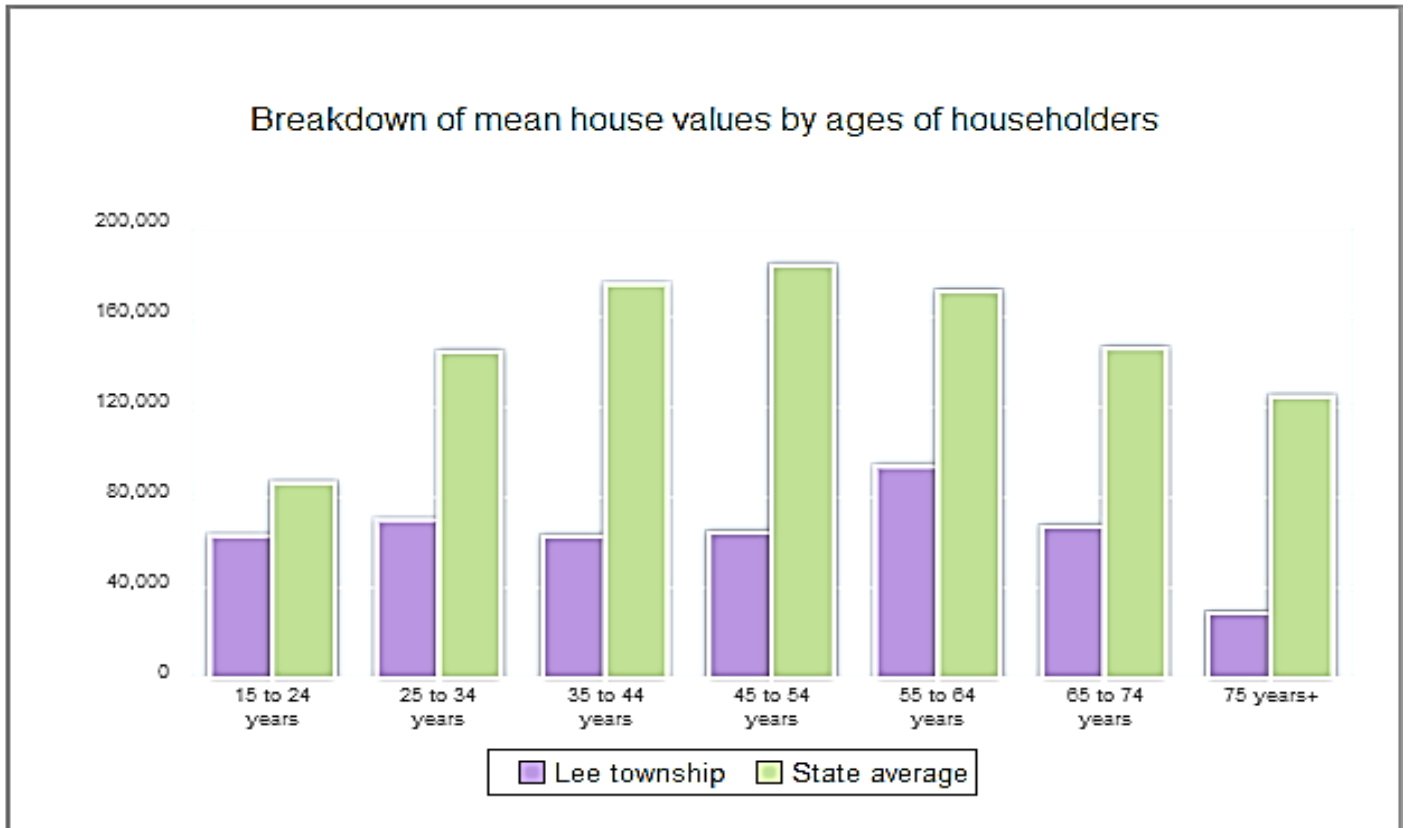
¹⁰ <http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

¹¹ http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml

Housing Statistics, continued

Housing statistics show that the Lee resident housing situation has remained stable. Both in 2000 and 2010, the high occupancy rate > 93% and the low vacancy rate < 7% are evidence of this fact.

The chart below for 2009 shows that Lee Township compared to the state of Michigan, the mean housing values for all age groups are relatively flat and below \$80,000. However, those homeowners between 55 to 64 years of age have mean housing values of approximately \$100,000. The last of the group is the 75 and older residents at less than \$40,000, which is significantly lower than all other age groups. The mean housing value for all age groups is significantly less than Michigan's distribution.¹²

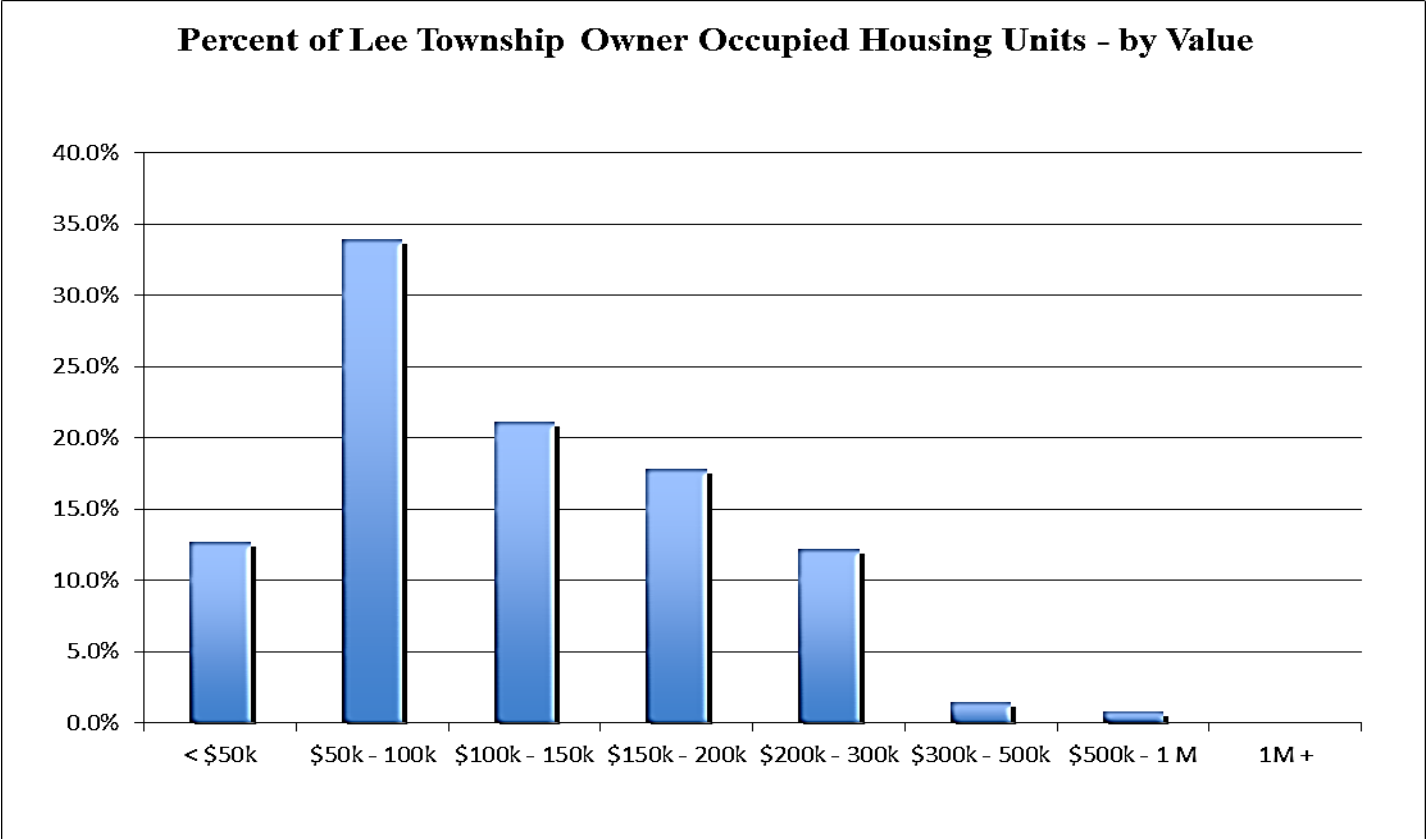


¹² <http://www.city-data.com/Township/Lee-Midland-MI.html>

Housing Statistics, continued

Median average values of houses or condos in Lee Township were \$78,800 in 2000 and \$103,676 in a survey taken in 2009.

In 2009, the mean average value of detached homes was \$115,311, the median average of townhouses or other attached housing units was \$65,538. Mobile homes' mean average value was \$58,880. The population density averaged 123 people per square mile both in the 2000 and 2010 Censuses.



Employment

According to the 2010 US Census, there were a total of 3409 residents 16 years and older. Of this number, 2097 were in the labor force, and 1312 were not. Of the total of 2097 residents in the civilian work force, 1771 were employed, and 326 (15.5%) were unemployed.

The top industries in which the majority of the 1771 employed residents worked were as follows:

- Manufacturing: 23.7%
- Educational services, health care, and social assistance: 22.4%
- Construction: 15.1%

The majority of these workers were employed in the following roles:

- Management, Business, Science, and the Arts: 28.0%
- Service occupations: 19.0%
- Sales and Office: 14.9%
- Natural Resources, Construction, and Maintenance: 19.3%
- Production, Transportation, Material handling: 18.9%

The mean average commuting time to work was 24.3 minutes. Those who drove alone accounted for 90.2% of the employed. The carpooled employees totaled 5.8%. The remaining either, walked, used public transportation, had other means of transportation, or worked at home

Median Household Income

The median household income, according to the U.S. Census, rose from \$22,547 (1990), to \$36,518 (2000), \$44,698 in the 2010 Census, and the latest figure is \$51,532 according to the 2013 American Community Survey. This represents all income received by a household, regardless of the source. The median household income is a measure that shows the income at which half of all households are above that amount and half are below that amount.¹³

Per Capita Income

The per capita income Lee Township has risen in the previous three U.S. Censuses. In 1990 it was \$8526, in 2000 it was \$15,289, and in the 2010 US Census, it was measured as \$19,366.

