



METAMORA TOWNSHIP MASTER PLAN

Prepared by
Metamora Township Planning Commission

Assisted by
Birchler Arroyo Associates, Inc.
Planning Communities & Transportation Systems
www.birchlearroyo.com

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A community's Master Plan presents a clear statement of the goals and objectives adopted by the community. The plan portrays a vision for future development and redevelopment and provides direction to achieve that vision. It is a long-range policy document that establishes the basis for strategic decision-making regarding future land use patterns, to promote a development arrangement that is consistent with a community's goals. If it is adhered to carefully, it will have a significant impact on the built and natural environment, lasting well beyond the scope of the planning period of 10 to 20 years.

WHY PREPARE A MASTER PLAN?

The planning commission has the statutory responsibility to make and adopt a basic plan to guide development within the Township per the Township Planning Act of 1959. The purposes of the Master Plan according to the Act are to:

- ☐ promote public health, safety and general welfare;
- ☐ encourage the use of resources in accordance with their character and adaptability;
- ☐ avoid the overcrowding of land by buildings or people;
- ☐ lessen congestion on public roads and streets;
- ☐ facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and
- ☐ consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

RELATIONSHIP BETWEEN THE MASTER PLAN AND ZONING ORDINANCE

Zoning is a regulatory mechanism for controlling the classification and regulation of land use on both public and private uses of land. It has the force of law. The Zoning Ordinance controls land uses based on today's conditions.

Unlike the Zoning Ordinance, the Master Plan is a set of policies, not laws. The Zoning Ordinance and Zoning Map set precise district boundaries to regulate current and proposed land use, while the Master Plan and its generalized maps and policy statements are intended to guide land use decision-making over the long term. The Master Plan is a community's "vision", while the zoning ordinance contains the rules that govern the path to that vision. **State law requires that the zoning ordinance be based on a plan.** Therefore, the Master Plan forms the basis upon which zoning decisions are made. With a Master Plan in place, zoning decisions consistent with the plan are presumed by the courts to be valid; it is up to the challenger to prove the municipality's action is not valid. Without a Master Plan, the courts may find the Township's argument to be weaker, leaving the community more vulnerable to a ruling inconsistent with the community's vision.

***Zoning
Ordinance
= Law***

THE PLANNING PROCESS

The Metamora Township Master Plan process began with the preparation of an inventory and analysis of existing conditions with the assistance of the Township's planning consultant. The Planning Commission reviewed its regional setting, community facilities, existing land use, natural features, and population characteristics. Problems, opportunities, and community assets were identified. The complete existing conditions analysis findings are provided in the Appendix of this document.

Upon completion of the existing conditions analysis, the Township Planning Commission reached out to the public for input through a *Future Vision Workshop*. Representatives from a variety of interests within the community came together on March 31, 2004 to discuss planning issues in the Township. Additional public input was sought during a *Town Center Open House* on April 28, 2004 designed to identify critical issues and challenges important to the development of a Town Center with input from community business owners.

The Planning Commission used valuable public input received at the Future Vision Workshop and town Center Open House as they formulated their goals and objectives statements to guide the "Plan" elements of the Master Plan.

The Planning Commission then developed the Land Use Plan, Urban Limits Plan, Town Center Plan, Thoroughfare Plan, and Build Out Analysis elements. The final chapter of the document includes specific recommendations for plan implementation to chart a path to make the plan a reality. It is important to note that the Future Land Use Plan

Introduction & Regional Setting

Map is intended to show generalized land use patterns. The boundaries on the map are not intended to indicate precise size, shape or dimension; rather they portray a general land use arrangement, which may be refined, as the community develops. In addition, the recommendations of the Land Use Plan have a long-range planning horizon and do not necessarily imply that short-range rezoning is appropriate.

The final step in the planning process was to garner additional public input through a public hearing, which is required by the Township Planning Act. This final segment of the process provided an opportunity to receive public input prior to the adoption of the plan.

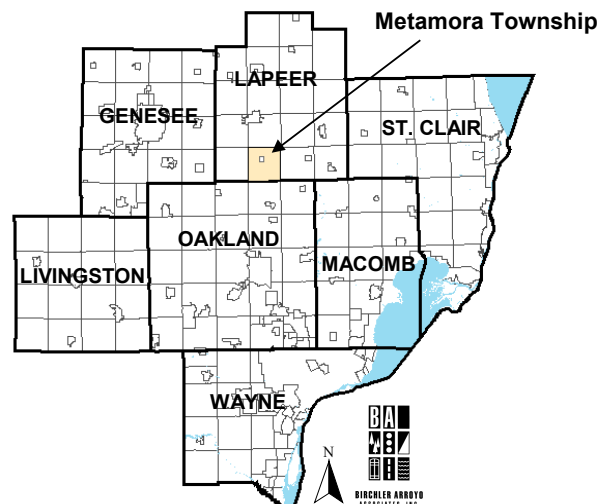
By working closely with the residents, business owners, planning experts, and surrounding communities, the Township has developed a plan that attempts to balance the competing interests that impact many land use decisions. These include jobs and tax base on one side and protection of quality of life and natural resources on the other. Through careful planning and implementation of the plan, the Township can build on its tax base and provide for high-quality new growth, while preserving important environmental assets, maintaining community character, and protecting the overall public health, safety and welfare.

REGIONAL SETTING

Local development patterns are influenced in part by a community's position within the larger region. While the future growth and development of a community is primarily dependent on local land use decisions it is also impacted by decisions which are made on a State and regional basis. Very few communities are self-sufficient. Rather, the interaction between communities within a region gives each one the opportunity to grow and develop. Despite its location within Lapeer County, regional development patterns including the Township's proximity to the regional highway system link Metamora Township directly with the greater Detroit region and northern Oakland County. Rapid growth to the south has brought Metamora Township much closer to major employment centers such as the Auburn Hills-Pontiac area, a connection which will likely impact future growth in the Township.

REGIONAL LOCATION

Metamora Township is located in southern Lapeer County along M-24, which links Metamora with the "Thumb" area to the north and the Detroit metro area to the south. The Regional Location Map illustrates the Township's position graphically. The Township is bordered by Lapeer Township to the north, Dryden Township to the east, Oxford Township to the south, and Hadley



Introduction & Regional Setting

Township to the west. The Village of Metamora is located entirely within the boundaries of the Township. Metamora is approximately 50 miles northwest of downtown Detroit, 5 miles south of Lapeer, and 20 miles north of Pontiac. Closest to the Township are the Village of Leonard, 4 miles to the southeast, and the Village of Oxford, 4 miles to the south. Approximately 5 miles from the Township, the Village of Ortonville is located to the southwest and Dryden is to the east. Lake Orion lies approximately 7 miles to the south, and Imlay City lies about 10 miles to the northeast.

REGIONAL INFLUENCES

County Planning Commission

The Lapeer County Planning Commission is currently in the beginning stages of updating the County's Master Plan. The 1992 Lapeer County General Development Plan designates the majority of Metamora Township for rural residential (0.1 – 0.2 units per acre) and low density residential (0.5 – 2.0 units per acre). The areas surrounding the Village of Metamora and the Lapeer Road commercial frontage are planned for moderate density residential (1 – 8 units per acre).

Adjacent Communities

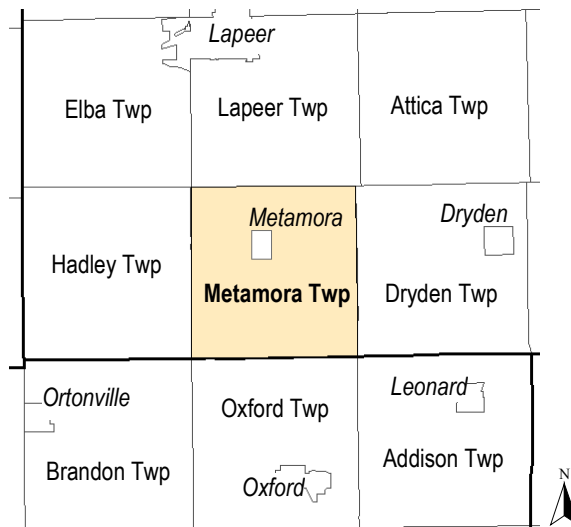
In addition to regional plans that may affect the future development of Metamora Township, local plans by neighboring communities may also influence land use on the Township's boundary. The following brief descriptions highlight the elements of master plans of adjacent townships as they relate to the bordering areas of Metamora Township.

Lapeer Township

Lapeer Township's Master Plan, adopted in January of 1994 reflects a combination of Agricultural / Rural Preservation, Single Family – Low Density and Semi-Public uses north of Sutton Road adjacent to Metamora Township. The southwest corner of the Township east of Baldwin Road is planned for Agricultural / Rural Preservation permitting residential development at densities of 0.4 dwelling units per acre. Single Family – Low Density development at a density of 0.9 dwelling units per acre is recommended to the east and west of M-24 extending west along Sutton Road to Metamora Road. The Agricultural / Rural Preservation designation surrounds either side of the 838 acre Hunter's Creek Farm Hunting Resort which is designated as semi-public.

Dryden Township

Dryden Township updated its Master Plan in 2003. The northern twenty-two (22) miles of common border with Metamora remains planned for Agriculture / Rural Residential development planned for three (3) acre lot minimums. The Suburban Estates-Buffer



Introduction & Regional Setting

Zone has been added to the south half of Section 18 as a transition from the Agriculture / Rural Residential designation to the Suburban Estates Residential designation, which requires a ten (10) acre minimum lot size. The Suburban Estates Residential designation encompasses the remaining area extending south along the shared boundary to the Dryden Township line except for a small area, roughly three (3) miles in length, near the southeast corner known as the Jonathon Wood Preserve which is designated as Recreation (Public & Private).

Hadley Township

With the exception of the Metamora-Hadley Recreation area and a small recreation designation in Section 36 south of Brauer Road, the 1990 Hadley Township Master Plan designates the entire Baldwin Road corridor bordering Metamora as Agricultural / Residential. The Agricultural / Residential designation permits five (5) acre lots for residential development. The Township began the process of updating the 1990 Master Plan in September of 2003.

Oxford Township

Oxford Township's 1995 Master Plan designates the northwest corner of the Township extending from Baldwin Road east to Ludwig Road as Hunt Country Estates. This designation permits parcel sizes ranging from four (4) to ten (10) acres with permitted densities ranging from 0.1 – 0.25 dwelling units per acre. The M-24 Corridor Plan identifies the area south of Davison Lake Road from Ludwig Road east to Metamora Road as Rural Residential with minimum one (1) acre lots. The Acreage Estates designation permits a parcel size ranging from 2.5-5.0 acres with a density range of 0.2-0.4 dwelling units per acre and encompasses property to the west of Metamora Road along the shared boundary to the beginning of Section 3 in Oxford. Roughly 640 acres of land to the west the Acreage Estates property is planned for Conservation and Recreation land use. The remainder of Oxford Township's shared boundary with Metamora to the east is designated as Hunt Country Farms with a minimum parcel size ranging between eight (8) and twenty (20) acres and permitted densities ranging between 0.05- 0.125 dwelling units per acre.

Village Of Metamora

The Master Plan for the Village of Metamora was adopted in 1991. The western border of the Village is designated for Moderate Density Residential permitting two (2) acre minimum lots without sanitary sewer, aside from a twenty (20) acre mobile home site along the south half of the boundary. The eastern border of the Village is designated as Public / Quasi-public for the first (north) ¼ mile, Recreation for the next ¼ mile, and Moderate Density Residential uses for the remaining (south) ½ mile (with the exception of a small Public site for a future water tower). The southwest and southeast boundaries of the Village are planned for Moderate Density Residential with an area designated as Low Density Residential in between.

Lapeer County and each of the adjacent communities was notified of the Metamora Township Master Plan update at the beginning of the process in accordance with the 2001 amendments to the Township Planning Act PA 263 of 2001.

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The purpose of this chapter is to provide the Planning Commission with a series of observations compiled by the consultant team. These observations resulted from the data collection and analysis phase of the Master Plan program, correlated with the public input solicited during the Future Vision Workshop and the Town Center Open House. The consultant team's observations are designed to supplement the Planning Commission's formulation of goals and objectives statements, and assist in establishing the basis for the land use patterns to be shown on the Land Use Plan map.

CHALLENGES FOR PLANNERS

As the metropolitan region of Detroit and Metamora Township continue to change and evolve, professional and lay planners are presented with a host of problems and hurdles to overcome. It is important to view these problems as "challenges" rather than insurmountable obstacles. Challenges can have positive results while obstacles are usually viewed with despair. The principal challenges that the Planning Commission must confront during the Master Pan program will likely include:

- The Township's lack of water and sewer services. This lack of sewer service, in particular, makes it difficult for the Township to control where growth and development will occur. Without utilities, growth will be limited by the natural carrying capacity of the land – specifically the soils' ability to handle development. Insufficient water and sewer systems also have a significant impact on the type and intensity of commercial and industrial uses that the Township can attract. This can

Challenges & Opportunities

result in an inadequate tax base and/or a lack of appropriate services for Township residents.

- The Lapeer Road / M 24 corridor cannot handle a significant increase in traffic volume without major road widening and improvements. While MDOT is planning complete reconstruction of M 24 as a boulevard between Davison Lake Road and Interstate 69, the majority of Metamora Township's portion of the corridor (Davison Lake Road to Pratt Road) is not scheduled for capacity improvements until after 2006. This anticipated schedule presents many challenges for Metamora including short-term solutions to the corridor's access-related problems and the potential for increased congestion as through traffic is funneled down to the existing two-lane roadway from boulevard segments to the north and south.
- Future reconstruction of M 24 also presents other challenges for Metamora, such as the existing road network's ability to accommodate rerouted through traffic and the business district's ability to remain viable during construction of the new road cross section.
- The lack of available industrial-zoned land in the Township. As development increases in the area, the Township is likely to experience a greater demand for industrial land. Through the master plan process, the Township should evaluate it's needs and potential for future industrial uses and plan for industry in appropriate locations.
- Increased development may compromise the Township's equestrian and rural character and threaten the viability of the Metamora Hunt that has attracted and retained many of the Township's residents.

OPPORTUNITIES

The most difficult task of any planning program is identifying ways to capitalize on opportunities that reverse negative development patterns. The secret seems to be related to identifying the positive aspects of the trends associated with local and regional change. Change must be viewed as a natural, evolutionary process. The fact that circumstances in the community change does not automatically mean that all change is bad. There are a number of opportunities available to Metamora Township and its neighbors that result from ongoing change locally and regionally. Some of the opportunities that will be presented to the Planning Commission in the future are likely to include:

- The reconstruction of M 24 will provide many benefits to the Township including reduced traffic crashes, increased vehicular and pedestrian safety, and the opportunity for successful and large-scale implementation of the M 24 Corridor Access Management Plan.

Challenges & Opportunities

- In addition to the many traffic-related benefits, the M 24 reconstruction may also provide the Township with a unique opportunity to install the necessary infrastructure to accommodate future utility services in the corridor.
- A planned industrial district will provide direction to Township officials when faced with rezoning decisions and will help to avoid the proliferation of industrial uses in inappropriate districts throughout the Township.
- Large open spaces and open space corridors can be preserved in residential areas through innovative development techniques, local land conservancies, and the like. A linked system of open space corridors would provide wildlife the ability to move throughout their normal range and help retain meaningful portions of their original habitat.

CONCLUSION

Growth and development in Metamora Township is inevitable over the next 10 to 20 years. The Township can choose to stand back and watch it occur, effectively letting the market decide what the community will look like 20 years from now. The alternative to this laissez faire approach involves the Township establishing a positive development policy to lead the way to the year 2020. By planning for its growth and regulating the development that occurs, the Township can protect and preserve the characteristics of the community that its citizens value most. At the same time, it will discourage destructive, market-driven development patterns that are out of touch with the community's needs and that can only result in loss of that special community character that was responsible for attracting past and current residents to Metamora Township in the first place.