¹³ Data from 2012 is from the 2008-2012 American Community Survey per the US Census Bureau

What is the Existing Land Use?

Examining the existing land use within a township helps determine how the land has been used traditionally and if it is compatible with the other uses surrounding it.

The existing land use in a community is probably the most important piece of data to analyze among the existing characteristics of a community. Statistics concerning population, income, housing, and natural resources are necessary, but nothing tells the story of the history and potential future of a community than how the land is used or could be used, given proper planning.

Lee Township borders are not determined by natural features or land uses. Thus, land use statistics are useful to show the character of a township. Often a township does not function as a cohesive community because of the artificial way in which it is defined. Because of this, land uses can appear to be haphazard or incongruous, yet they exist in a specific location for a reason and the current land use map can help to identify those reasons. This is a valuable starting point when thinking about the future.

Existing land use is determined using several techniques. In Lee Township, there are large tracts of wooded land. These can be analyzed with the GIS tool which shows the terrain of the land as well as the estimated parcels of property. It can help determine bodies of water and roads and some structures.

The land uses in the Township are divided into seven classifications for purposes of mapping the Future Land Use map and six classifications for the Existing Land Use map. The Township is roughly 36 square miles in area. The Chippewa River runs east and west across the lower third of the Township. The Pine River crosses the southeastern corner of the Township as well. There are also a number of ponds: natural and man-made.

Category	Acres	Percentage
Agricultural / Single Family Residential	20,126	87.35%
Multiple Family Residential	7	0.03%
Manufactured, Mobile Home Park	38	0.16%
Commercial	57	0.25%
Industrial	51	0.22%
Public, Semi-Public, Institutional Land	2762	11.99%
Total Acres	23,041	100.00%

Land Use Classifications:

Residential-Agriculture

Residential/Agriculture is the largest developed land use in Lee Township. This classification is a combination of land area used for crops or pastures, as well as orchard facilities, livestock, and Residential Single Family, which is for areas with single family dwellings and accessory structures. Most of the residential land is in small tracts and subdivisions along road frontages throughout the Township. The most densely populated areas are on M-20, Olson Road, Seven-Mile, and Eight-Mile Roads.

Agriculture also includes some fallow ground, but also brush or fields that have remained uncultivated for more than a few years. Agriculture land is located in small tracts throughout the Township with a concentration on/off Nine Mile Road, north of M-20. Most of the land has been used for planting corn and hay. Major agriculture crops raised in the Township include: beans, corn, and wheat. Lee Township is so heavily wooded that of the remaining developed acres, agriculture is one of the primary uses of land, but not a defining characteristic of the community.

Multiple Family Residential

This classification is used for two family dwellings and accessory structures. There are very few duplexes or multiple family dwellings anywhere in the Township. These can be difficult to identify especially if they are converted from single-family dwellings.

Manufactured and Mobile Home Parks

This classification provides areas for mobile homes and manufactured housing in a group setting.

Commercial

Included in this category are all parcels containing commercial facilities and uses. There is no central location for these uses, although most are located along main roads such as M-20 (Isabella Road) and M-30 (Meridian Road). The few businesses that are not in these locations often appear to have grown out of a home occupation.

Commercial uses include gas stations, convenience stores, auto repair shops, and several other retail uses. East of Lee Township on M-20, there is extensive commercial development in Homer Township and the City of Midland, making Lee Township residents well served by shopping opportunities in close proximity.

Industrial

Included in this category is land used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials. There is also very little industrial land in Lee Township. Industrial uses are also scattered along main roads. Current industrial uses are located on main roads. These include oil drilling, iron works, salvage yards, excavating, and heavy contracting.

Institutional/Public/Semi-Public District

Institutional/Public/Semi-Public uses are minimal in the Township. They include Floyd Elementary School (Chippewa River Road/Eight Mile Road), churches, cemeteries, parks, Township-owned land, public, and governmental buildings. These types of uses are important to note on an existing land use study because they are often located to serve a specific population, such as the Township Hall for Township residents, school age children, or a regional population.

Our Community Churches are represented by Faith Wesleyan Church, Floyd Church of God, Midland Missionary, and Olson Community Church. They are the primary churches that hold religious services for their congregations and they do welcome the community.

Lee Township has two cemeteries available for the community. One is a Township-operated Cemetery which is available to all Township residents. It is located on South Nine-Mile Road, just north of Chippewa River Road. The other is Midland Memorial Gardens which is an independent business, located on M-30 just north of West Olson Road.

Waste Transfer Station: Lee Township has chosen to use a waste transfer station for its residents. It is centrally located in Lee Township on South Nine-Mile Road, just north of Chippewa River Road.

Lee Township Fire Department: The Township also has a highly trained & dedicated volunteer Fire Department. The Fire Department is continually training & updating personnel and equipment to provide our residents the best services possible. The Fire Barn is centrally located on the corner of South Nine-Mile Road & W. Prairie Road.

Lee Township's Cemetery, Waste Transfer Station, Lee Township Park, Splash Pad, and Lee Fire Department are all centrally located in the Township and all are less than one-half mile apart. Institutional/Public/Semi-Public uses often remain in the same location for long periods of time, as well, making these uses "fixtures" that should be retained in the future, when possible.

Natural and Recreational Features

Lee Township has much to offer in recreational activities. There are two rivers flowing through the Township, drawing fishermen, canoeists, and kayakers. The rivers provide some of the finest nature trips with an abundance of birds and wildlife; they are ideal for photographers or simply allowing nature lovers to revel in the serenity of nature as it unfolds. In autumn, there is also the special view of changing colors of the leaves reflected on the water's surface.

Natural and Recreational Features, continued

Chippewa Nature Center has built the latest barrier-free design Kayak and Canoe Launch platform on the Chippewa River, allowing for easy entry and exit from the river's edge. There is ample hard surface for parking and walkways with barrier-free accommodations. Manitou Park, is yet another access to the Chippewa River. It is in a natural setting, offering walkways to the river. It provides a quiet getaway from more populated recreational areas.

You can find the Lee Township Park at the intersection of South Nine Mile and Prairie Roads. It offers one of the largest manufactured playground sets in Midland County and surrounding areas. There are two barrier-free pavilions with picnic tables that can accommodate a total of 170 people. There are also two horseshoe pits, basketball hoops, and two baseball diamonds. It is also home to the Splash Pad which is a very popular attraction. Accommodations include barrier-free restrooms. These additions have been made possible by the generous grants from local Foundations. This has turned out to be a great asset for Lee Township and its children, providing a positive influence for the future.

What do residents think about Lee Township?

Citizens participate in the planning process in order to guide the development of the Township.¹⁴

The level and type of community input was ongoing and gathered in a variety of ways.

Master Plans are founded on the goals and vision for the community. A good Master Plan will seek out the community's ideas and visions. It will then synthesize these into Goals and Objectives, portrayed in surveys, maps, charts, and text. These Goals and Objectives drive the Master Plan. Goals and Objectives are portrayed in two ways: First in a map showing the intended use of the land in the future and second, as a set of action items.

A Township-wide Master Plan Survey was distributed in June 2010 and tabulated in late November 2010. There were 1150 surveys mailed, 15 returned with no forwarding address. There were 252 (total) completed surveys.¹⁵

Some statistics about the respondents:

- 47% of residents were between the ages of 45-64 years
- 58% were residents for 20+ years
- 56% own at least 2-20 acres

¹⁴ The Master Plan Survey Results and Comments are available online at www.leetownship.org

¹⁵ After the results of the Master Plan Survey were tabulated, the Board and Planning Commission agreed to put the Master Plan update on hold. Work on a new Zoning Ordinance was begun in early-2011 and was completed in late 2012. The Master Plan update work resumed in mid-2013.

Survey Topics, Results, and Citizen Input:

AGRICULTURE

Importance of Agriculture

- 248 Responses: Agree (78%); Neutral (17%); Disagree (5%)
- Residential/Agriculture zoning encompasses 87.4% of the land area in Lee Township.

Use Agricultural Land for New Development

- 248 Responses: Disagree (55%); Neutral (24%); Agree (21%)

Preserve Agricultural Land

- 248 Responses: Agree (74%); Neutral (20%); Disagree (6%)

TOWNSHIP SERVICES AND UTILITIES

Water Service/Municipal Water

- 232 Responses: Much Better (25%); Better (23%); Not-Applicable (17%); Same (15%); Much Worse (13%); Worse (7%)

Fire Service/Fire Department

- 239 Responses: Same (55%); Better (23%); Not-Applicable (10%); Much Better (9%); Worse (2%); Much Worse (1%)

Road Conditions

- 244 Responses: Same (36%); Better (27%); Worse (22%); Much Worse (8%); Non-Applicable (4%); Much Better (3%)

GROWTH/DEVELOPMENT

Residential Growth

- 250 Responses: Agree (38%); Disagree (35%); Neutral (27%)

Residential Development Important

- 250 Responses: Agree (46%); Disagree (27%); Neutral (27%)

Commercial Growth

- 249 Responses: Agree (41%); Disagree (36%); Neutral (23%)

Types of Commercial Businesses Needed

- 464 Responses¹⁶: Restaurant (22%); Nothing (19%); Fast Food (17%); Hardware/Gas Station (14%); Routine Medical (12%); Bank/Grocery Store (9%); Vehicle Repair (6%)

Promoting Home Occupation

- 248 Responses: Agree (49%); Neutral (33%); Disagree (18%)

More Industrial Development

- 244 Responses: Disagree (39%); Agree (38%); Neutral (23%)

¹⁶ There were 252 completed and returned Surveys; multiple choice questions, resulted in a higher number of Responses.

LIFE IN LEE TOWNSHIP

Overall Quality of Life

- 238 Responses: Same (48%); Better (27%); Worse (14%); Non-Applicable (5%); Much Worse (4%); Much Better (2%)

Reasons for Living in Lee Township

- 805 Responses¹⁷: Rural (25%); Peace, Wildlife, Beauty (18%); Born and Raised (10%); Schools (10%); Close to Family and Friends (9%); Community (8%); Farming (6%); Affordable Housing (5%); Close to Work (5%)

What things do you dislike about Lee Township?

- 573 Responses¹⁸: Blighted Property (25%); High Taxes (21%); Road Conditions (18%); Traffic Too much/Fast (13%); Too Many Ordinances (9%); Lack of Services (7%); Too Much Growth/Change (5%); Nothing (2%)

Needed Improvements in Lee Township

- 332 Responses: Enforce Blight Ordinance (36%); Road Repair (25%); Township-wide Internet/WIFI (15%); Improved Services (11%); Lee Website (8%); Increased Development (5%)

Private Property Should Be Maintained

- 244 Responses: Agree (80%); Disagree (10%); Neutral (10%)

Citizen Input Sessions:

Residents also had the opportunity to attend all of the working sessions of the Planning Commission during the time that the Master Plan was being developed. Citizen input sessions were held and advertised in flyers included in the tax bills.¹⁹ There were a total of 24 residents attending the 3 citizen input sessions; several emails were received. The discussions in these sessions also mirrored the sentiments of the Survey respondents.

However, there was a significant amount of interest in four topics: expanding the distribution of natural gas, extending the municipal water system, reaching a consensus on Solid Waste Disposal alternatives, and obtaining Township-wide Internet.

¹⁷ There were 252 completed and returned Surveys; multiple choice questions, resulted in a higher number of Responses.

¹⁸ There were 252 completed and returned Surveys; multiple choice questions, resulted in a higher number of Responses.

¹⁹ Citizen input sessions held January 7, February 4, and March 4, of 2014. The informative flyers were sent with the December winter tax bills dated December 1, 2013

What Are The Future Goals For Lee Township?

Establishing goals about what should change and what should stay the same, “undisturbed” as one resident described it, is especially important when a community is defining its direction for the next five to twenty years.

Analysis: Goals and Actions

Goal: Foster a Rural Atmosphere and Maintain Wooded Areas

Actions:

- Encourage a mix of growth through planning and zoning mechanisms
- Limit growth of non-residential uses to specified areas of the Township
- Consider a woodland preservation program
- Expand public access points and promote passive activities, e.g. berry picking, canoeing, kayaking, wildlife viewing, mushroom picking, and fishing

Goal: Improve Public Services

Actions:

- Promote Township-wide High-Speed Internet
- Promote expansion of natural gas availability for the Township
- Expand the 61 miles of water distribution and to include a Phase 2 for Township-wide access
- Look at ways to improve bridge access and a new bridge across the Chippewa River for the public safety and welfare of the residents who already have limited alternative routes of ingress/egress
- Better roads are needed. Maintenance of the ditches and updating culverts are needed to improve drainage
- Slow down traffic and improve traffic safety
- Promoting a new traffic light at M-20 and Nine Mile Road as a desirable safety measure. This is due to the location, activity, and route of the Fire trucks at the Fire Barn on the corner of Prairie Road and Nine Mile Road

Goal: Improve General Upkeep of Property, Discourage Blight

Actions:

- Enforce Noise, Pollution, Nuisance, and Blight Ordinances
- Keep Zoning and Police Ordinances updated and enforced
- Address and enforce the Dangerous Buildings Ordinance
- Present zoning changes are keeping signs to a more uniform size and location to keep them from becoming blighted, with restrictions on lighting.

Goal: Promote and Control Residential Growth; Improve Quality and Mix of Housing

Actions:

- Residential development should stress that affordable housing is available for everyone
- Encourage a mix of high-quality housing including manufactured housing, duplexes, and multi-family units
- Enforce the housing code
- Promote affordable housing in desirable settings

Goal: Limit Commercial Uses to Specified Areas

Actions:

- Designate selected areas of M-20 and M-30 as Commercial
- Encourage businesses that serve residents' retail needs and business services
- Encourage development using existing Commercial structures
- Improve site development standards

Goal: Encourage Light Industrial Growth

Actions:

- Research the need and feasibility for a light industrial park
- Plan for new industrial area(s) on the Future Land Use map
- Revise zoning to restrict industrial uses and regulate industrial parks

Goal: Improve Overall Community Relations; Encourage People to Make Lee Township Their Home

Actions:

- Look at ways to promote community cohesion and participation
- Promote communication and greater positive interest in municipal activities
- Promote community gatherings, for example, open houses, picnics
- Distribute newsletters or flyers in the tax bills to disseminate news, events, and volunteer opportunities

What will Lee Township look like in the future?

The Future Land Use map in this Master Plan has a five to twenty year horizon. Future land uses, as outlined in the Goals and Objectives and shown on the Future Land Use map, are intended to convey the community's desire to promote and to preserve open and wooded spaces. This will help foster a rural atmosphere while also promoting Commercial and Residential growth. Every goal stated will not be achieved, nor will every parcel of land be developed as shown. The Future Land Use map shows change as we expect it to look over time, but not the rate at which the process and opportunities will take place.

Residential/Agriculture dominates all other zoning districts in physical area. Farms, Residential Single Family homesteads, with large lots, woods, and open spaces, are some descriptors of this district. In the past, agriculture was a major land use in this zoning district.

There are also additional Single Family Residential R-A areas on the Future Land Use map, one is on Miller Road. Also, along the Chippewa River and the Pine River, residential development is growing. This is in large part due to the attractiveness of the waterfront. Realizing that this waterfront property is finite, the Township has recognized the need to provide specific development standards for this area as well. For this reason, this portion of the Township is mapped as Single-Family Residential R-A. This allows for development but regulates it to maintain certain design and standards.

Zoning Plan

The Zoning Plan is a tool which facilitates bringing to fruition the Future Land Uses that the Master Plan details. This will be a gradual process. The Zoning districts exist in areas where there are a majority of similar or compatible land uses.

The current Zoning map separates out the six Zoning districts: Residential/Agriculture, Residential R-A, R-B, R-C, Commercial, and Industrial. The current Land Use map does not show Residential R-A, since it does not currently exist. State and Public land is in a separate category. It is also known as Institutional/Public/Semi-Public land use.

The Future Land Use map shows categories of how land is to be used in the future. The Zoning districts mirror the current zoning. The characteristics of each land use has a bearing on which Zoning district would be compatible. The Future Land Use map consists of the following categories: Residential/Agriculture A-G, Residential R-A, R-B, R-C, Commercial, Industrial, State and Public Land. State and Public land is an umbrella for many land uses: recreational, governmental, natural/wooded areas.

The Zoning plan retains much of the Residential/Agriculture area. The Master Plan's intent is to promote rural, country living, agriculture, wooded land, large lots, and an environment with Single Family homes. The remaining R-B and R-C Residential zoning districts are unchanged. They will remain residential land uses.

As for Commercial zoning, the majority of it lies along M-20 and M-30. The intent is to encourage Commercial development along the M-20 corridor. Commercial growth initially will be limited to infill development in existing Commercial districts. Shared driveways will be encouraged where there are stacked blocks of businesses which will allow customers safer and easier access to these businesses.

Zoning Plan, continued

M-20 and M-30 (north of M-20) are MDOT Class A roads which would eliminate the load restrictions for these areas, to allow year-round access to adjoining parcels. This is an important advantage for commercial development.

Industrial development in Lee Township has a potential of being a great asset to this Township. There are currently two parcels in the Township with access to Meridian Road that now support Industrial businesses. The Master Plan has an additional parcel designated for future Industrial uses with access to municipal water, which is beneficial for attracting Industrial parks and facilities. The expectation would be to have a light Industrial park, which is another Industrial land use. The area designated for future use would be away from dense residential areas.

APPENDIX

APPENDIX A ROAD NETWORKS AND TRAFFIC COUNTS

APPENDIX B 2009 PAVED ROAD – PASER RATINGS

APPENDIX C LEE TOWNSHIP SOILS

APPENDIX C LEE TOWNSHIP SOILS, continued

APPENDIX D LEE TOWNSHIP SOILS MAP (HYDRIC/NON-HYDRIC)