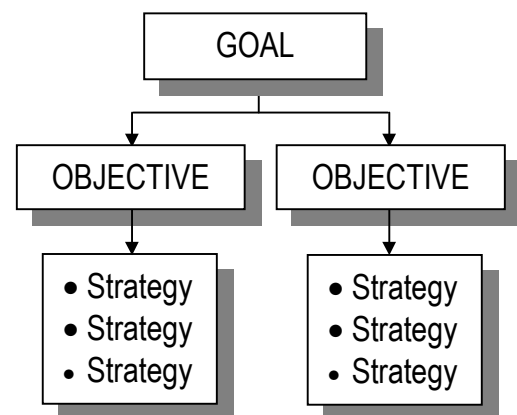
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Metamora Township hosted a Future Vision Workshop on March 31, 2004 and a Town Center Open House on April 28, 2004. Both events were opportunities for the Planning Commission to seek input from residents, community leaders, business owners, and neighboring communities early in the planning process. This input, along with the foundation of the Goals and Objectives from the Township's 1996 Master Plan, contributes to the policy basis from which long-range land use decisions can be made. Please see Appendix Chapter A5 for more detailed information about the Vision Workshop and Open House.

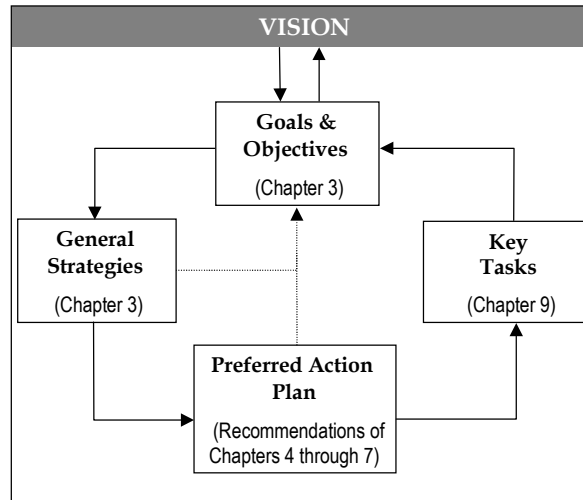
The intent of this chapter is to identify general goals and objectives to serve as a guide in development of the Land Use Plan. The strategies listed in this chapter are designed to be a general "laundry list" of actions that the Township should consider for achieving the overall goals and objectives. Many of these strategies are more fully described in the Plan chapters (Chapters 4 through 7).

Goals are typically very general statements about the quality and character of the community that are not very easily quantified or measured. Goals must be translated into measurable **objectives** that can be prioritized and pursued by instituting specific **strategies** that will be followed. The goals and objectives



proposed are intended to result in a specific quality and character for the community. This will be achieved by following strategies designed to permit measurable progress toward achieving the Township's objectives.

The individual Plan chapters present a recommended "action plan" for achieving the overall goals and objectives. Chapter 9, Implementation Strategies, includes specific "Action Items" that have been identified as priority or key strategies for achieving the recommended Plan. Since all of the action items are intended to help implement the Plan recommendations, completion of these key tasks will bring the Township closer to achieving its goals and overall vision.



It is important to note that in addition to implementation of the key tasks or action items, successful realization of the Township's future Vision will require the continued review and implementation of all of the strategies and plan recommendations included in Chapters 3 through 7 over the next 10 to 20 years.

GOAL: Protect and enhance the unique community character of Metamora Township.

OBJECTIVE: Maintain and promote the rural, agricultural, and equestrian characteristics of the community.

Strategies:

- ☑ Review all types of development proposals – residential, commercial, office, industrial – to insure that future development will be compatible with Metamora's character.
- ☑ Encourage rural, agricultural, and/or equestrian character to be incorporated as a feature of all new development.
- ☑ Require an inventory of visual resources to be submitted with all new development review applications.
- ☑ Encourage use of historically sensitive styles and features in new building construction.
- ☑ Inventory significant historic buildings and features in the Township.

Goals & Objectives

- ☒ Encourage preservation and use of native vegetation through the development review process.
- ☒ Increase code enforcement efforts to ensure compliance with Township standards.

OBJECTIVE: Protect and enhance the environmental assets in the Township, including clean air, water, and soils, as well as woodlands, wetlands, lakes, wildlife, and viewsheds.

Strategies:

- ☒ Reevaluate zoning ordinance standards to protect woodlands and wetlands.
- ☒ Consider requiring tree replacement when existing resources are impacted by development. Provide incentives for new tree plantings.
- ☒ Consider zoning ordinance provisions which encourage development designs which minimize lot coverage, maximize open space, and allow flexibility in accommodating and protecting environmentally sensitive areas.
- ☒ Establish setbacks or buffer zones around wetlands, lakes, and river edges.
- ☒ Encourage maintenance of wildlife corridors by requiring connections through adjoining developments.
- ☒ Inventory and map sensitive wildlife habitat and native plants in the Township.
- ☒ Actively plan for the creation of future parks, recreation, and open space within the community by routinely updating the Township Recreation Plan.

GOAL: Improve the condition of environmentally sensitive and damaged areas.

OBJECTIVE: Prevent expansion of undesirable land uses.

Strategies:

- ☒ Increase code enforcement efforts to ensure compliance with Township standards.
- ☒ Utilize community impact statements to determine the appropriate limits of undesirable land uses.

OBJECTIVE: Clean up land, air, and water that have been damaged by undesirable land uses.

Strategies:

- ☑ Require extractive operations to reclaim mining sites in a manner that enhances property values and ensures appropriate re-use.
- ☑ Review controls, such as buffering requirements and other zoning ordinance standards, to ensure that intensive uses do not negatively impact surrounding property.
- ☑ Continue to monitor clean up of contaminated sites by appropriate state and federal authorities.

GOAL: Provide a variety of housing opportunities while maintaining and promoting Metamora's unique character.

OBJECTIVE: Preserve open spaces, wildlife corridors, and agricultural and equestrian features with new residential development.

Strategies:

- ☑ Consider zoning ordinance provisions that encourage development designs that minimize lot coverage, maximize open space, and allow flexibility in accommodating and protecting environmentally sensitive areas.
- ☑ Encourage developers to protect wildlife corridors through their projects by incorporating them into open spaces and clustering homesites outside of natural areas.
- ☑ Encourage the residential development designs that incorporate hedgerows, woodlots, and natural topography to enhance views and provide privacy.
- ☑ Establish design parameters that keep open space visible from roadways.

OBJECTIVE: Reflect Metamora Township's cultural heritage in its residential development.

Strategies:

- ☑ Encourage use of historically sensitive styles and features in new building construction.

GOAL: Provide goods and services to township residents while maintaining and promoting Metamora's unique character.

OBJECTIVE: Maintain the Village downtown as a focal point of local history and cultural heritage.

Strategies:

- ☒ Promote commercial development that will complement rather than detract from the Village downtown.
- ☒ Limit commercial development to Metamora Township's planned business district to prevent strip style commercial development from dominating the M 24 Corridor.

OBJECTIVE: Ensure that commercial development is compatible with the community's rural character.

Strategies:

- ☒ Review controls, such as buffering requirements and other zoning ordinance standards, to ensure that business development does not negatively impact surrounding land uses.
- ☒ Increase code enforcement efforts to ensure compliance with Township standards.

GOAL: Locate new and relocate existing office / warehouse and industrial development in appropriate areas of the Township.

OBJECTIVE: Provide adequate space for warehouse and light industrial uses.

Strategies:

- ☒ Designate industrial areas on the Land Use Plan to accommodate new and relocated industrial users.
- ☒ Rezone land as appropriate to achieve the arrangement shown on the Land Use Plan Map.

OBJECTIVE: Ensure that industrial development is compatible with the community's rural character and will exert minimal impact on the Township.

Strategies:

- ☒ Review and enhance the zoning ordinance screening and landscaping requirements for industrial sites.

- ☑ Review and enhance the zoning ordinance performance standards for all uses relating to hazardous materials and other negative environmental impacts.
- ☑ Introduce transitional uses or open space between industrial uses and residential areas.
- ☑ Increase code enforcement efforts to ensure compliance with Township standards.

GOAL: Maintain a transportation network that facilitates efficient circulation while reinforcing the Township’s rural character.

OBJECTIVE: Improve the Lapeer Road (M 24) Corridor in a manner that will create a positive entrance into Metamora and maintain the Township’s unique character.

Strategies:

- ☑ Work with the Michigan Department of Transportation to ensure that future improvements to M 24 are compatible with the Township’s vision.
- ☑ Adopt the M 24 Corridor Access Management Plan as an element of the Metamora Township Master Plan.
- ☑ Amend the Zoning Ordinance to incorporate the M 24 Corridor Access Management Plan recommendations.
- ☑ Actively work to implement the recommendations of the M 24 Corridor Access Management Plan through the site plan review process.

OBJECTIVE: Improve roadways to enhance the efficiency and safety of transportation in the Township and maintain Metamora’s unique character.

Strategies:

- ☑ Work with the Road Commission for Lapeer County and individual developers to implement safety and capacity improvements consistent with the anticipated impact of all major new developments.
- ☑ Establish traffic impact analysis thresholds, and requirements for traffic study content, as site plan standards in the Zoning Ordinance.



Metamora Township's land use plan represents the long-range vision for growth, development, and redevelopment in Metamora Township. As a representation of the preferred land use arrangement for the community, it identifies and defines the major future land use categories as well as the approximate locations for various uses envisioned by the Planning Commission. The plan is based upon an analysis of existing conditions, land use development and trends, and goals and objectives.

The boundaries shown on Map 4-1 Land Use Plan are not intended to indicate precise size, shape, or dimension; rather, they portray a general land use arrangement, which may be refined as the Township develops. In addition, the recommendations of the land use plan have a long-range planning horizon and do not necessarily imply that short-range rezoning is appropriate.

FUTURE LAND USE DESIGNATIONS

Descriptions of the land use categories included on Map 4-1, and specific recommendations for each category, are provided below.

EQUESTRIAN ESTATES

This category is intended to accommodate agricultural land uses, farm dwellings, and non-farm dwellings that are in keeping with the Township's predominantly rural and agricultural character, with a particular emphasis on preservation of Metamora's equestrian character. Residential development at densities of no more than 0.1 unit per acre – consistent with



Horse raising and equestrian activities are hallmarks of Metamora's character

lots of at least 10 acres in size – is anticipated in areas designated Equestrian Estates. Most of the eastern half of the Township is planned for Equestrian Estates, with 8,816 acres or 40 percent of Metamora's total land area proposed within this category.

COUNTRY ESTATES

Like the Equestrian Estates designation, the Country Estates category chiefly aims to accommodate agricultural land uses, farm dwellings, and non-farm dwellings that fit into an agricultural or rural setting. Land within this category is planned for densities up to 0.2 dwelling units per acre, corresponding to a typical lot size of five acres or larger. The Land Use Plan designates 1,953 acres or nine percent of the Township's area for use as Country Estates.

OPEN SPACE RESIDENTIAL

Open Space Residential areas are primarily located west of M-24. This category is intended to accommodate residential development of a rural character at a transitional density between Country Estates and Low Density Residential of 0.4 dwelling units per acre. The Land Use Plan designates 2,129 acres, or close to 10 percent of the Township's area, for use as Open Space Residential.

LOW DENSITY RESIDENTIAL

Areas of Low Density Residential are situated in the western half of the Township, on both sides of Lapeer Road. Low Density Residential areas will buffer Country Estates and Open Space Residential areas from more intense development along portions of the Lapeer Road corridor. A density of up to one dwelling unit per acre, which equates to lot sizes of one acre or larger, is proposed for land designated Low Density Residential. Almost a quarter of the Township's total acreage, or 5,357 acres, is designated Low Density Residential.

RESORT RESIDENTIAL

Existing single-family waterfront homes – overlooking Merritt Lake and Lake Metamora – have established the predominant character of areas categorized as Resort Residential. Future sewer service may be appropriate for areas designated Resort Residential, per Chapter 5 Sewer Service Area Plan / Urban Limits Plan. Density in these areas is planned for a maximum of two dwelling units per acre, correlating with minimum half-acre lot sizes. Resort Residential areas comprise 370 acres or almost two percent of the Township's land area.



A historic cottage with views of White Lake in White Lake Township, Oakland County

VILLAGE RESIDENTIAL

The 385 acres identified as Village Residential are planned for densities of up to four dwelling units per acre, which is consistent with quarter-acre lots or larger. These areas are probable recipients of future sewer service. An area at the southwest corner of Dryden and Thornville is designated for Village Residential use; the other two areas within this category are both adjacent to the Village of Metamora. The proposed land use arrangement of Village Residential, Low Density Residential, Open Space Residential, and Country Estates areas creates a transition from the concentrated development of the Village to the pastoral landscape of the majority of Metamora Township.

MOBILE HOME PARK

The land use plan shows a potential expansion of mobile home uses adjacent to the Ideal Villa Mobile Park. Consistent with typical densities of modern mobile home parks, up to five manufactured homes per acre are planned for this area; at this density, public sewer service or a private sewer system would be required. Sixty-six acres, or about one percent of the Township's area, falls within the planned Mobile Home Park category.

PLANNED RESIDENTIAL

The highest density residential categories – Mobile Home Park and Planned Residential – are concentrated along the Lapeer Road corridor, within the section of the corridor where



Brownstones like these in the City of Dearborn's West Village may some day be desirable adjoining the Township's business district

non-residential uses abound. An overall density of up to 10 dwelling units per acre is proposed within the Planned Residential area. This category is intended to accommodate a mix of housing types, including detached and attached single family homes as well as multiple family uses. Like the Village Residential areas, it is likely that sewer service would be directed towards the Planned Residential area. With an area of 200 acres, this category encompasses one percent of Metamora's total area.

COMMERCIAL AND OFFICE

The Commercial and Office category is concentrated in a linear district along Lapeer Road in the vicinity of Pratt, Dryden, and Caley Roads. The category accommodates local commercial uses, which meet the convenience shopping needs of Township residents, as well as general business and office space. Close to two percent of Metamora's total land area, or 309 acres, is planned for Commercial and Office uses. Chapter 6 Town Center Plan envisions the future of areas designated Commercial and Office in further detail.

INDUSTRIAL

The Industrial category is intended to accommodate light and general industrial uses. Examples of appropriate uses for the two areas designated Industrial – one to the east of the Village of Metamora, on Dryden Road, and the other to the west of the Village – include light assembly, prototype development, industrial office, and warehousing. This

category is intended to provide Metamora Township with employment for its residents and a balanced tax base. One percent of the Township's land area, or 178 acres, is classified for future Industrial use. Chapter 6 Town Center Plan describes in more detail the uses envisioned for the planned industrial area west of the Village.

RECLAMATION

Areas that require site reclamation prior to reuse, such as landfills and gravel pits, are designated Reclamation on the land use plan. All but one of the parcels classified as Extractive on the Existing Land Use 2003 Map, located to the north of Dryden Road east of the Village of Metamora, are designated in this future land use category. The 117 acres contained within the Reclamation category constitute less than one percent of Metamora's total area.

RECREATION AND OPEN SPACE

Active recreation areas, including the Boy Scout Camp, Girl Scout Camp, and Metamora Hunt, fit within the Recreation and Open Space category, which is intended to accommodate public and private outdoor recreation uses such as parks, preservation areas, shooting preserves, and the like. The Girl Scout Camp, which is located adjacent to areas designated for Commercial use, serves as a buffer for nearby planned residential uses. The 1,846 acres designated Recreation and Open Space make up close to a tenth of Metamora's area.

PUBLIC

Encompassing 140 acres, this area is the current location of the Township Hall at 730 West Dryden Road.

POLICIES TO PRESERVE METAMORA'S RURAL CHARACTER

Metamora Township's rural and scenic character and small hometown feel are valued by the community and should be maintained. This character is derived primarily from agricultural activity and the Township's "horse country," while abundant natural features such as woodlands, wetlands, rivers, ponds, and lakes also play a significant role. Development proposals, farmland and open space preservation, and similar policies to maintain the Township's rural character are described and illustrated below.