APPENDIX E WATER FEATURES MAP

APPENDIX F WETLANDS MAP

APPENDIX G LEE TOWNSHIP RIVERS AND DRAINS

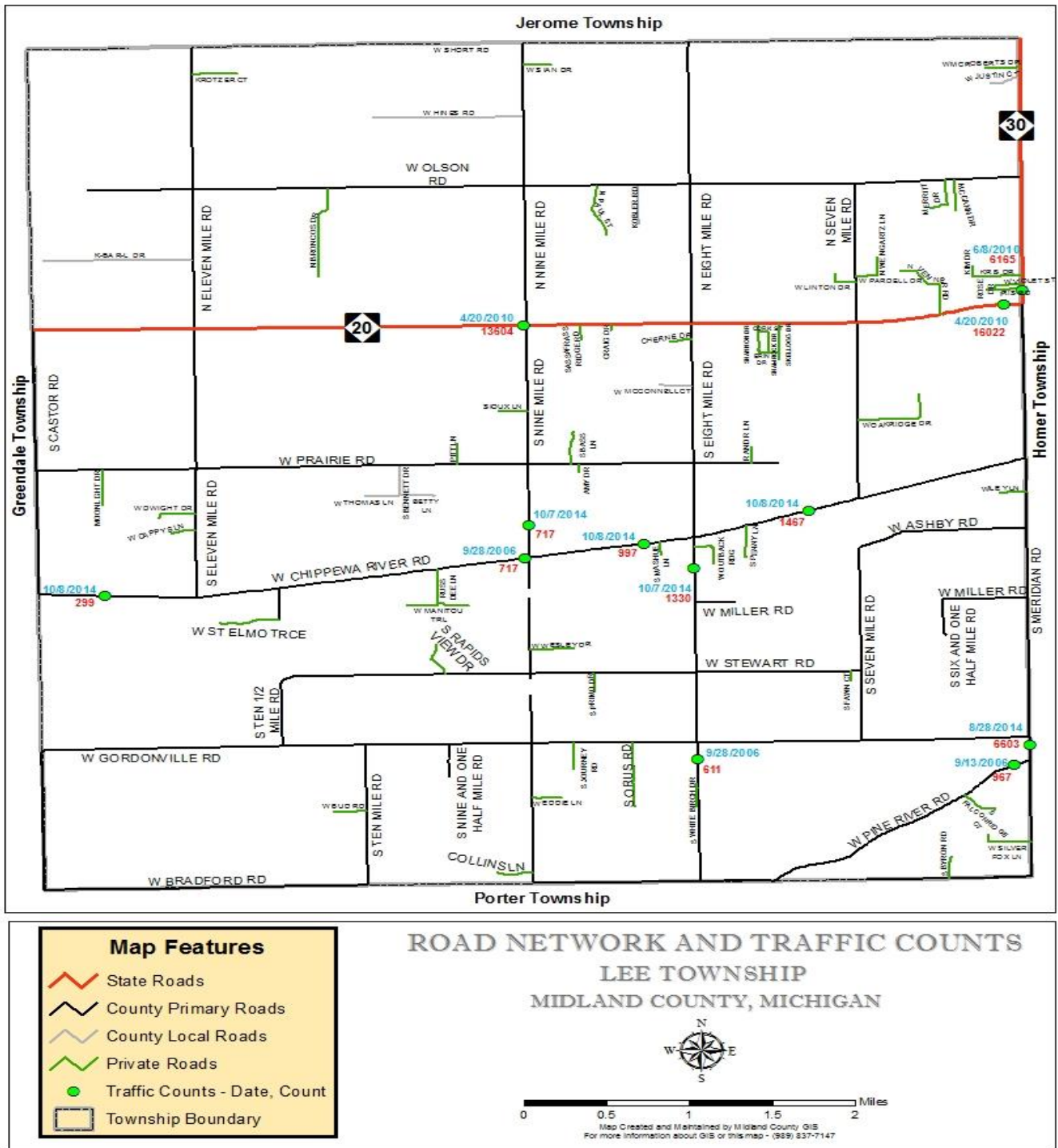
APPENDIX H MUNICIPAL WATER MAIN IMPROVEMENTS 2008

APPENDIX I EXISTING LAND USE MAP

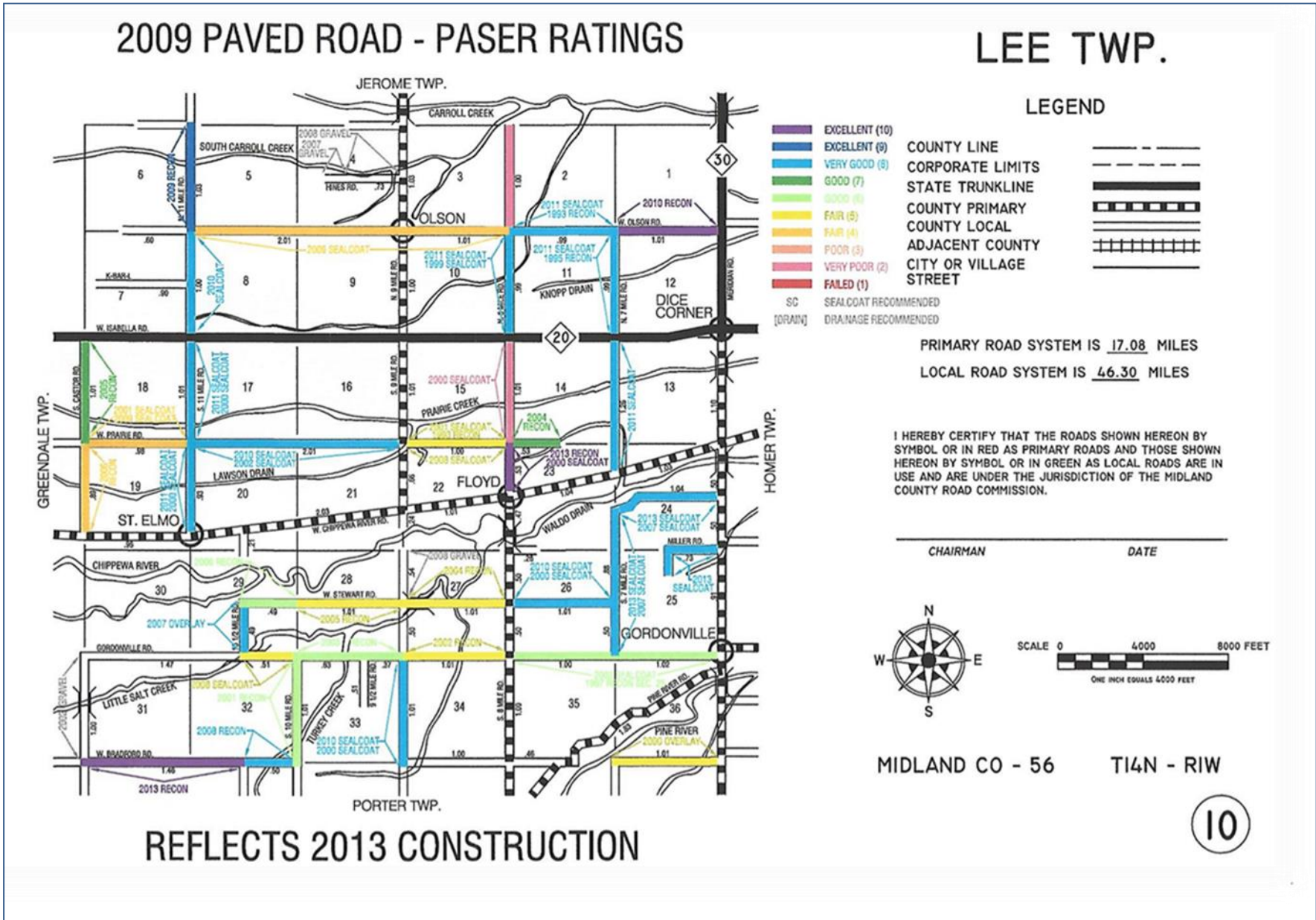
APPENDIX J FUTURE LAND USE MAP

APPENDIX K ZONING MAP

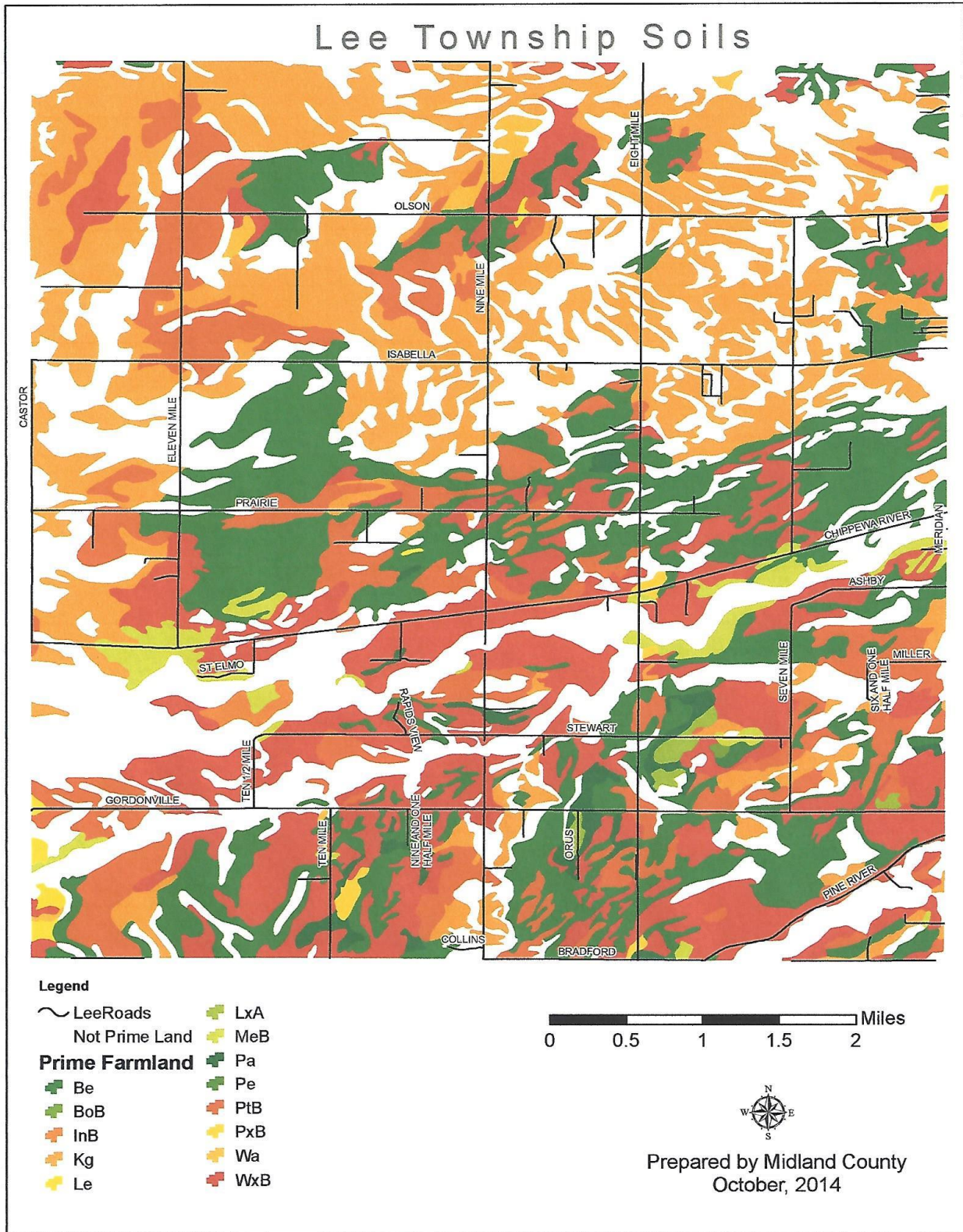
APPENDIX A Road Networks and Traffic Counts



APPENDIX B 2009 Paved Road - Paser Ratings



APPENDIX C Lee Township Soils

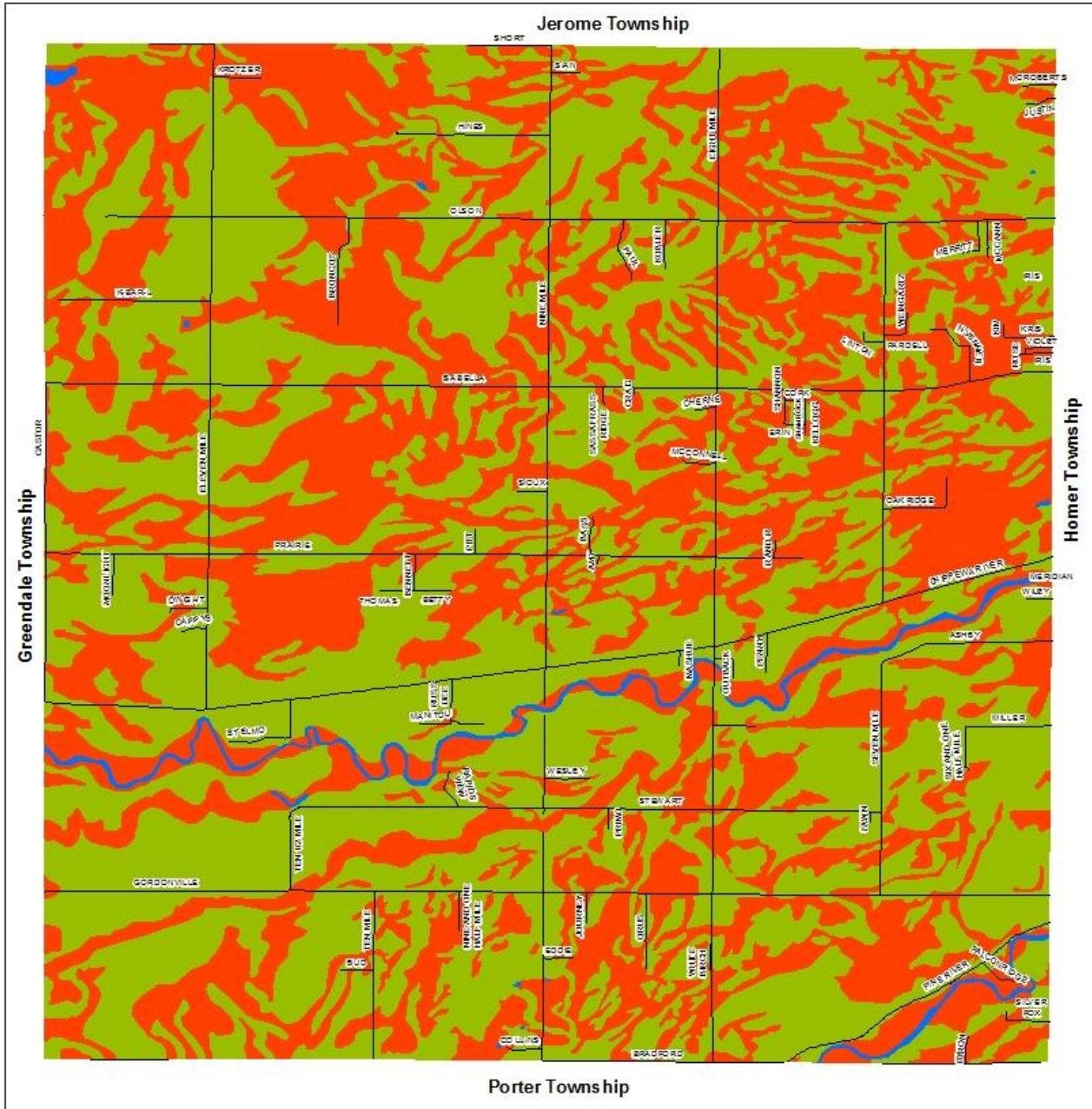


APPENDIX C Lee Township Soils, continued

Index to Soil Map Units

- Be** Belleville loamy sand
- BoB** Bowers silt loam, 0 to 3 percent slopes
- InB** Ingersoll silt loam, 0 to 3 percent slopes
- Kg** Kingsville silt loamy fine sand
- Le** Lenawee silty clay loam
- LxA** Londo loam, 0 to 3 percent slopes
- MeB** Menominee sand, 2 to 6 percent slopes
- Pa** Parkhill loam
- Pe** Pella silt loam
- PtB** Pipestone sand, loamy substrate, 0 to 3 percent slopes
- PxB** Poseyville-Londo complex, 0 to 4 percent slopes
- Wa** Wauseon sandy loam
- WxB** Wixom loamy sand, 0 to 3 percent slopes

APPENDIX D Lee Township Soils Map (Hydric/Non-Hydric)



Map Features

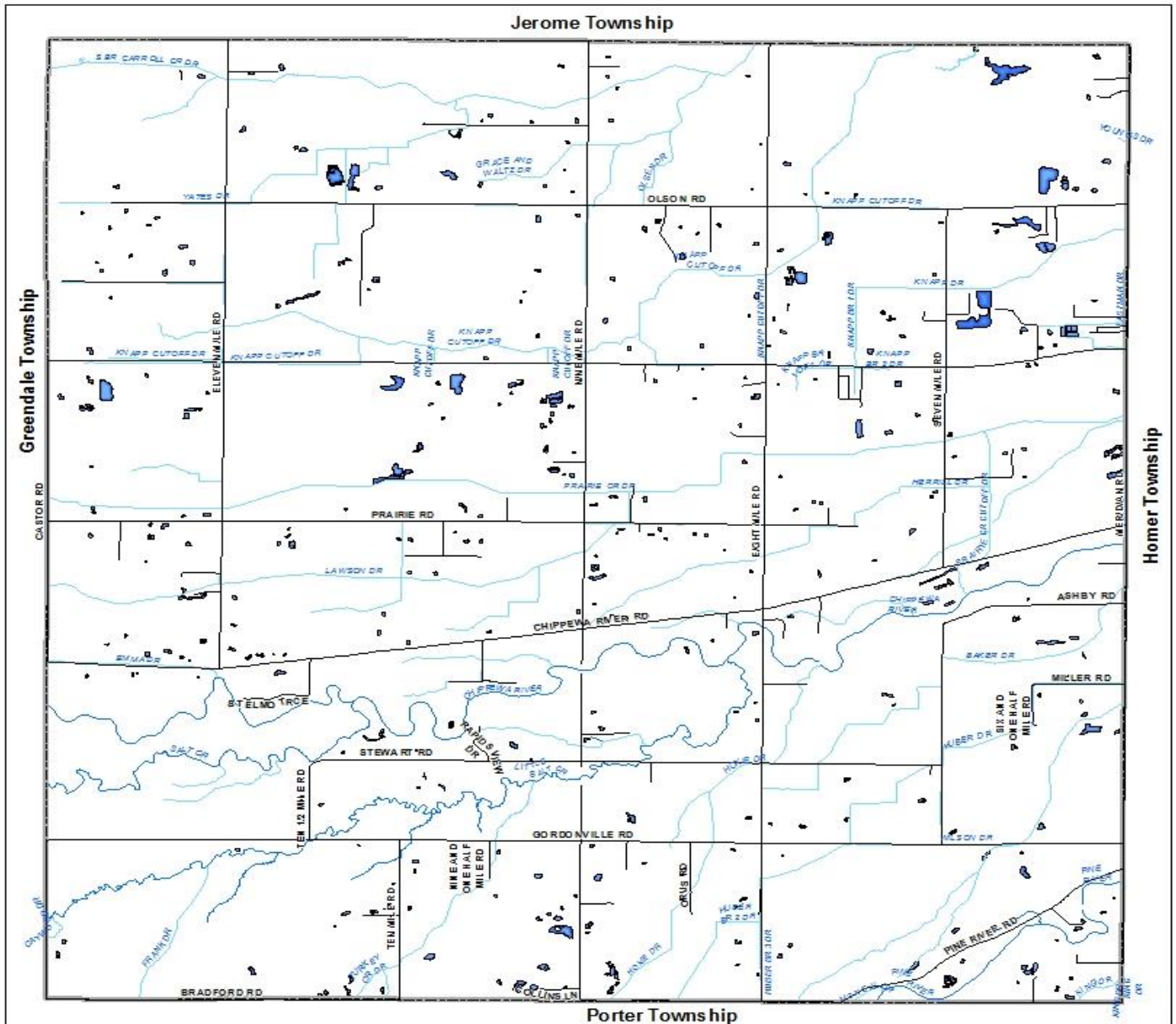
-  Hydric Soils
-  Non-Hydric Soils
-  Water
-  Roads

SOILS MAP LEE TOWNSHIP MIDLAND COUNTY, MICHIGAN



Map Created and Maintained by Midland County GIS
For more information about GIS or this map - (989) 527-1147