VIEWSHED PRESERVATION AND OPEN SPACE DEVELOPMENT

In order to maintain the community's rural character and its defining agricultural activities, Map 4-1 designates most of the land area in the community for Equestrian Estates or Country Estates. As previously described, these classifications are primarily intended to accommodate low density residential development that reflects the Township's rural and equestrian character and is compatible with natural features. Single family non-farm residential uses in these areas should be developed in a manner that minimizes land consumption and preserves farmland, natural features, open space, cultural resources, and important viewsheds.

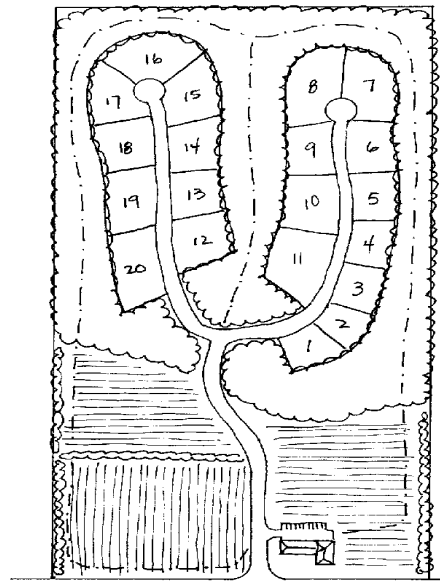
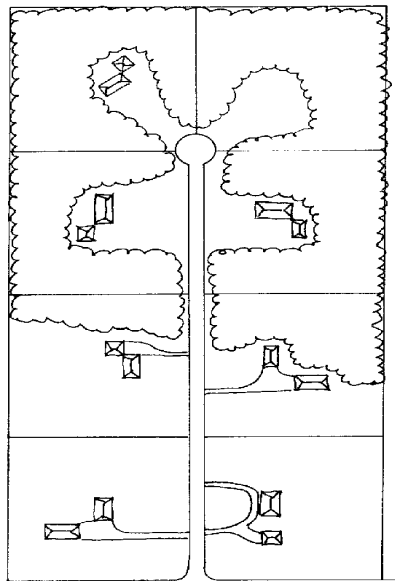
To accomplish this type of development, Township ordinances should provide strong incentives for non-farm dwellings to be developed in a manner that preserves open or landscaped areas, especially along major roads. Residential developments should be creatively designed to allow the continuation of agricultural uses, incorporate equestrian features and trails, and minimize their visual impact. Maintaining the rural views from the roadside, often referred to as the “viewshed,” is very important in areas categorized as Equestrian and County Estates, in order to preserve the Township’s rural character even as low-intensity development occurs. As illustrated by the graphics below, these objectives can be accomplished through the use of significant building setbacks, or encouraging unified developments that maintain a portion of farmland or open space along the roadway through the construction of a new road for access to such parcels.



Metamora Township could adopt Open Space Preservation Design Standards similar to communities in rural Washtenaw County

Typical traditional development results in the erosion of rural character due to an interruption in the visual landscape and the loss of agricultural land. Carving up the Township into small lots does little to preserve rural character. Open space development, however, preserves rural character by maintaining natural features, agricultural land and open views. For non-clustered development in areas designated as Equestrian or County Estates, the

Township’s current minimum lot sizes should be maintained. However, the Township may wish to consider permitting a somewhat higher density of dwelling units per acre if homes are clustered to preserve open space. Innovative open space zoning techniques could facilitate development that encourages the preservation of active farmland, open views, and woodlands.



Examples of traditional development (left) and open space development (right)

TRANSFER OF DEVELOPMENT RIGHTS AND PURCHASE OF DEVELOPMENT RIGHTS

Metamora Township could also enable farmland and open space preservation by incorporating Transfer of Development Rights or Purchase of Development Rights provisions into the Township Zoning Ordinance. "Transferable Development Rights" (TDR) is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). Significantly, TDR does not require the purchase of land by governmental entities or private sources.



The success of the PDR program of Peninsula Township, located just north of Traverse City, has attracted national attention

Photo Source: Grand Traverse Regional Land Conservancy

Purchase of Development Rights (PDR), on the other hand, involves an entity, usually governmental, purchasing a property owner's development rights, thereby preserving open space use of property in perpetuity. PDR typically requires a local millage to provide revenues for the program.

CONCLUSION

As the table below demonstrates, the land use plan seeks to preserve more than 65 percent of the Township's land for agriculture and residential development of rural character. Almost 10 percent of the remaining land is planned for recreation or open space. If this plan is followed in the years to come, the rural atmosphere that current residents value will be maintained. At the same time, the plan accommodates new residents and provides opportunities for new non-residential development. As described in Chapter 6, the channeling of future growth towards the Town Center will help to preserve the majority of the Township in its existing pastoral state.

Table 4-1
Planned Land Use Allotment

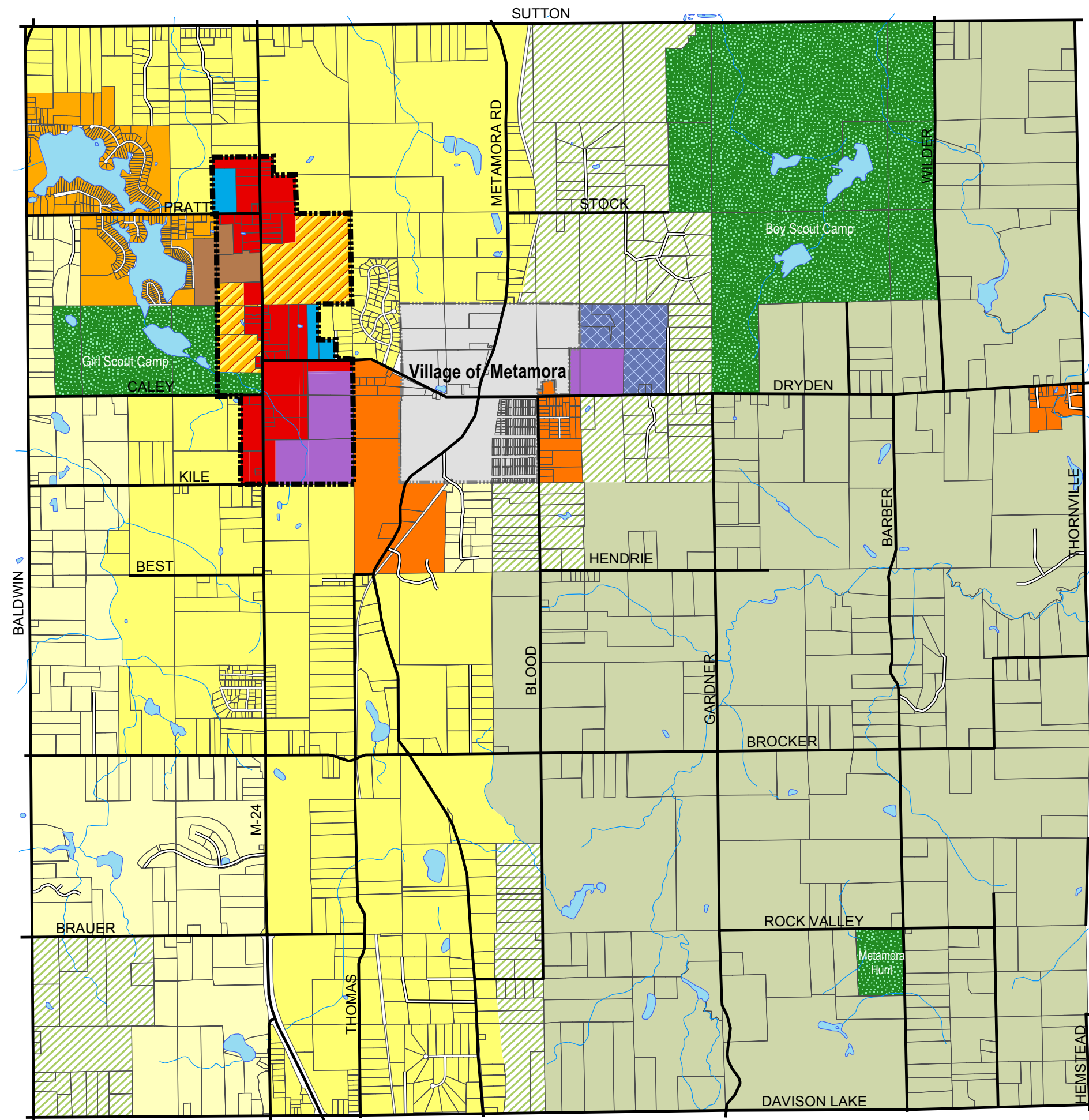
Future Land Use	Acreage	Percent of Total Land Area
Equestrian Estates	8,816	40.5%
Low Density Residential	5,357	24.6%
Open Space Residential	2,129	9.8%
Country Estates	1,953	9.0%
Recreation and Open Space	1,846	8.5%
Village Residential	385	1.8%
Resort Residential	370	1.7%
Commercial and Office	309	1.4%
Planned Residential	200	0.9%
Industrial	178	0.8%
Reclamation	117	0.5%
Mobile Home Park	66	0.3%
Public	40	0.2%

Table 4-2
Comparison of Land Use Plan and Current Zoning

MASTER PLAN				CURRENT ZONING ORDINANCE		
Residential Land Use Plan Category		Recommended Maximum Density (Units / Acre)	Lot Size Equivalent (Acres)	Compatible Zoning District(s)	Required Minimum Lot Size (Acres)	Density Equivalent (Units / Acre)
Equestrian Estates		0.1	10	A-2	10	0.1
Country Estates		0.2	5	R-2	5	0.2
Open Space Residential		0.4	2.5	OSR	2.5	0.4
Low Density Residential	Without Sewer	0.75	1.3	A-1, R-1	1	1
	With Sewer	1	1	A-1, R-1	1	1
Resort Residential	Without Sewer	1	1	A-1, R-1	1	1
	With Sewer	2	0.5 (21,780 sq. ft.)	*	*	*
Village Residential	Without Sewer	1	1	A-1, R-1	1	1
	With Sewer	4	0.25 (10,890 sq. ft.)	*	*	*
Mobile Home Park		5	0.2 (8,712 sq. ft.)	MH	N/A	N/A
Planned Residential	Without Sewer		1	A-1, R-1, RM	1	1
	With Sewer	Overall	10			
		Moderate Density	<10			
		High Density	10+			
			N/A	*	*	*

* Zoning Ordinance does not accommodate planned residential density with sewer. Future revisions to existing zoning districts and/or creation of new zoning districts may be appropriate future implementation strategies.

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	DENSITY IN UNITS PER ACRE
	EQUESTRIAN ESTATES up to 0.1
	COUNTRY ESTATES up to 0.2
	OPEN SPACE RESIDENTIAL up to 0.4
	LOW DENSITY RESIDENTIAL up to 1.0
	RESORT RESIDENTIAL up to 2.0
	VILLAGE RESIDENTIAL up to 4.0
	MOBILE HOME PARK up to 5.0
	PLANNED RESIDENTIAL up to 10.0
	COMMERCIAL & OFFICE
	INDUSTRIAL
	RECLAMATION
	RECREATION & OPEN SPACE
	PUBLIC
	VILLAGE OF METAMORA
	TOWN CENTER (Refer to Town Center Plan)

Notes:

1. This Land Use Plan is intended to show generalized land use and is not intended to indicate precise size, shape, or dimension. These recommendations have a long-range planning horizon and do not necessarily imply that short-range rezoning is appropriate.
2. The Metamora Township Master Plan includes the Land Use Plan map and all text, maps, charts, tables, and other graphics included in the full Master Plan document.
3. Refer to Map 5-3 for residential density without sanitary sewers.

FUTURE LAND USE PLAN

METAMORA TOWNSHIP LAPEER COUNTY, MICHIGAN

MAP 4-1

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The adoption of an urban limits plan can be an effective tool for managing the location, timing, and intensity of development in certain key areas of the Township. As a corollary, the urban limits plan can help to support lower density development in areas where utility services are not anticipated or planned. In this manner, the plan supports the Planning Commission's policies related to community character and preservation of agriculture and natural features, as well as policies related to accommodating planned growth.

EXISTING CONDITIONS

Metamora Township is not currently served by a sanitary sewer system. All homes and businesses in the Township must provide their own septic tank/tile field disposal system, with the exception of the Ideal Villa Mobile Home Park and Metamora Golf and Country Club development. Both of these residential developments are served by their own private sewage treatment plant. Properties located within the Village of Metamora are served by a lagoon system that is owned and operated by the Village. At this time, it does not appear that either of the two private systems in the Township or the Village's lagoon system have sufficient capacity to serve Metamora Township.

Sanitary sewers provide a community with its strongest tool for controlling and directing future growth. As can be seen on Map 5-1, Limitations for Septic Systems, many areas of the Township have soils with moderate and severe limitations for developments that require onsite sewage disposal systems. Areas of severe limitations are found along the south branch of the Flint River and scattered throughout the western half of the

Township. Much of the southern half of the Township has moderate limitations to such development, which requires consideration of waste disposal arrangements for any proposed developments. This map does not imply, however, that development is not possible in these areas. On-site investigation is still necessary for individual home sites and may result in finding adequate soils for individual systems even on property in the unsuitable areas.

POTENTIAL SEWER SERVICE AREA

The boundary of a potential sewer service area for Metamora Township is provided on Map 5-2. As the map illustrates, the potential service area generally follows the Lapeer Road / M-24 Corridor and includes the Township's existing and planned commercial district as well as the existing residential areas surrounding Merritt Lake and Lake Metamora. Planning for future sewer service in this area allows the Township to accommodate growth while limiting it to appropriate areas of the Township. The potential sewer service area boundary was drafted to achieve the following objectives:

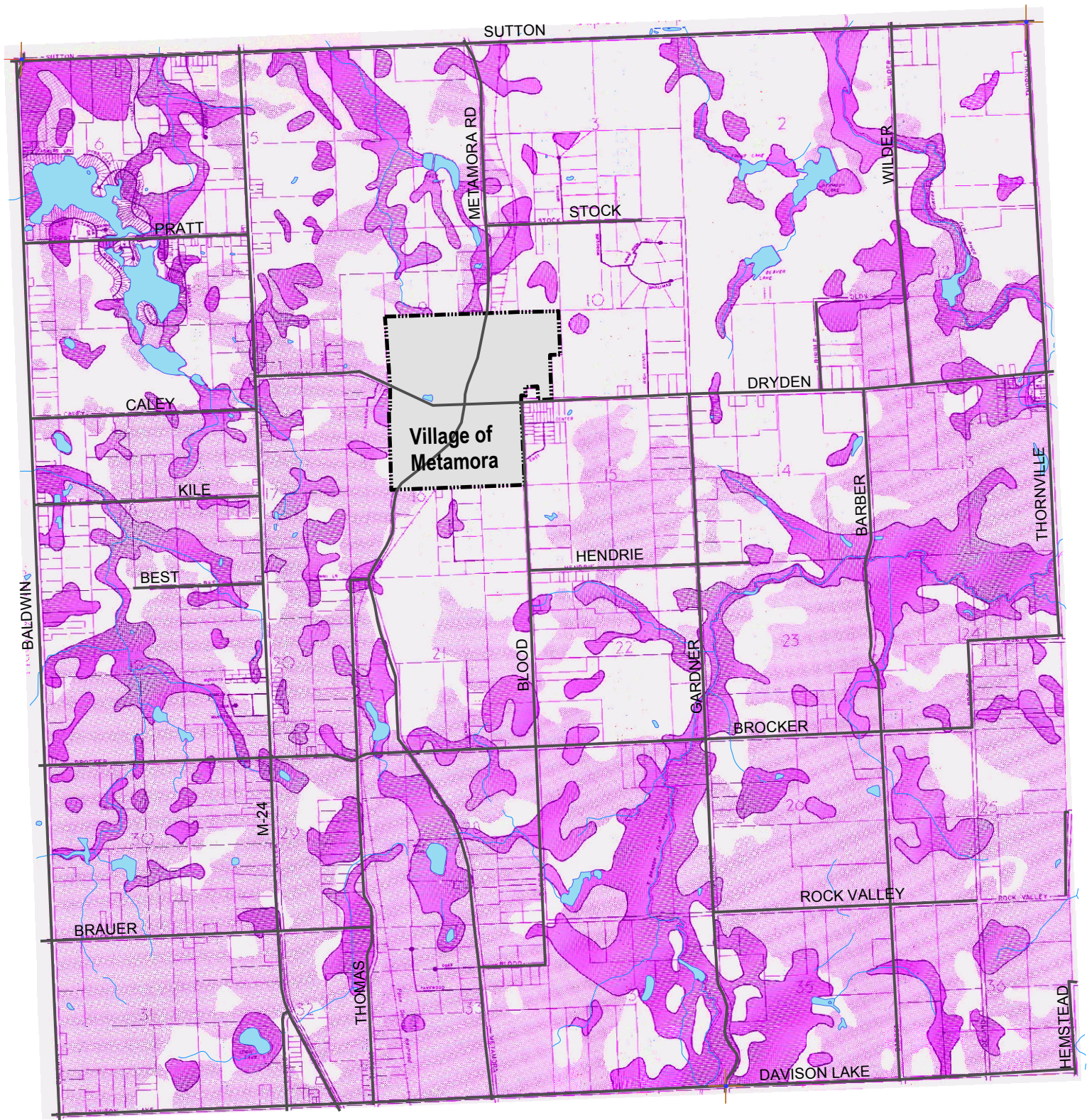
- Direct growth to areas of the Township that have adequate road capacity to accommodate increased traffic.
- Redirect growth and development pressure away from more sensitive rural areas in the Township
- Center higher density residential development around the existing and planned commercial district to serve as a transition to the Township's less dense outlying areas.
- Encompass sensitive residential areas surrounding Merritt Lake and Lake Metamora to ensure long term protection of lakes' water quality.
- Maintain low density in the eastern half of the Township in order to support preservation of the Township's equestrian heritage.