APPENDIX E Water Features Map



Map Features

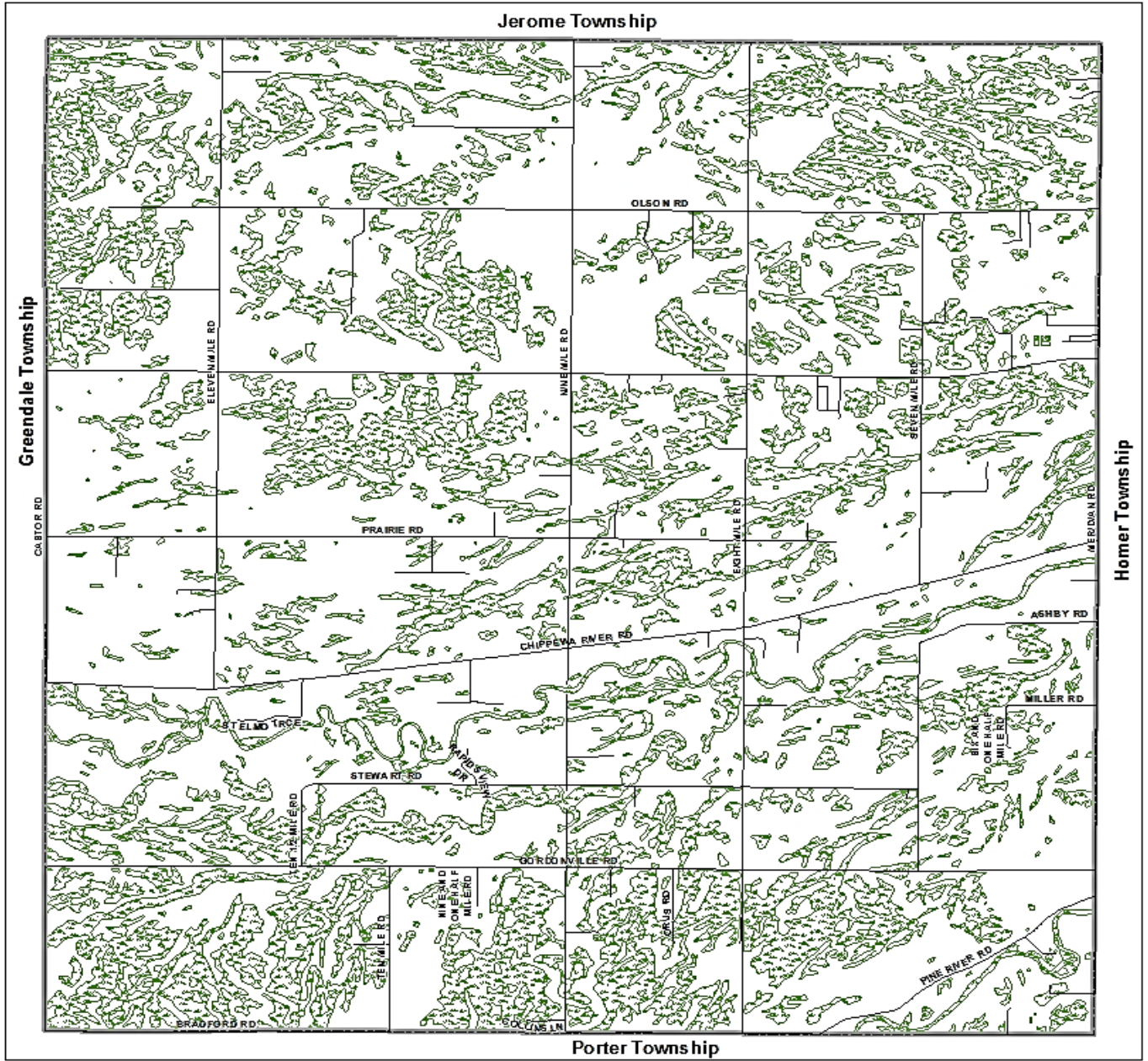
- River/Stream
- Drain
- Ponds
- Township Boundary
- Roads

WATER FEATURES MAP
LEE TOWNSHIP
MIDLAND COUNTY, MICHIGAN



Map Created and Maintained by Midland County GIS
 For more information about GIS or this map - (952) 637-7147

APPENDIX F Wetlands Map



Map Features

- Wetlands
- Township Boundary
- Roads

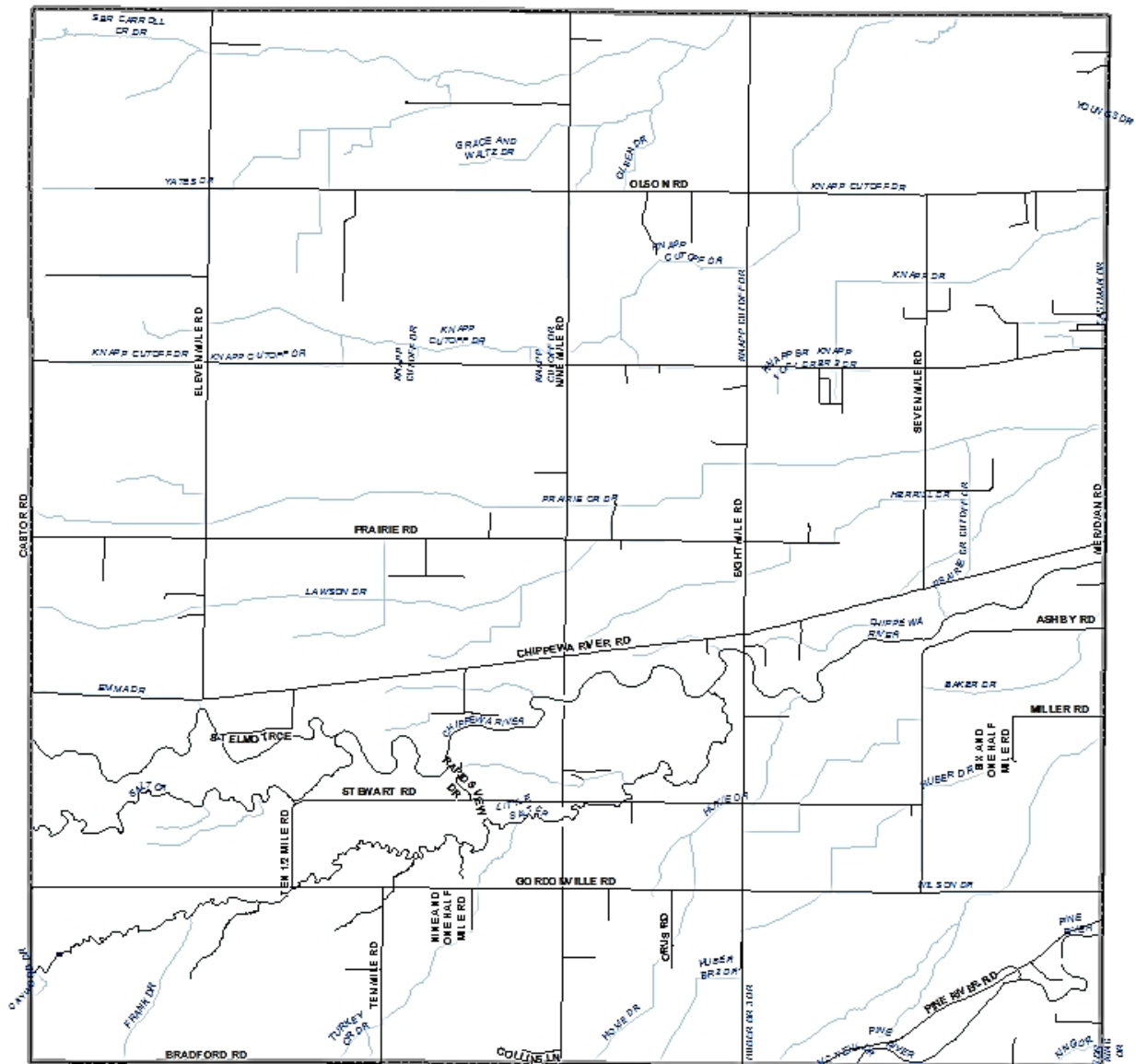
WETLANDS MAP
LEE TOWNSHIP
MIDLAND COUNTY, MICHIGAN



Map Created and Maintained by Midland County GIS
 For more information about GIS or this map - (269) 837-7147