ALTERNATIVE RESIDENTIAL DENSITY PLAN

Map 5-3 provides alternative residential densities for planned residential areas located within the potential sewer service area boundary. The Land Use Plan is based on the Ultimate Density scenario; however, if sanitary sewers do not become a reality, the carrying capacity of the specific use areas is anticipated to be consistent with the Initial Density scenario.

OTHER VILLAGE RESIDENTIAL AREAS

The Land Use Plan map in Chapter 4 identifies the "Thornville" area and the 80 acres adjoining the Village's southeast corner (Metamora Heights Subdivision) as Village Residential (up to four dwelling units per acre). These two areas could not be served by a future Township sewer system. Thornville is already platted with small lots and may someday require a small sewage treatment plant to resolve any pollution problems near the Flint River. The Metamora Heights Subdivision area may also require sewer service in the future. This area would best be served by the Village's system.



LIMITATIONS FOR SEPTIC SYSTEMS

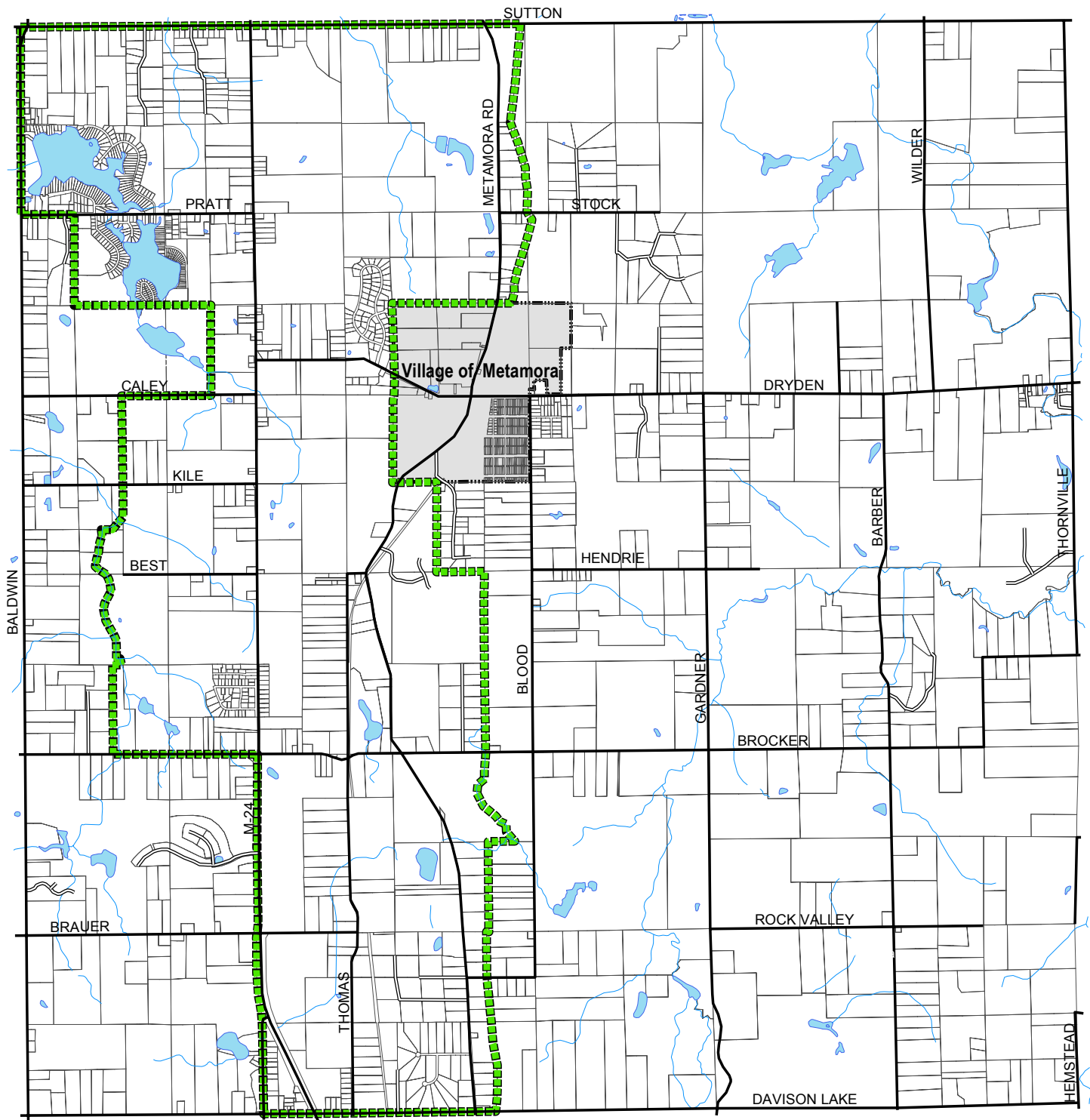
METAMORA TOWNSHIP
LAPEER COUNTY, MICHIGAN

- SLIGHT LIMITATIONS
- MODERATE LIMITATIONS
- SEVERE LIMITATIONS

MAP 5-1




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POTENTIAL SEWER SERVICE AREA

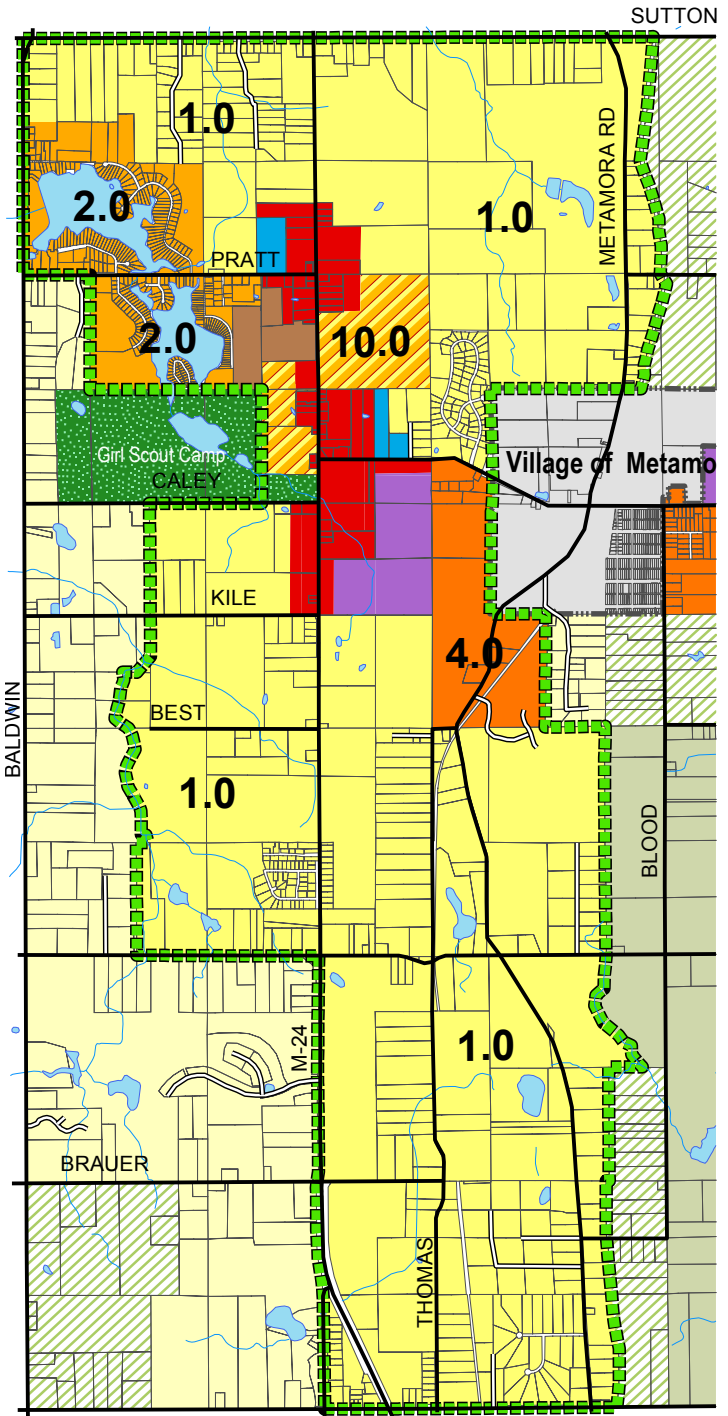
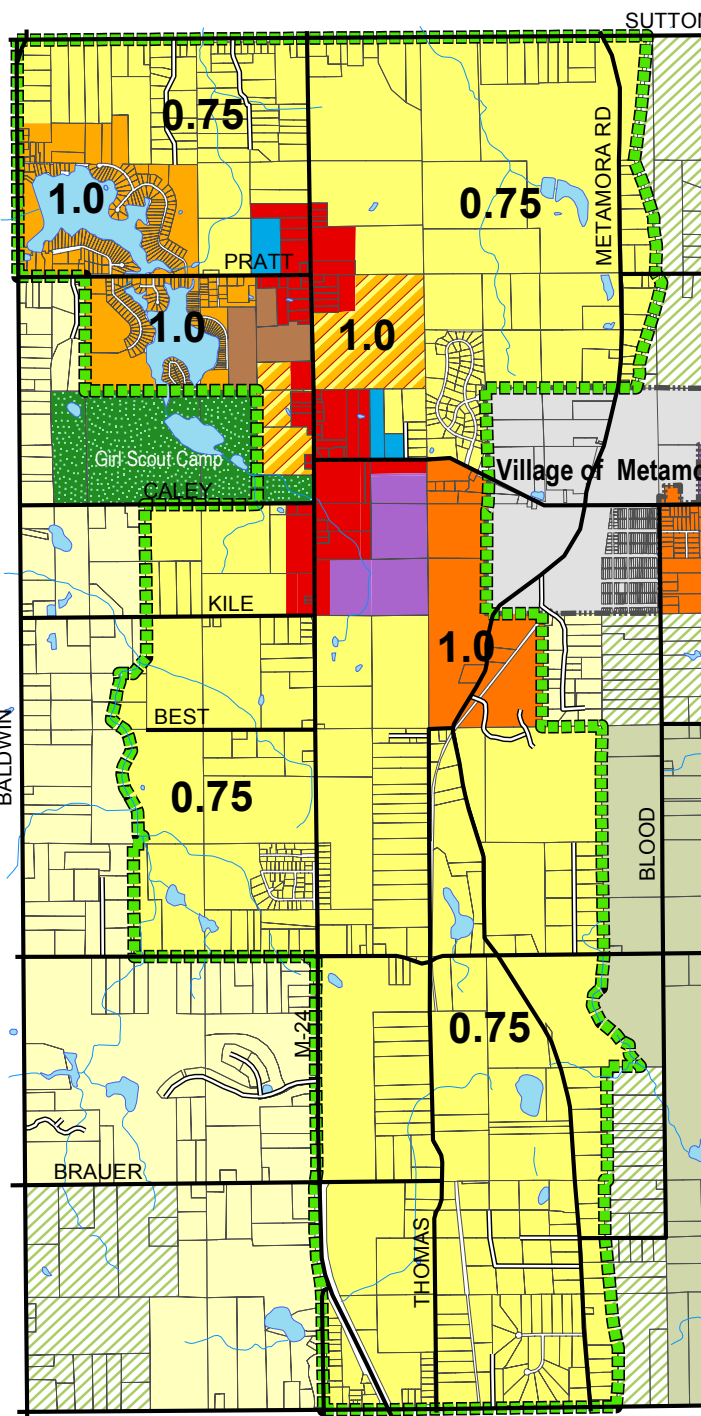
METAMORA TOWNSHIP
LAPEER COUNTY, MICHIGAN

 POTENTIAL SEWER SERVICE AREA

MAP 5-2



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- | | |
|-------------------------|---|
| EQUESTRIAN ESTATES | COMMERCIAL & OFFICE |
| COUNTRY ESTATES | INDUSTRIAL |
| OPEN SPACE RESIDENTIAL | RECLAMATION |
| LOW DENSITY RESIDENTIAL | RECREATION & OPEN SPACE |
| RESORT RESIDENTIAL | PUBLIC |
| VILLAGE RESIDENTIAL | POTENTIAL SEWER SERVICE AREA |
| MOBILE HOME PARK | 1.0 MAXIMUM DENSITY (units/acre) |
| PLANNED RESIDENTIAL | |

ALTERNATIVE RESIDENTIAL DENSITY PLAN

METAMORA TOWNSHIP
LAPEER COUNTY, MICHIGAN

MAP 5-3

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Metamora Township's land use plan identifies the area along the east and west sides of Lapeer Road from Kile Road to just north of Pratt Road as Metamora's Town Center. It is the goal of the Master Plan to concentrate much of the Township's more intense uses in this area, including local and general commercial, office, industrial, and higher density residential uses, in order to accommodate planned growth, achieve an identifiable community center, and preserve the majority of the Township in its existing pastoral state.

The boundaries shown on Map 6-1 Town Center Land Use Plan are not intended to indicate precise size, shape, or dimension; rather, they portray a general land use arrangement, which may be refined as the Township develops. In addition, the recommendations of the land use plan have a long-range planning horizon and do not necessarily imply that short-range rezoning is appropriate.

FUTURE LAND USE DESIGNATIONS

Descriptions of the land use categories included on Map 6-1, and specific recommendations for each category, are provided below.

MODERATE DENSITY RESIDENTIAL

Planned Moderate Density Residential areas are intended for a mix of attached and/or detached ownership housing at densities less than ten units per acre. Development of these areas could include attached condominiums, townhouses, duplexes, and detached

single family homes. Residential development at the recommended density will require sanitary sewer service.

HIGH DENSITY RESIDENTIAL

The planned High Density Residential area would permit attached rental and/or ownership multiple family housing at densities of ten units per acre or more. Like the Moderate Density Residential area, development of this area at the recommended density will require sanitary sewer service.

MOBILE HOME PARK

Within the Town Center area, the area planned for Mobile Home Park encompasses the existing Ideal Villa Mobile Park and a portion of the area planned for its expansion. Consistent with typical densities of modern mobile home parks, up to five manufactured homes per acre are planned for this area; at this density, public sewer service or a private sewer system would be required.

OFFICE

There are three areas planned for Office in the Town Center; one located along M-24 north of Pratt Road, a second located north of Kile Road on the east side of M-24, and a third located on the south side of Dryden Road across from the Township Hall. The area near Pratt Road is intended to provide locations for professional and medical office uses within the Town Center area. Office uses in this area will serve as a transition between the more intense retail and higher density residential uses located to the south and the Low Density Residential area to the north. The two office areas south of Dryden Road would provide locations for high-tech and industrial office uses in proximity to the planned light industrial park. Office uses in this area are intended to provide a visual buffer along Lapeer and Dryden Roads from the adjacent industrial area. Development of these areas should result in buildings that face M-24 or Dryden Road with parking located in the rear and driveway access to the internal industrial street. Individual driveways should not access Lapeer or Dryden Roads directly. Attractive right-of-way landscaping and high quality architecture should be required of development in all planned office areas, as these areas serve as gateways into the Town Center from the north, south, and east.

LOCAL COMMERCIAL

There are two areas planned for Local Commercial – one centered around the M-24 / Pratt Road intersection, and another on the east side of M-24 between Caley and Kile Roads. These retail and service satellite districts are intended to provide convenience goods and services to nearby residential areas and/or employment centers such as planned office and industrial parks.

COMMUNITY CORE

The planned Community Core area is intended to serve as the Township's principal retail shopping and entertainment district. Development of the Community Core is envisioned to take the form of a traditional Midwestern village rather than typical strip-style commercial development. An important component of the Community Core concept is a new network

of local streets and/or service drives that is planned to permit residents and shoppers to travel to and from businesses within the Community Core without having to access M-24. Development within the Community Core should incorporate consistent design elements, such as lighting, landscaping, and building scale, in order to create a unified and identifiable image. The arrangement of buildings should be done with pedestrian scale as a major design feature. Individual characteristics might include:

- Storefronts brought all the way forward on their site to the sidewalk.
- A wide pedestrian walkway of 10 to 12 feet to provide safe separation from traffic and space for amenities such as lighting, seating, landscape planters, and the like.
- On-street parking.
- Parking areas placed at the rear of the businesses or in courtyards between buildings.
- Stores that have both front and rear or front and side entrances for customers.
- Second stories devoted to offices, business services, or perhaps even residential uses.
- Individual stores large enough to support modern retail businesses that will not detract from the specialty store potential of Downtown Metamora Village.
- A full range of retail goods, personal services, dining, and entertainment designed to satisfy local rather than regional needs.

HIGHWAY COMMERCIAL

The Highway Commercial area planned on the west side of M-24 between Caley and Kile Roads is intended for commercial uses that serve travelers along M-24. This area could also accommodate uses that require large footprint sites. Quality building design and materials, attractive parking area and right-of-way landscaping, and effective screening from adjacent residential uses is important to minimize potential negative impacts of auto-oriented commercial uses. Special consideration should be given to this area as it serves as a gateway into the Town Center from the south.

LIGHT INDUSTRIAL PARK

The area planned for industrial use within the Town Center area is intended for development of a modern business park to accommodate light industries, research office and office warehouse uses, and prototype product development. This type of development would also permit large-scale retail uses, such as home centers and warehouse clubs. Because of its prominent location along M-24 at the southern gateway into the Town Center area, special consideration should be given to building design and materials and screening. Development of the park should incorporate attractive entry features, with high quality signage and landscaping, and a consistent landscape treatment to ensure an attractive view from Lapeer and Dryden Roads.

CIVIC CENTER

The Civic Center area is intended to accommodate expansion of the existing Township facility on the north side of Dryden Road. The Plan envisions a larger Civic Center complex that would include the Township's administrative offices, police and fire departments, and a public park, as well as possibly a future community center and/or library. To enhance its visibility and prominence within the Town Center area, the Plan

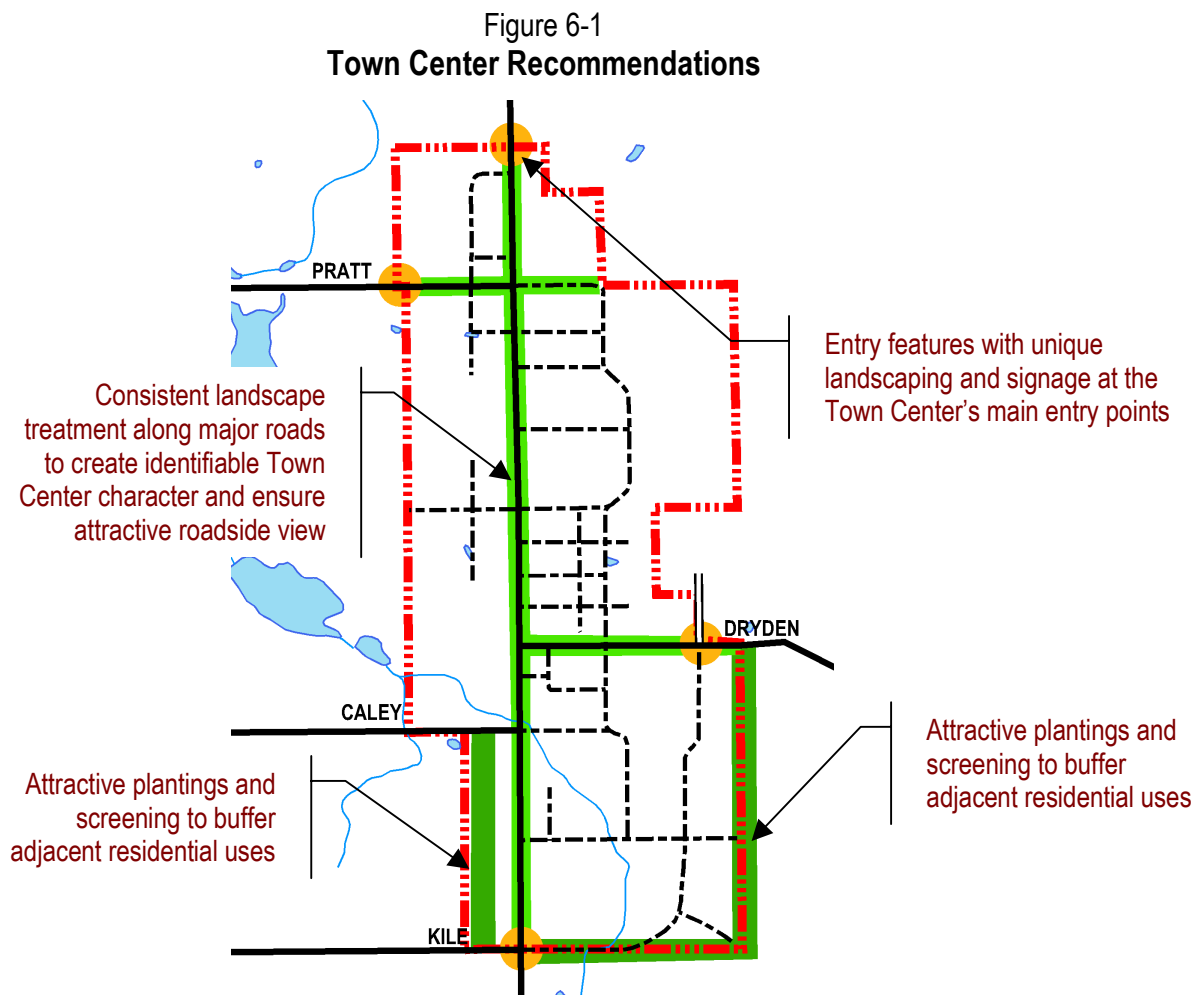
includes two street connections from the Community Core. Development of the Civic Center site should take advantage of this visibility through the placement of buildings and/or other architectural features that will serve as focal points at the terminus of both new local streets.

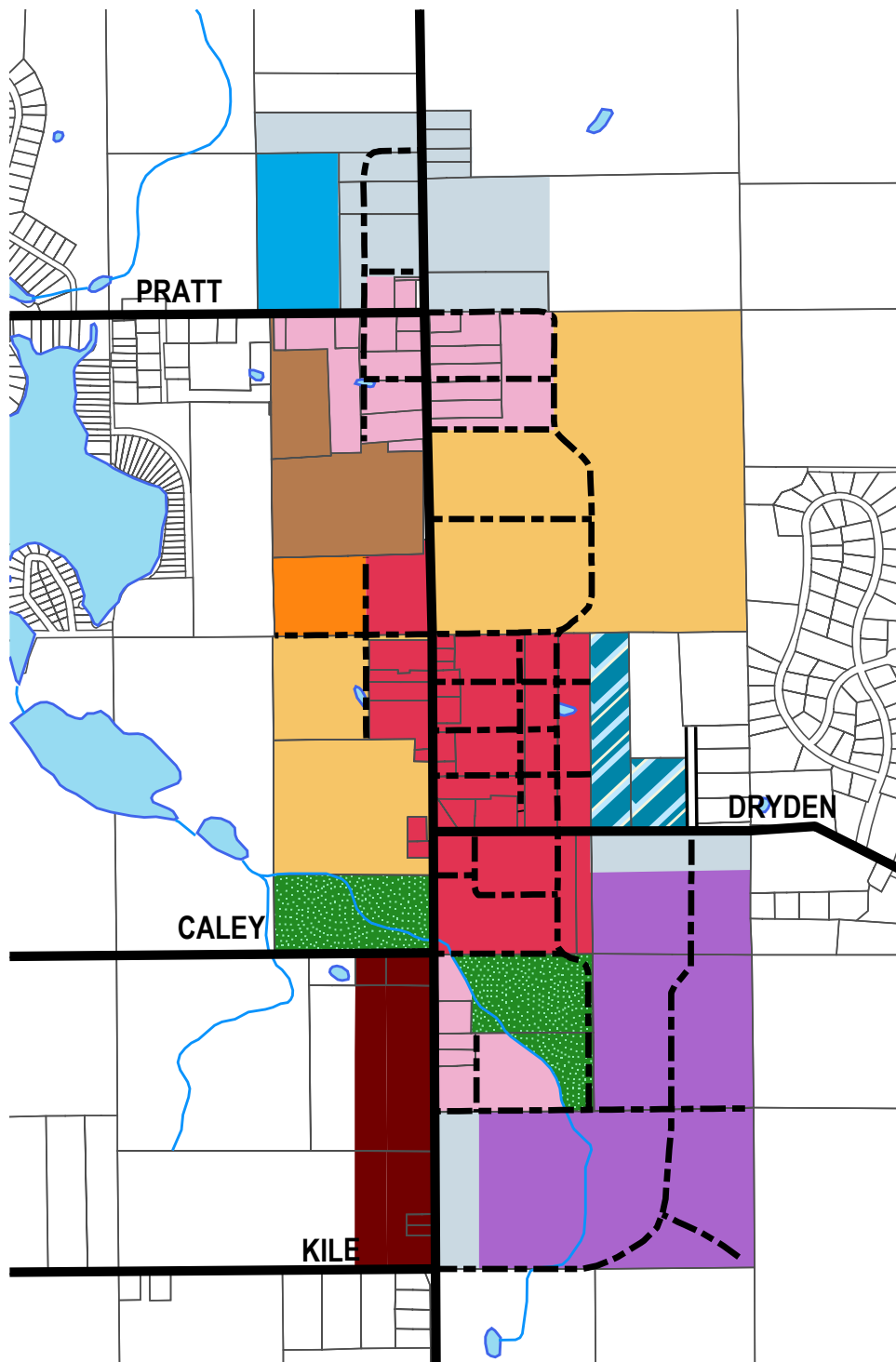
RECREATION AND OPEN SPACE

Areas planned for Recreation and Open Space within the Town Center area include a portion of the Girl Scout Camp and a low wetland area on the east side of M-24 south of Dryden Road. The Girl Scout Camp, which wraps around the south and west sides of the planned Moderate Density Residential and Community Core areas on the west side of M-24, serves as a buffer between the more intense Town Center uses and the surrounding Low Density and Open Space Residential areas.

DESIGN RECOMMENDATIONS













Figure 6-1 illustrates several recommendations for the Town Center area that, in combination with the recommendations discussed above, are intended to establish an identifiable Town Center character, ensure compatibility with adjacent land uses, and promote development and redevelopment consistent with the goals of the Master Plan.





TOWN CENTER LAND USE PLAN

METAMORA TOWNSHIP
LAPEER COUNTY, MICHIGAN

- | | |
|---|---|
|  MOBILE HOME PARK |  HIGHWAY COMMERCIAL |
|  MODERATE DENSITY RESIDENTIAL |  LIGHT INDUSTRIAL PARK |
|  HIGH DENSITY RESIDENTIAL |  CIVIC CENTER |
|  OFFICE |  PUBLIC SCHOOL |
|  LOCAL COMMERCIAL |  RECREATION & OPEN SPACE |
|  COMMUNITY CORE |  PROPOSED SERVICE DRIVE/LOCAL STREET |

MAP 6-1



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ASSOCIATES, INC.

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The thoroughfare plan is an important component of Metamora Township's Master Plan process. The function of the road system and its ability to move traffic in an efficient and convenient manner has a significant impact on the viability of land uses and the overall quality of life in a community. The primary goal of the Thoroughfare Plan is to lay the foundation for a road network that will serve the residents and businesses anticipated in the Land Use Plan chapter. In addition to private roads, Metamora Township's road network includes state and county roadways requiring coordination with the agencies that have jurisdiction over these roads.

EXISTING CONDITIONS

The process for planning a community's transportation system is similar to the land use planning process; it must begin with a study and analysis of existing conditions. This includes an analysis of current traffic volumes and the existing conditions of the Township's roadways.

EXISTING ROAD NETWORK

The major road system in Metamora Township is based upon a grid pattern generally following section lines. This layout was influenced by the Ordinance of 1785, which established a land survey system. The survey system resulted in the division of land into congressional townships of six miles square, equaling 36 square miles. Each one square mile was called a section. In addition to making land identification easier, the establishment of townships and sections provided a logical system for the provision of roadways along section lines.

Lapeer County has jurisdiction over most of the roads in Metamora Township. Lapeer Road / M-24 is a state highway under the jurisdiction of the Michigan Department of Transportation. A number of private roads also exist within the Township.

A majority of the roadways within the Township remain unpaved. Paved roads include Lapeer Road (M-24), Pratt Road, and Dryden Road. Metamora Road is paved north of Dryden Road; and Baldwin Road is paved north of Pratt Road. The ability of unpaved roads to carry high traffic volumes depends on their width, alignment, and state of maintenance.

Map 7-1 Existing Road Conditions identifies locations on the Township's road system that may be of concern. Such locations include:

- Offset Intersections (where the center line of the road is shifted on the opposite side of the intersection)
- Skewed Intersections (angles less than ninety degrees or other unusual configurations)
- Limited sight distance intersections
- Road closures
- Limited capacity and rural vista roadway
- Narrow bridges

The most dominant feature on the Existing Road Conditions map is the Limited Capacity and Rural Vista Zone which covers over 15 Sections of the Township. Virtually every roadway within this Zone has a limited ability to safely and efficiently carry traffic because of a number of physical constraints which include one or more of the following: 1) narrow driving surface, 2) significant roadside obstructions, 3) limited stopping, passing, or intersection sight distance, 4) narrow bridge, 5) skewed intersection, or 6) off-set intersection. In addition, these roadways offer unique rural vistas ranging from tree-canopy roads to open views of rural farmland and horse country. Included within this area is the Metamora Hunt which utilizes some of the roadways for the hunt activities.

There are two Natural Beauty Roads in Metamora Township: Blood Road between Metamora Road and Bocker Road, and Bocker Road between Barber Road and Thornville Road. The goals of the Natural Beauty Road program are to identify and preserve in a natural, essentially undisturbed condition, certain roads having unusual or outstanding natural beauty by virtue of native vegetation or other natural features within or associated with the road right-of-way, for the enjoyment of local residents and the general public.

TRAFFIC VOLUMES

The Average Daily Traffic Volumes Map 7-2 shows 24-hour traffic volumes on most major roadways in the Township. Data displayed on this map was collected by the Lapeer County Road Commission from 1999 to 2004. As the map illustrates, M-24 carries the most traffic through Metamora Township with 23,000 trips per day. Among

the other roadways in Metamora, the highest volumes recorded are primarily on the few paved roads. Baldwin Road is an exception, with between 1,600 and 2,400 trips per day on the unpaved section south of Pratt Road.