APPENDIX G Lee Township Rivers and Drains


Lee Township Rivers and Drains



Legend

-  River/Stream
-  Drain
-  Township Boundary
-  Roads





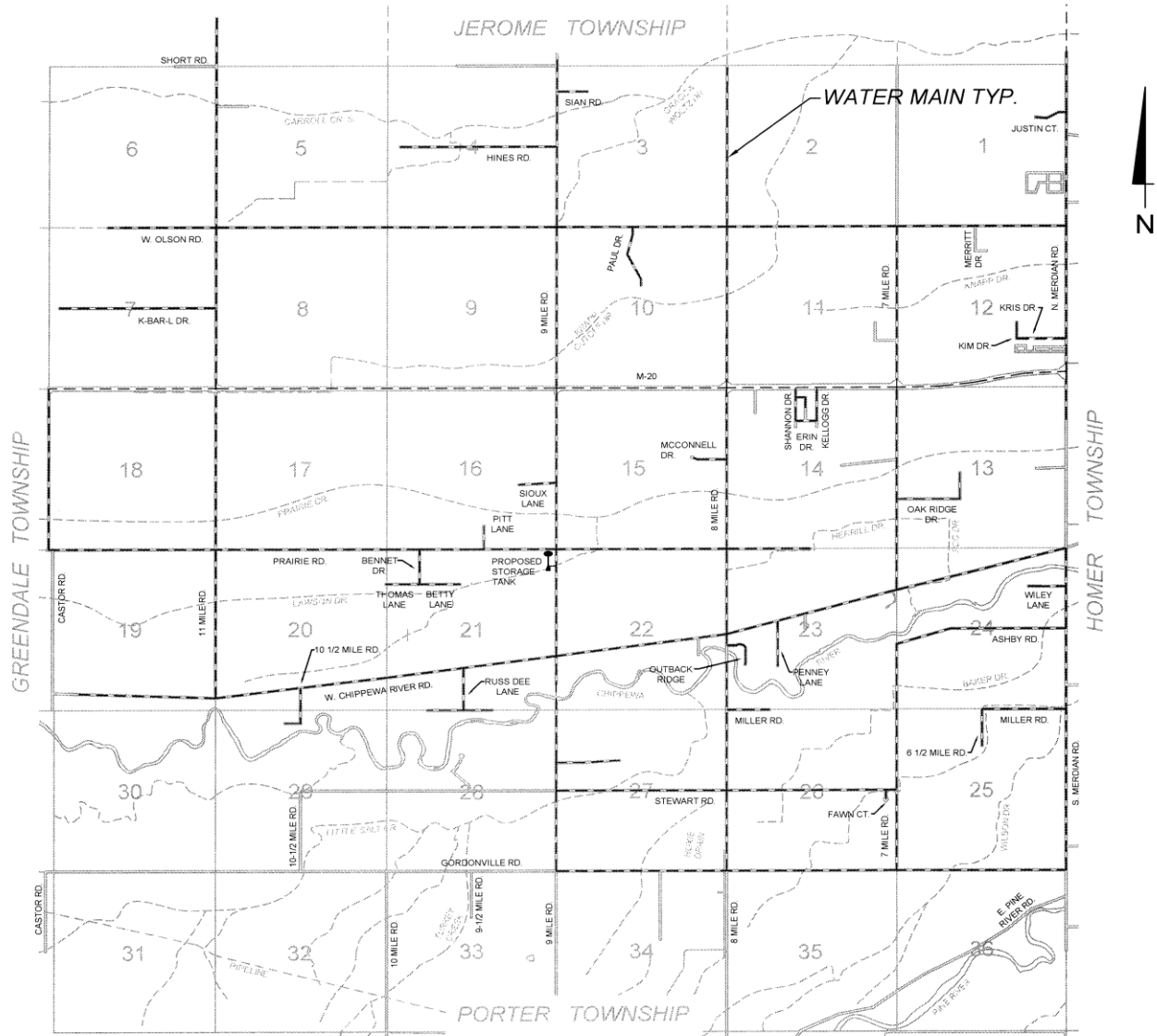
Miles

Prepared by Midland County GIS Department
August 27, 2014

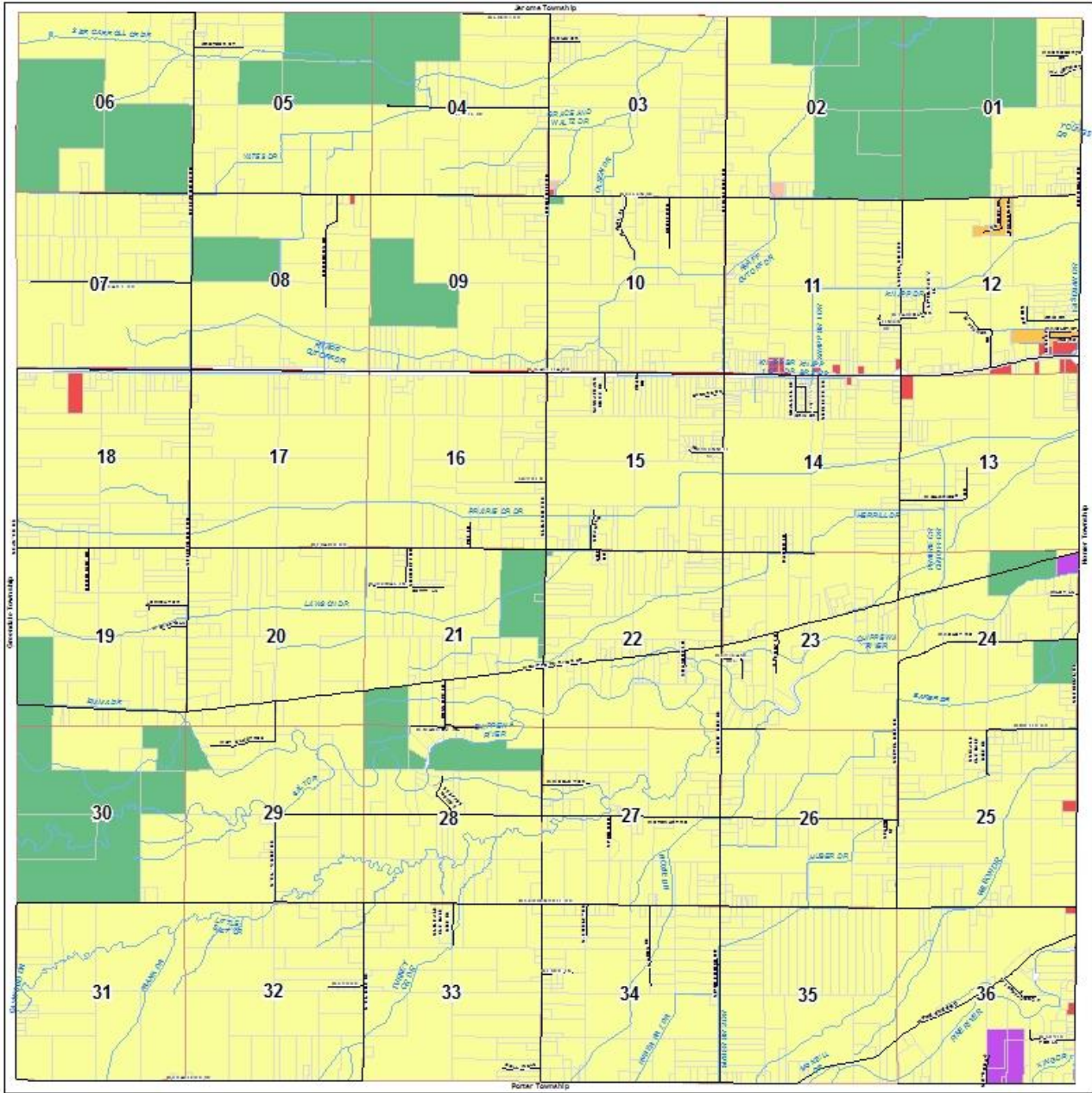
LEE TOWNSHIP

2008 WATER MAIN IMPROVEMENTS

MIDLAND COUNTY, MICHIGAN



APPENDIX I Existing Land Use Map



Map Features	
	Residential/Agriculture ~ 20,126 acres
	Multiple Family Residential ~ 7 acres
	Mobile Home Park ~ 38 acres
	Commercial ~ 57 acres
	Industrial ~ 51 acres
	Public/Semi Public ~ 2,762 acres
	Roads
	Rivers/Streams

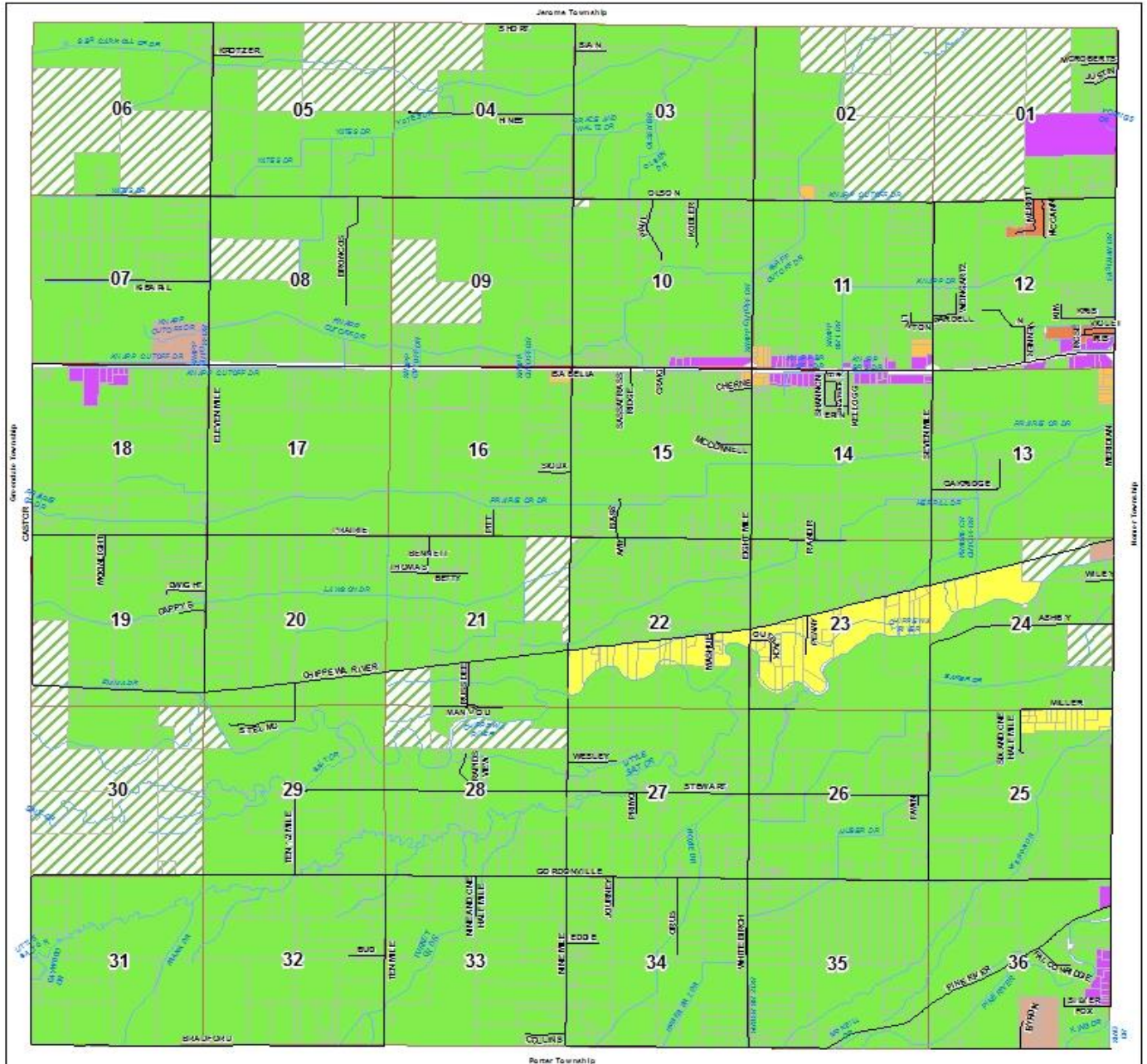
EXISTING LAND USE MAP LEE TOWNSHIP MIDLAND COUNTY, MICHIGAN



Map prepared by Lee Township Planning Department
 10000 Lee Township Road, Lee, Michigan 48849