THOROUGHFARE PLAN

The recommendations in the Township's Thoroughfare Plan are intended to promote coordination with the various agencies having jurisdiction over roadways within the Township. Recommendations are based on an examination of the current conditions while taking into consideration development anticipated with the implementation of the Township's Land Use Plan.

FUNCTIONAL CLASSIFICATION

Roadway classifications vary but they are generally divided into two types those that carry through traffic and those that carry local traffic. Through roadways provide quick traffic movement while local roadways provide access to abutting properties. It is desirable to physically separate these two road types as much as possible to eliminate conflicting traffic movements, traffic congestion, delays, and accidents. In order to function successfully, the overall traffic circulation system must be carefully integrated. The five basic roadway classifications in Metamora Township include major arterials, arterials, minor arterials, collectors, and local streets.

Major Arterial

Major arterials provide travel routes from one city to another, and can traverse one or more states. They are most often used for longer trips, as higher speeds are allowed. When a major arterial passes through a more populated area, however, the highway functions more like an arterial: the number of intersections increases and speeds decrease. Lapeer Road (M-24) is the only Major Arterial in Metamora Township. The Michigan Department of Transportation intends to reconstruct M-24 as a divided roadway with two lanes of traffic in each direction and a 60-foot wide landscaped median.

Arterial

Arterial roads carry trips of shorter length than do major arterials. They can provide routes for lengthy trips if a major arterial or freeway is not available. Arterial roads have a dual function: to provide routes for through traffic while providing access to abutting properties and minor intersecting streets. This can lead to congestion and traffic crashes because of turning vehicles conflicting with through traffic. Arterials are planned for 120-foot rights-of-way and include Sutton, Baldwin, Pratt, Dryden, Metamora, and Davison Lake Roads.

Minor Arterial

Minor arterials serve a similar function as arterials, however, these roads typically carry less traffic for shorter trip lengths. Minor arterials typically do not provide continuous routes through neighboring communities. Minor arterials are planned for an initial 66-

foot right-of-way and include Gardner, Stock, Wilder, Thornville, Brocker, Barber, and Thomas Roads.

Collector

The intent of a collector street is to collect vehicles from the local streets or rural areas and distribute them to either local destinations or to an arterial. The collector street system serves both land access and through traffic. These roads are planned for an initial 66-foot right-of-way and include Best, Brauer, Ludwig, Blood, Hendrie, Rock Valley, Delano, and Hemstead Roads.

Local Road

Providing access to adjacent land is the sole function of local roads. The aim of local roads is to provide access to collectors and through routes, but in such a manner that through traffic is not encouraged to use the local streets as a shortcut route. Local roads under the jurisdiction of the Lapeer County Road Commission are planned for 66-foot rights-of-way; 60-foot easements for local private roads are permitted by the Metamora Township Private Road Ordinance.

ACCESS MANAGEMENT RECOMMENDATIONS

As discussed above, most streets provide two functions: 1) to move traffic, and 2) to provide access to land uses that abut them. However, these functions can often conflict because each access point interrupts traffic movement as vehicles enter and exit the roadway. In order to balance these two road functions, access management techniques should be used.

Access Management Plan Adopted by Reference

The M-24 Corridor Access Management Plan was developed through the cooperative efforts of Metamora Township, Lapeer Township, Lapeer County Road Commission, and the Michigan Department of Transportation (MDOT) to detail specific recommendations to reduce driveway-related conflicts, crashes, and congestion while maintaining safe and reasonable access to adjoining properties within the M-24 Corridor. The Plan was approved by the Metamora Township Planning Commission on October 13, 2004 and the Metamora Township Board on October 11, 2004 for incorporation into the Township's Master Plan; therefore, the M-24 Corridor Access Management Plan is hereby incorporated in its entirety as a functional element of the Metamora Township Master Plan.

The access management techniques described below primarily apply to large-scale residential and intensive, non-residential land uses throughout the Township, and are intended to supplement the specific recommendations of the M-24 Corridor Access Management Plan. Access management is usually implemented through the site plan review process, and these techniques are suggested as guidelines in that process. Each case will require an individual analysis to determine the appropriate action given the characteristics of the site and use.

The M-24 Corridor Access Management Plan, approved by the Metamora Township Planning Commission on October 13, 2004 and the Metamora Township Board on October 11, 2004, is hereby incorporated in its entirety as a functional element of the Metamora Township Master Plan.

Restricting the Number and Spacing of Access Points

Limiting the number of driveways permitted for each land use can help preserve the traffic movement function of a roadway. Proposed and existing land uses should provide the minimum number of driveways needed to provide access to a development site. If additional driveways are proposed, additional street frontage for the subject site and appropriate spacing between existing driveways should be provided.

Even if only one access point is proposed, the most appropriate location should be selected to preserve the function of the roadway and more importantly, to assure public safety. Driveways located too close together are safety hazards and they can negatively impact road capacity. Minimum spacing for non-residential driveways on the same and opposite sides of the roadway should be consistent with the standards contained in *The Access Management Guidebook*¹ published by MDOT.

Access / Driveway Design

Another access management technique is assuring proper driveway and intersection design. To begin with, driveways should be designed with adequate width, turning radius, and depth to allow automobiles and large trucks to enter and exit a site safely and efficiently. A clear vision area at the corners of all driveways and intersections is also needed for safe driver visibility.

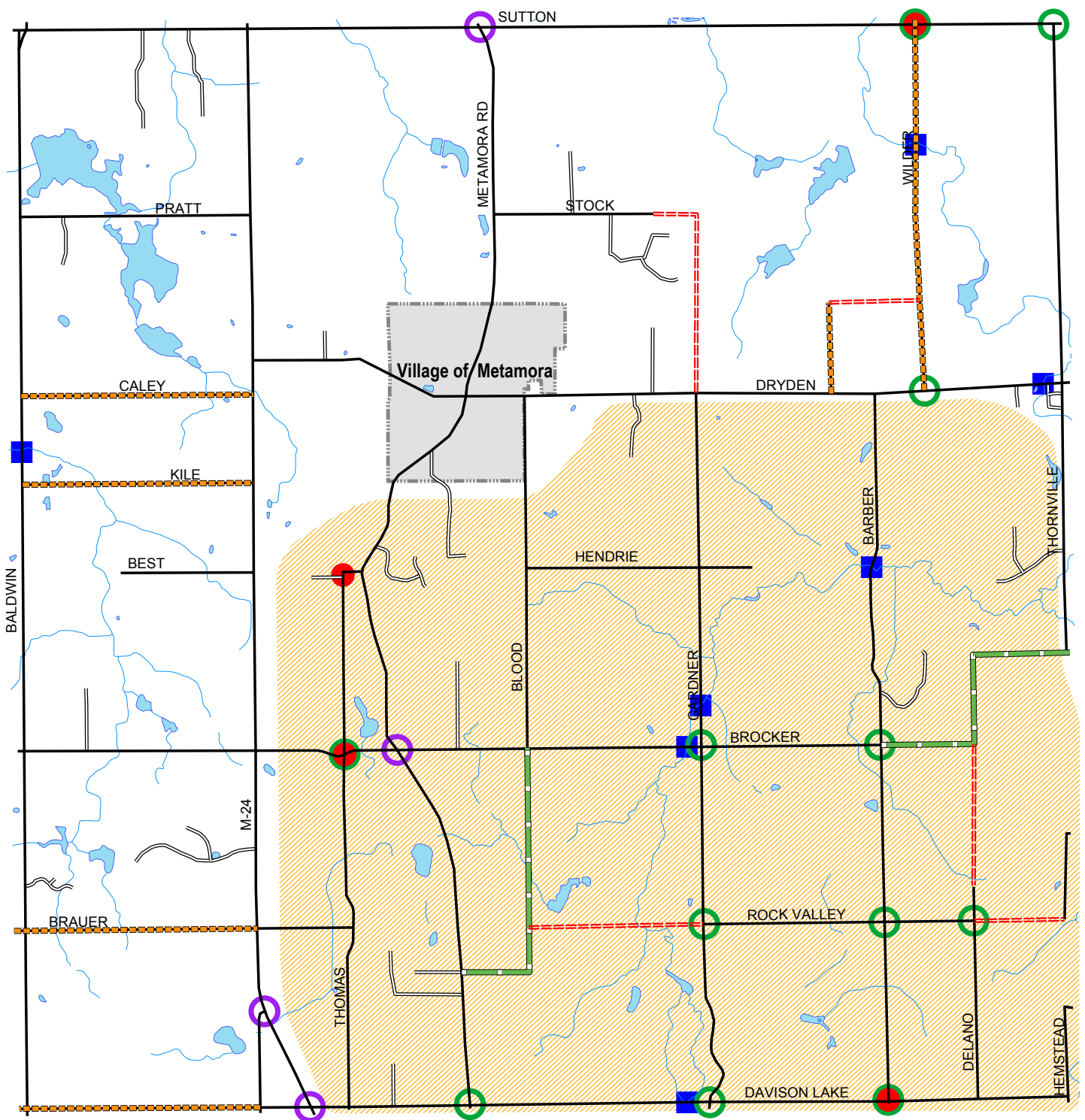
In addition, uses that generate high volumes of traffic may warrant the construction of deceleration and acceleration lanes adjacent to driveways and intersections. Left turn passing lanes or center left turn lanes may also be necessary. Such improvements are often identified by the completion of traffic impact studies. In general, traffic impact studies are recommended whenever a proposed land use will generate more than 750 vehicle trips per day and/or more than 100 vehicle trips in one direction during the morning (e.g., 7 a.m. - 9 a.m.) or afternoon (4 p.m. - 6 p.m.) peak hour.

Finally, restricting turning movements at a driveway or intersection is often warranted due to traffic volumes or poor spacing of proposed access points to existing driveways and/or intersections. For example, when an existing driveway is too close to an intersection, it is possible to improve the access and safety by restricting turning movements to right turns in and out of a proposed or existing development site.

Encouraging Shared Access



Providing shared access to a site reduces the number of access points, preserves the capacity of the road, and can even help to maintain the character of the community. Shared access can be achieved through a variety of techniques including shared driveways, frontage roads, service roads and internal connections between sites. As discussed above, access management is critical for non-residential land uses because of their intensive nature and tendency to demand a higher number of access points.

¹ *The Access Management Guidebook*, Michigan Department of Transportation, October 2001.



EXISTING ROAD CONDITIONS

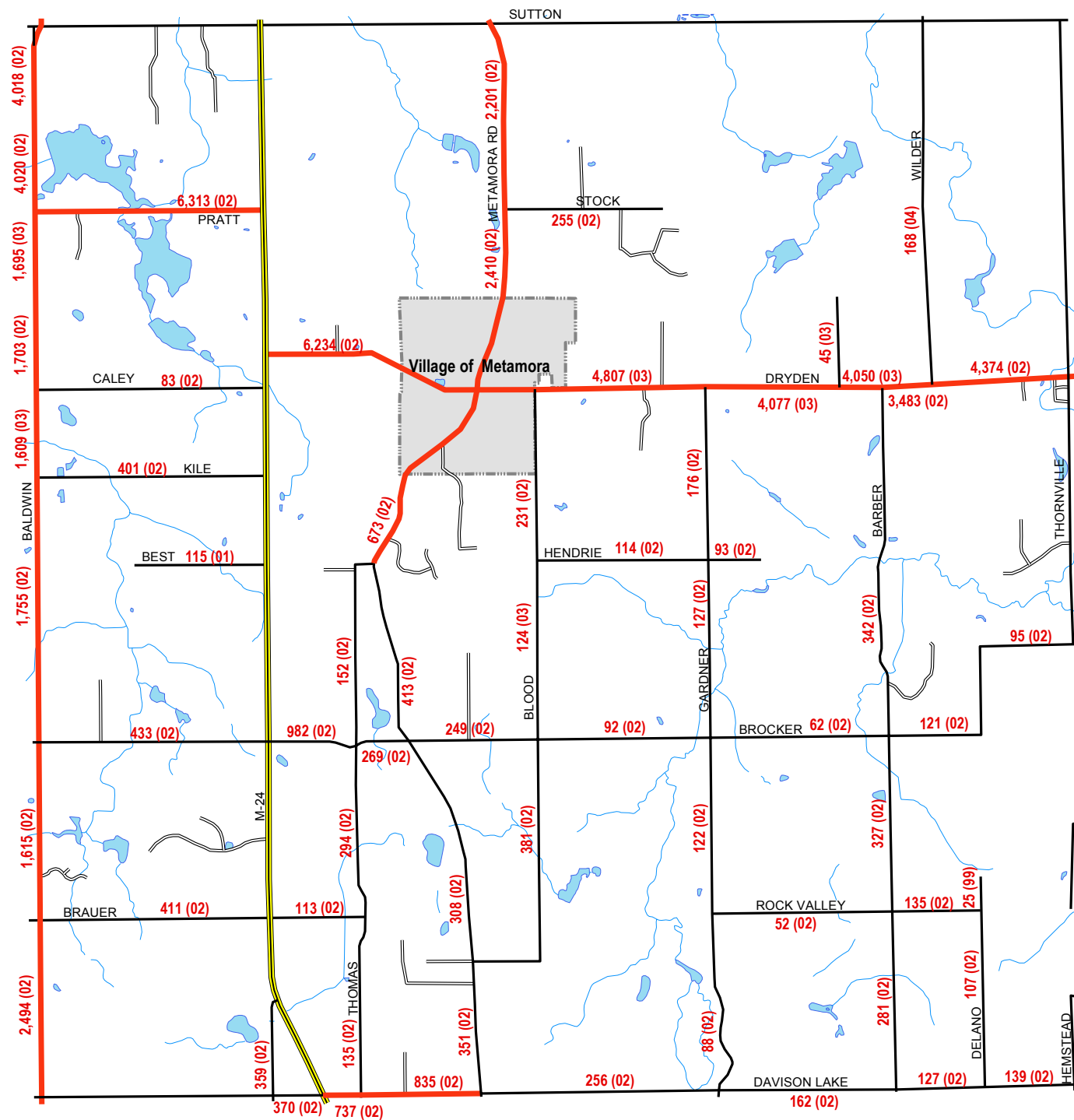
METAMORA TOWNSHIP LAPEER COUNTY, MICHIGAN

-  LIMITED CAPACITY & RURAL VISTA ZONE
-  LIMITED CAPACITY & RURAL VISTA ROADWAY
-  ROAD CLOSED
-  NATURAL BEAUTY ROAD
-  NARROW BRIDGE
-  OFF-SET INTERSECTION
-  SKEWED INTERSECTION
-  LIMITED SIGHT DISTANCE

MAP 7-1

N





AVERAGE DAILY TRAFFIC VOLUMES

METAMORA TOWNSHIP LAPEER COUNTY, MICHIGAN

- STATE HIGHWAY (23,000 ADT 2003)
- HEAVILY TRAVELED ROUTE (GREATER THAN 500 ADT)
- LIGHTLY TRAVELED ROUTE (FEWER THAN 500 ADT)
- PRIVATE ROAD
- 737 (02) AVERAGE DAILY TRAFFIC VOLUME (YEAR)