APRIL 2015

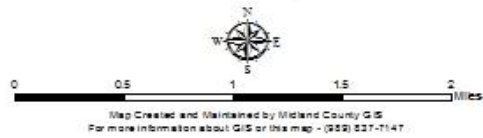
APPENDIX J Future Land Use Map



Map Features

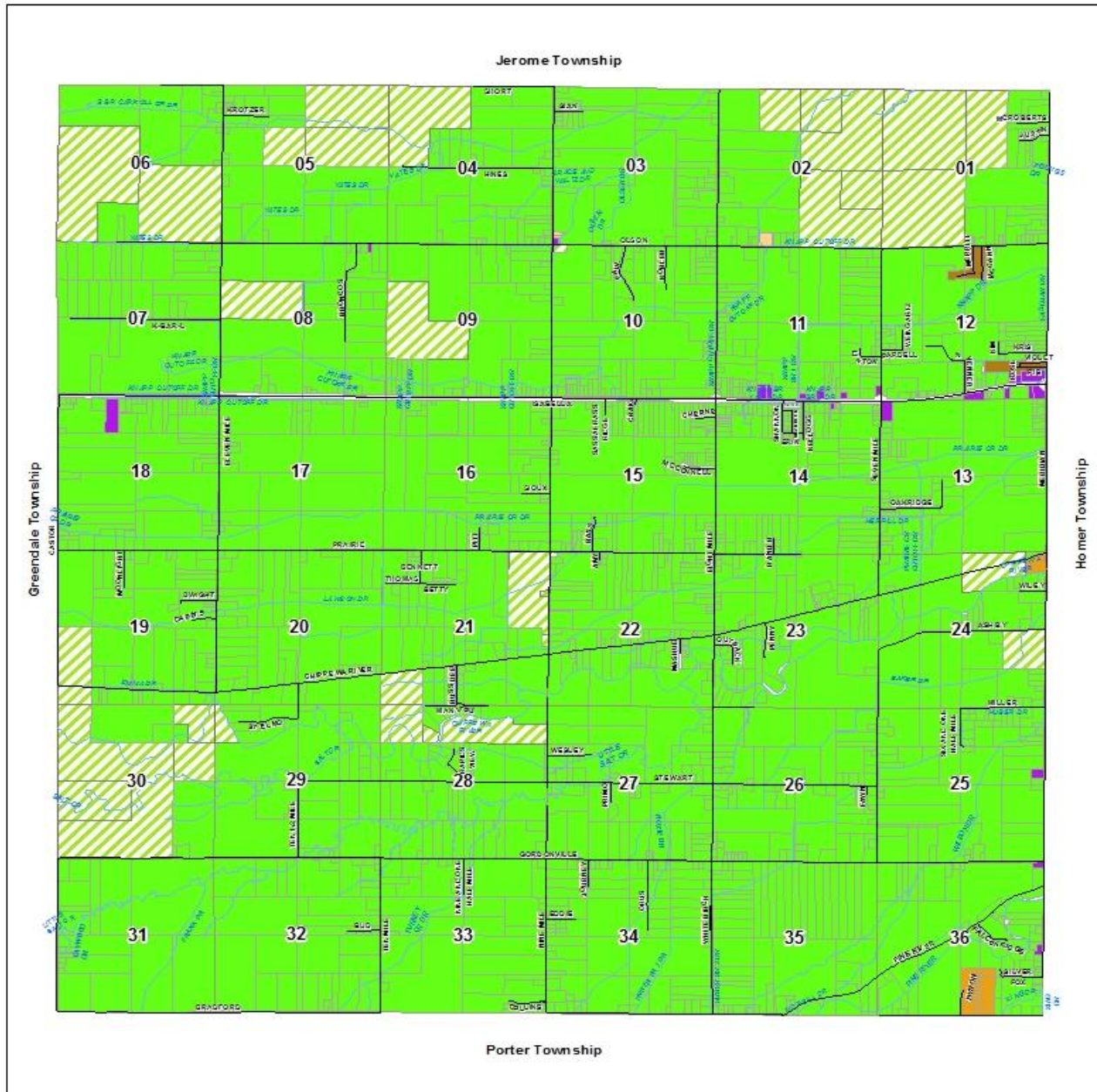
- I: Industrial/Industrial Park
- R-A: Residential Single Family
- R-B: Residential Multiple Family
- R-C: Manufactured Home Park
- A-G: Residential Farming Agriculture
- C: Commercial
- State and Public
- Roads
- Rivers/Streams

FUTURE LAND USE MAP LEE TOWNSHIP MIDLAND COUNTY, MICHIGAN



APRIL 2015

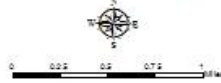
APPENDIX K Zoning Map



Map Features

- I: Industrial/Industrial Park
- R-A: Residential Single Family
- R-B: Residential Multiple Family
- R-C: Manufactured Home Park
- A-G: Residential Farming Agriculture
- C: Commercial
- State and Public
- Roads
- Rivers/Streams

ZONING MAP LEE TOWNSHIP MIDLAND COUNTY, MICHIGAN



JULY 2015



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TOWNSHIP OF LEE
COUNTY OF MIDLAND, MICHIGAN

Resolution No. 01-2015

PLANNING COMMISSION RESOLUTION TO ADOPT AND RECOMMEND THE FINAL ADOPTION OF
THE PROPOSED MASTER PLAN TO THE LEE TOWNSHIP BOARD

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and
WHEREAS, the Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and
WHEREAS, on May 11, 2015 the Lee Township Board received and reviewed the proposed new Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and
WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and
WHEREAS, the Planning Commission held a public hearing on September 1, 2015 to consider public comment on the proposed Master Plan, and to further review and comment on the proposed Master Plan; and
WHEREAS, the Planning Commission finds that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. *Adoption of 2015 Master Plan by Lee Planning Commission.* The Planning Commission hereby approves and adopts the proposed 2015 Master Plan, including all of the chapters, figures, maps and tables contained therein.
2. *Distribution to Township Board and Notice Group.* Pursuant to MCL 125.3843 the Township Board has asserted by resolution its right to approve or reject the proposed new 2015 Master Plan and therefore the approval granted herein is the first step for final adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective when the Lee Township Board grants by Resolution, the Final Adoption is granted by Resolution by the Lee Township Board. In addition, the Planning Commission approves distribution of the adopted Master plan to the Township Board.
3. *Findings of Fact.* The Planning Commission has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the Township Board and public hearing, and finds that the new Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in Lee Township.
4. *Effective Date.* The Planning Commission Adoption of the new Master Plan is effective on September 1, 2015. The 2015 Master Plan shall be effective when the Lee Township Board approves final adoption.

The foregoing resolution offered by Planning Commissioner: Laura Dawson

Second offered by Planning Commissioner Linda Taylor

Upon roll call vote the following voted:

"Aye": M. Spitznate, L. Taylor, Mary Sprauell, T. York, L. Dawson
(list names of members voting "aye")

"Nay": None
(list names of members voting "nay")

The Chair declared the resolution adopted

Laura Dawson
Laura Dawson, Secretary Lee Township Planning Commission

TOWNSHIP OF LEE,
COUNTY OF MIDLAND, MICHIGAN
Resolution No. 080

TOWNSHIP BOARD RESOLUTION TO ADOPT the proposed MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a proposed new Master Plan and submitted the plan to the Lee Township Board for review and comment; and

WHEREAS, on May, 2015, the 11th, the Lee Township Board of Trustees received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on September 1, 2015 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed new Master Plan; and

WHEREAS, the Township Board finds that the proposed new Master Plan is desirable

and proper and furthers the use, preservation, and development goals and strategies of the Township;

WHEREAS, the MPEA authorizes the Township Board to assert by resolution its right to approve or reject the proposed Master Plan;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. *Adoption of 2015 Master Plan.* The Township Board hereby approves and adopts the proposed 2015 Master Plan, including all of the chapters, figures, maps and tables contained therein. Pursuant to MCL 125.3843 the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of November 9, 2015.

2. *Distribution to Notice Group.* The Township Board approves distribution of the adopted plan to the Notice Group.

3. *Findings of Fact.* The Township Board has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the Planning Commission and public hearing, and finds that the new Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in Lee Township.

4. *Effective Date.* November 9, 2015

The foregoing resolution offered by Board Member: George Whittington

Second offered by Board Member William Stewart

Upon roll call vote the following voted:

"Aye": 4 - Tom York, Ron Rippee, William Stewart, George Whittington
(list names of members voting "aye")

"Nay": 1 - LINDA Kellagg

(list names of members voting "nay")

The Supervisor declared the resolution adopted.

Ron Rippee

Ron Rippee, Lee Township Clerk