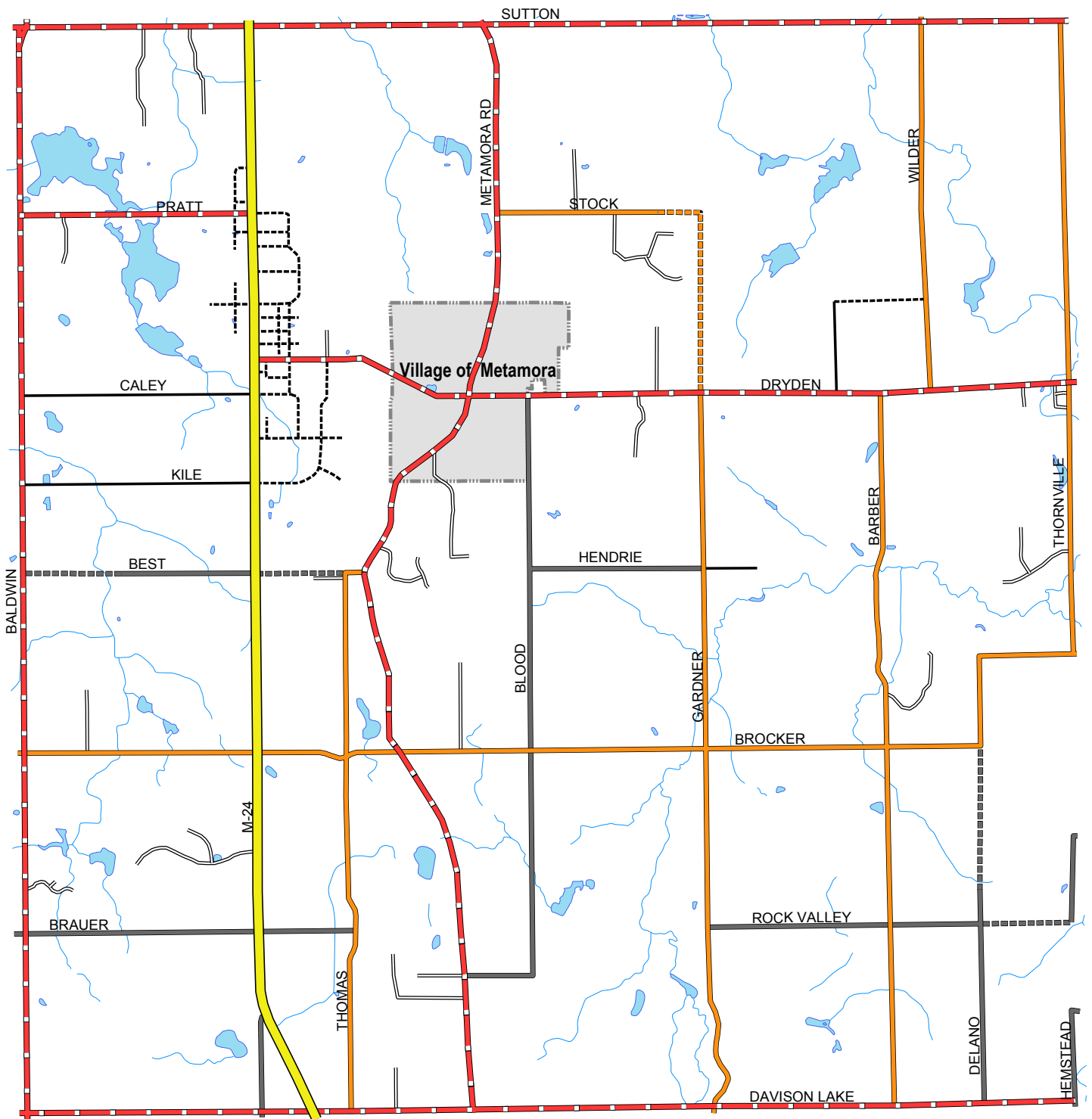
SOURCE: LAPEER COUNTY ROAD COMMISSION

MAP 7-2

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THOROUGHFARE PLAN

METAMORA TOWNSHIP LAPEER COUNTY, MICHIGAN

- MAJOR ARTERIAL
- ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR
- LOCAL ROAD
- PROPOSED LOCAL ROAD
- PRIVATE ROAD

MAP 7-3

N



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Based on the residential density recommendations included in the Land Use Plan chapter, a build out analysis has been completed that depicts the number of potential dwelling units that could be developed in the Township according to the *maximum* yield of the Master Plan. It is important to note that Map 8-1 illustrates how the Township could look if all agricultural and natural lands were developed for residential dwelling units. *This pattern of development is not recommended or desired by Metamora Township.* Rather a key goal of the Township Master Plan is to maintain the rural, agricultural, and equestrian characteristics of the community. Within a given physical area of the Township, Map 8-1 illustrates the maximum allowable density, assuming no development constraints or other limiting characteristics.

RESIDENTIAL CAPACITY

Based on the assumptions of the build out analysis, Metamora Township has a total dwelling unit capacity of 8,660 dwellings. As illustrated on Map 8-1, the areas of the Township planned for higher residential densities are concentrated in the western half of the Township along Lapeer Road (M-24) and around the Village of Metamora. Table 8-1 summarizes the assumptions used in the analysis and provides the results according to planned residential land use category.

Based on the total dwelling unit capacity of 8,660 from Table 8-1 and assuming an average household size of 2.7 (refer to Table A2-4), the total potential population of Metamora Township is approximately 23,382 persons. This theoretical capacity does not

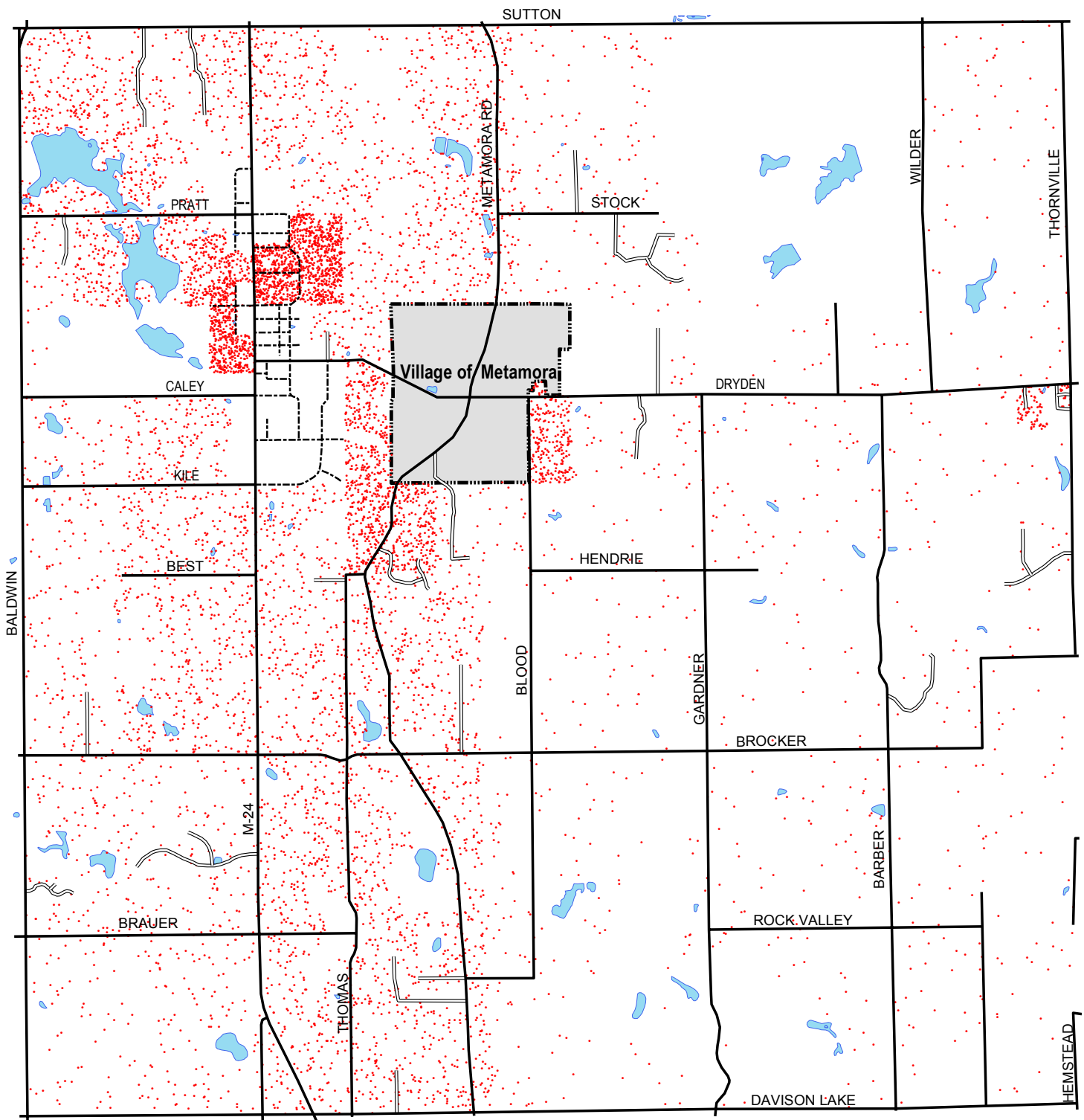
take into account development constraints and other limitations that are beyond the scope identified in Table 8-1.

Table 8-1
Potential Build Out Dwelling Unit Capacity

Residential Land Use	Density ¹ (Units per Acre)	Total Dwelling Units ²
Equestrian Estates	0.1	580
Country Estates	0.2	302
Open Space Residential	0.4	615
Low Density Residential	1.0	3,703
Resort Residential	2.0	531
Village Residential	4.0	1,121
Mobile Home Park	5.0	248
Planned Residential	10.0	1,560
TOTAL		8,660

¹ Density figures used are those recommended by the Land Use Plan (Chapter 4) and assume future sanitary sewer service within the potential sewer service area identified by the Urban Limits Plan (Chapter 5).

² Total dwelling units were calculated as follows: 1) planned nonresidential areas, wetlands, and water bodies were excluded from total land area; 2) 20% of remaining land area was excluded to account for existing and future rights-of-way, site characteristics, and other parcel variations; 3) net land area was multiplied by the maximum density recommendation detailed in the Land Use Plan.



POTENTIAL BUILDOUT

METAMORA TOWNSHIP LAPEER COUNTY, MICHIGAN

• ONE DWELLING UNIT

MAP 8-1

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The Planning Commission's thoughtful preparation and adoption of the Master Plan would be wasted effort without a program of implementation strategies. Aggressive implementation techniques permit the Township to turn potential problems into real opportunities. The implementation program that follows will attempt to correlate specific plan proposals with appropriate implementation techniques. These techniques should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over whatever period of time is required to achieve the Master Plan recommendations.

IMPLEMENTATION TOOLS

Following is a brief discussion of several key implementation tools available to the Township.

ZONING ORDINANCE STANDARDS

The Township's most effective tool to implement the land use arrangement of the Master Plan is zoning standards and districts. A zoning ordinance is not meant to be a static document. The experiences communities undergo in the application of their zoning rules and the review of unusual new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards for the design of new uses and the maintenance of existing developments.

One specific Zoning Ordinance tool that may assist the Township in implementing the Town Center Plan is a Planned Unit Development (PUD) option. The intent of Planned Unit Development regulations is to provide a zoning regulatory process that encourages planning and design, resulting in plans for particular sites that fulfill the goals and objectives of the Master Plan while achieving development that could not be achieved under other types of zoning regulations.

A similar tool would be the creation of a Planned Development District (PDD). A PDD typically permits primarily retail and office uses, tied to a comprehensive site plan for a fairly large development area, but also includes a written Development Agreement between the applicant and the Township. The Development Agreement, which includes the site plan as an attachment, sets forth the specific aspects of the development that are agreed to by both parties. These may include provisions of infrastructure and other public improvements and amenities by the developer, and allowances for special development characteristics by the Township that might otherwise be prohibited.

CODE ENFORCEMENT

Simple code enforcement can often turn the tide with regard to the image of an area and the livability of a neighborhood. More aggressive but fair enforcement of current codes and ordinances could be effective in the following instances:

- ☐ Improve housing conditions
- ☐ Terminate improperly established, non-conforming uses
- ☐ Repair or replace ineffective screen walls and/or greenbelts
- ☐ Eliminate open storage in business districts
- ☐ Eliminate blight in residential areas

SUBDIVISION AND CONDOMINIUM REGULATIONS

Subdivision Regulations and Condominium Regulations Ordinances are valuable tools in achieving the type of residential development desired by the Township. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments.

SPECIAL DESIGN PLANS AND FUNCTIONAL PLANS

Sometimes a Master Plan must be followed by more detailed design studies in order to illustrate specific concepts that can only be covered briefly in the plan. Functional plans can also help to implement certain ideals outlined in the Plan. For example, the M-24 Corridor Access Management Plan was developed to detail specific recommendations to reduce driveway-related conflicts, crashes, and congestion while maintaining safe and reasonable access to adjoining properties within the M-24 Corridor. The Plan was

approved by the Metamora Township Planning Commission and the Metamora Township Board as a functional element of the Township's Master Plan.

SITE PLAN, SPECIAL LAND USE, REZONING, AND CONDITIONAL ZONING APPROVAL

Many essential components of the Plan will be the subject of a site plan or special land use application, perhaps preceded by an application for rezoning. The Township should consider making the appropriate zoning district changes following adoption of the Plan only for those areas that are identified by the Commission as critical elements. Now is the appropriate time to review the community's site plan and special land use approval processes and standards. The standards should clearly set forth any discretionary powers the Township feels it should reserve. Once such standards are in place, the Planning Commission must adhere to them consistently when reviewing development proposals. The implementation of the Plan could take 20 years or longer. In order to maintain the vision, consistent application of design criteria and development standards will be essential.

A potential new implementation tool is the recent advent of Conditional Zoning. Similar to PUD and PDD in its outcome, Conditional Zoning ties a district change to a site plan and list of conditions, but adds a timeframe as well. If the development does not commence within the approved timeframe, the zoning reverts back to the prior classification and the use approval is void.

FEDERAL AND STATE GRANT PROGRAMS

Federal and State grants are much smaller and more competitive than in their heyday during the 1950's through the mid-1980's. There are still programs in place, however, particularly for pollution abatement (sanitary sewers), pedestrian enhancements (related to roadway projects), and parks and recreation. Proper planning in advance is generally the key to success in securing these grants. Often times the granting agency is particularly interested in innovative projects that stretch the grant dollars or present a concept that is transferable to other communities. Projects that involve two or more neighboring municipalities often receive priority for funding.

TRANSFER OF DEVELOPMENT RIGHTS AND PURCHASE OF DEVELOPMENT RIGHTS

"Transferable Development Rights" (TDR) is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). Purchase of Development Rights (PDR) involves an entity, usually governmental, purchasing a property owners development rights thereby preserving agricultural or open space use of property in perpetuity. At the current time Townships have not been granted the authority to participate in a TDR program.

RE-EVALUATION AND ADJUSTMENT OF THE PLAN

The final – and sometimes most difficult – step in the planning process is re-evaluation and adjustment. The process is never really finished. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the community's future land use. If the Plan no longer reflects the vision of the community, the Planning Commission should then begin the planning process again.

IMPLEMENTATION PROGRAM

The specific implementation strategies summarized in the following table have been developed to assist with the continual use of this policy document.

Table 9-1
Implementation Program

Goal / Objective	Action Item
Maintain and promote the rural, agricultural, and equestrian character of Metamora Township.	Review and, if necessary, amend landscape standards of the Zoning Ordinance to ensure attractive site landscaping and encourage use of native vegetation.
	Review and, if necessary, amend Zoning Ordinance provisions to improve open space development standards.
	Review and, if necessary, amend open space preservation requirements for residential development to provide greater incentives for creative design that will result in the preservation of important viewsheds.
Protect and enhance the environmental assets in the Township.	Amend Zoning Ordinance to establish setback requirements from wetlands, lakes, and rivers.
	Continue to plan for the creation of future parks, recreation, and open space within the community by updating the Township Recreation Plan every five years.
	Utilize community impact statements to determine impacts and effects of significant and intensive land uses.
Provide a variety of housing opportunities while maintaining and promoting Metamora's unique character.	Consider developing Planned Unit Development regulations and/or new residential zoning districts to accommodate and achieve the residential uses planned within the Town Center Area.
	Continue to explore the feasibility of a municipal sanitary sewer system to serve properties within the M-24 Corridor.
Provide goods and services to township residents while maintaining and promoting Metamora's unique character.	Review and, if necessary, amend buffering and greenbelt standards to ensure commercial development does not negatively impact surrounding neighborhoods.
	Establish new right-of-way greenbelt planting standards to achieve attractive roadside views and visual screening of parking areas.
	Consider a Town Center Overlay Zone to ensure consistent landscape treatment along major roads to create an identifiable Town Center character.

Implementation Strategies

Goal / Objective	Action Item
	Consider redrafting the commercial zoning districts and adding Planned Unit Development and Planned Development Districts in order to achieve the Local Commercial, Community Core, and Highway Commercial areas as envisioned by the Land Use Plan.
	Develop design guidelines to define and promote a unified character within the Community Core retail area.
	Work with developers through the site plan review process to achieve the planned network of local streets within the Community Core area.
	Develop entry features with unique signage and landscaping at the Town Center's main entry points.
Ensure that industrial development is compatible with the community's rural character and will exert minimal impact on the Township.	Review and, if necessary, amend the Industrial district to ensure appropriate uses are permitted and effective standards are required.
	Review and, if necessary, amend buffering and greenbelt standards to ensure industrial development does not negatively impact surrounding properties.
	Establish new right-of-way greenbelt planting standards to achieve attractive roadside views and visual screening of parking and outdoor storage areas.
Maintain a transportation network that facilitates efficient circulation while reinforcing the Township's rural character.	Actively work to implement the recommendations of the M-24 Corridor Access Management Plan through the site plan review process.
	Continue to work with the Michigan Department of Transportation to ensure that future improvements to M-24 are compatible with the Township's vision.
	Work with developers through the site plan review process to achieve the planned network of local streets within the Community Core area.

ZONING PLAN

The Township's Zoning Plan is intended to encourage short-term implementation of the long range land use recommendations included in the Land Use Plan. These short-term actions could be implemented through a Township-initiated rezoning of select areas as recommended on the Zoning Plan. Alternatively, private applications for rezoning consistent with the Master Plan should be given high priority by the Planning Commission.

The intent of the Zoning Plan is not to identify *all* areas that would require rezoning to be consistent with the Plan. Instead the Zoning Plan highlights specific *key* areas where existing zoning would inhibit development in accordance with the Plan. For example, property behind the commercial frontage on the west side of Lapeer Road between Caley and Pratt Roads is currently zoned B-1 and B-2; however, the Land Use Plan recommends moderate density and high density residential uses. By rezoning these properties to a more appropriate zoning district, the Township can prevent development of this area in a manner that is inconsistent with the Plan.

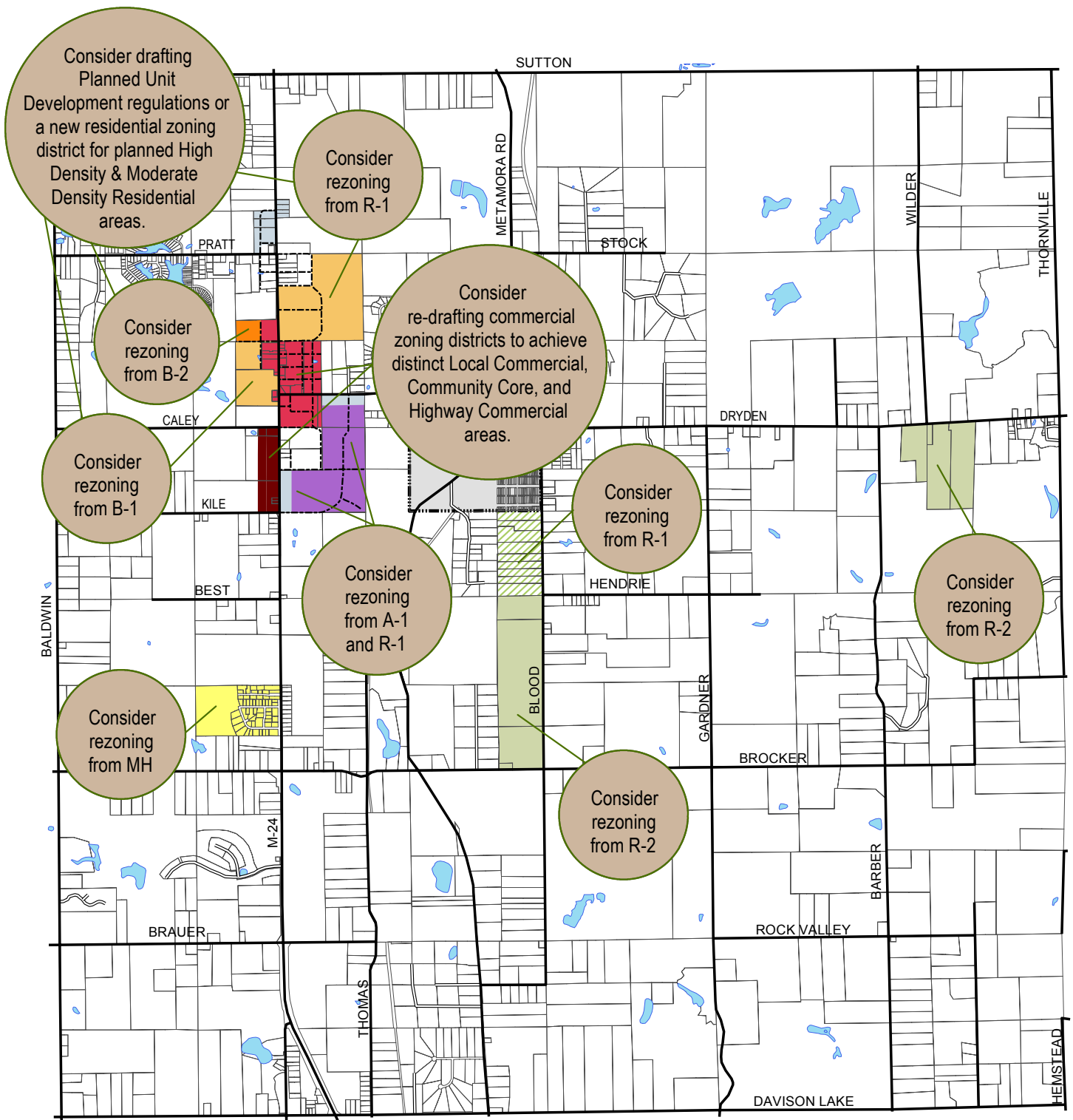
In addition to rezoning of property, implementation of the Master Plan recommendations will require reevaluation and revision of the Township's current

zoning districts and standards. Such revisions will be particularly critical to implementation of many of the Master Plan's concepts and recommendations regarding nonresidential areas and land uses, as noted in Table 9-2 below.

Table 9-2
**Comparison of Non Residential Land Use Categories
with Current Zoning Districts**

MASTER PLAN		CURRENT ZONING ORDINANCE
Non Residential Land Use Category		Compatible Zoning District(s)
Commercial & Office	Office	O-1*
	Local Commercial	B-1*
	Community Core	O-1*, B-1*
	Highway Commercial	B-2*
Industrial		M-1*

* Permitted uses and standards of the current Zoning Ordinance will require revision in order to meet the intent of the Master Plan land use categories, particularly community character elements recommended by the Plan. It is important to note that the current B-2 District will not implement the Community Core concept without reevaluation and revision.



LAND USE PLAN CATEGORY

- EQUESTRIAN ESTATES
- COUNTRY ESTATES
- LOW DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OFFICE
- COMMUNITY CORE
- HIGHWAY COMMERCIAL
- LIGHT INDUSTRIAL PARK

ZONING PLAN

METAMORA TOWNSHIP LAPEER COUNTY, MICHIGAN

MAP 9-1



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A updated existing land use inventory provides a base from which current and long-range planning recommendations and decisions can be made. By updating the parcel-by-parcel inventory of land use, the Township is able to analyze current conditions and make comparisons with past studies to identify changes and trends in the Township's land use.

A field survey of existing land use in Metamora Township was conducted in September of 2003. Based on data collected through the field survey and aerial photos, the use of each parcel was recorded on a base map of the Township. Once the land uses for all of the parcels in the Township were identified, Geographic Information Systems (GIS) software was used to create a land use database that could be linked to the Township's parcel map. As a result, Map A1-1 illustrates the land use of each individual parcel, as well as the overall land use pattern throughout the Township. It is important to note that an Existing Land Use map reflects the actual current use of the land, not the zoning classification or the Master Plan designation.

LAND USE CLASSIFICATIONS

The following is a description of the various land use classifications used in the survey.

SINGLE FAMILY RESIDENTIAL

This category includes single and two family dwelling units and accessory structures.

MOBILE HOME PARK

This category includes planned mobile home parks and their related accessory buildings and recreational areas.

COMMERCIAL & OFFICE

Includes land areas where retail sales and service establishments are found. This category also includes office uses such as doctors and dentists, legal, accounting, and similar professions, real estate, sales and business offices.

INDUSTRIAL

Uses with or without buildings where materials are processed, fabricated, assembled, or manufactured; or where equipment, materials, or wastes are stored out-of-doors are classified as industrial.

EXTRACTIVE

Includes extractive activities that are primarily carried out upon the surface of the earth through open excavation, such as topsoil, sand, gravel and rock quarry removal operations.

PUBLIC

Includes public uses, such as schools, government buildings, and public cemeteries.

QUASI-PUBLIC

This category includes uses owned by private, non-profit, or religious entities that provide public services. Churches are a good example of a Quasi-Public use, as are properties owned by service organizations and clubs such as the American Legion or the Knights of Columbus.

RECREATION

Includes public and private outdoor recreation areas such as playgrounds, picnic areas, camps, sports fields, and the like.

AGRICULTURE

This category includes all land area used for crops and permanent pasture land. If the parcel appeared to have been farmed in the last few years, though not within the last growing season, it was assumed to be lying fallow and included in this classification.

UTILITY

This category includes power and gas lines, gas compressor stations and production facilities, telephone switching stations, and electricity sub-stations.

VACANT & OPEN SPACE

Included in this category are woodlands, open and vacant land.

CURRENT LAND USE INVENTORY

Total acreage was calculated for the different land use categories using GIS. The following table provides a breakdown of land use in the Township.

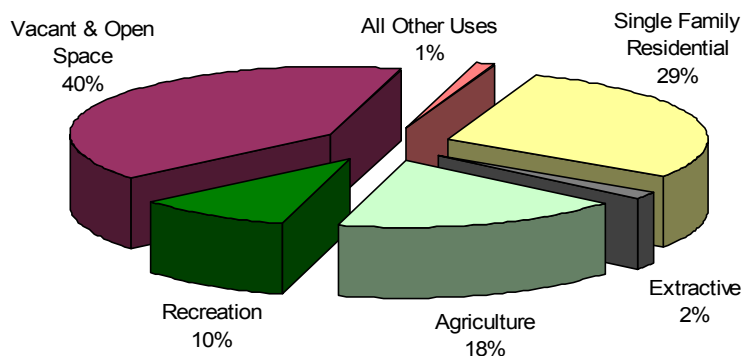
Table A1-1
**Existing Land Use
Metamora Township, 2003**

Land Use Category	Total Area (Acres)	Percent of Total Land Area
Single Family Residential	6,298.0	28.8%
Mobile Home Park	24.8	0.1%
Commercial & Office	101.6	0.5%
Industrial	48.2	0.2%
Extractive	370.7	1.7%
Public	47.2	0.2%
Quasi-Public	11.1	0.1%
Agriculture	3,860.8	17.7%
Recreation	2,230.4	10.2%
Utility	6.2	0.0%
Vacant & Open Space	8,840.2	40.5%

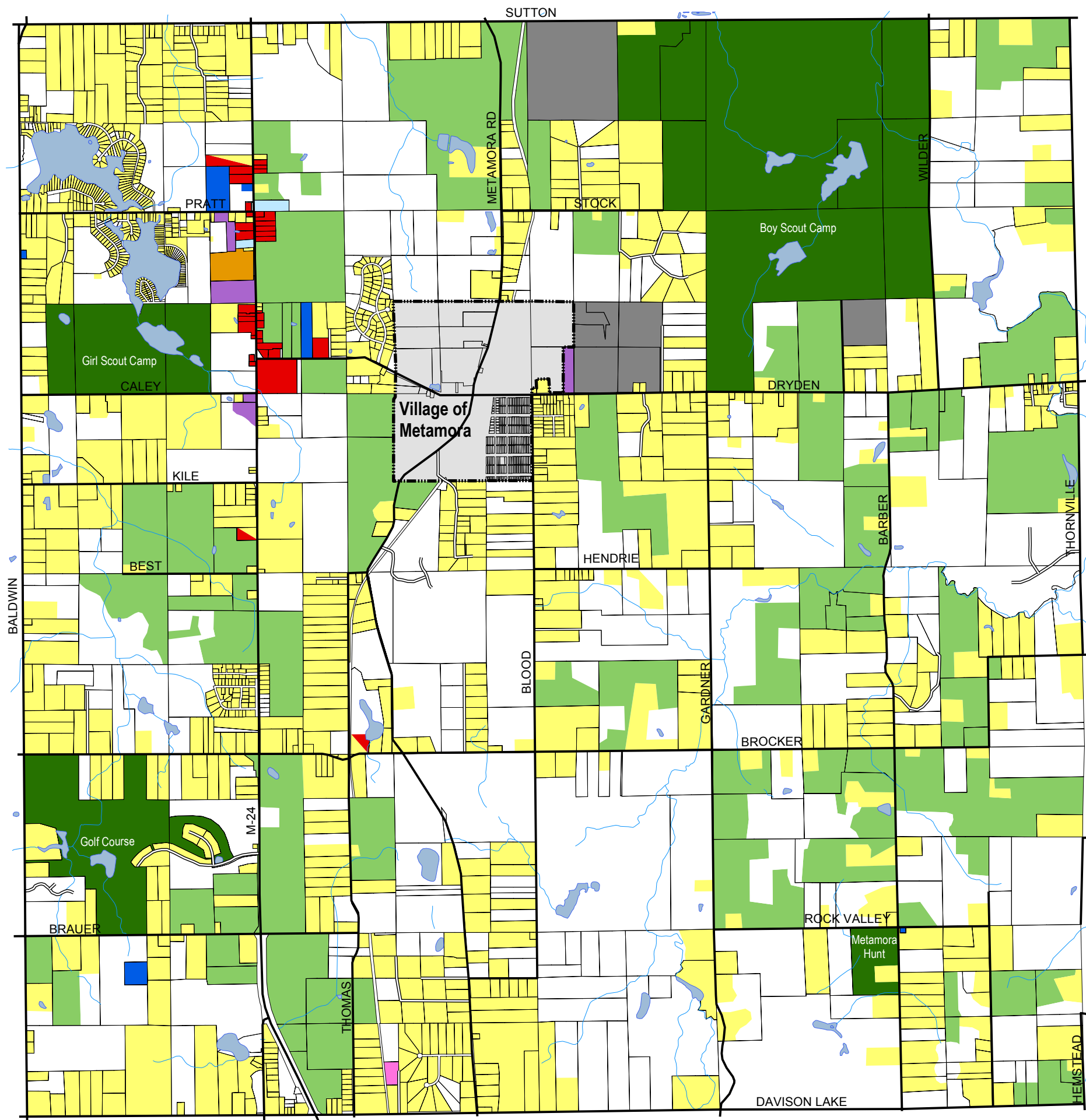
CONCLUSION

As shown in the chart below, the 2003 existing land use inventory documents the predominance of Agricultural, Single Family Residential, and Recreational land uses in the Township. The significant amount of land that remains vacant or open also becomes evident. All other land use categories combined only make up about 1% of the Township's total land area.

Figure A1-1
**Percent of Total Land Use
Metamora Township, 2003**



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- VACANT & OPEN SPACE
- AGRICULTURE
- RECREATION
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- COMMERCIAL & OFFICE
- INDUSTRIAL
- EXTRACTIVE
- PUBLIC
- QUASI PUBLIC
- UTILITY
- VILLAGE OF METAMORA

EXISTING LAND USE: 2003

METAMORA TOWNSHIP
LAPEER COUNTY, MICHIGAN

MAP A1-1



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In any community, the planning process begins with an evaluation of the community's characteristics such as population, housing, workforce, income, local market potential, development patterns, natural resources and other pertinent factors. This information is a basic ingredient in planning for the future. Historical and current population trends can be used in various ways to illustrate problem areas of development, identify opportunities for growth and improvement, and provide an indication of probable future needs. Once a database of existing conditions is compiled, a community can first evaluate the data, then use the findings to help set goals for the future development of the community.

POPULATION AND HOUSING

POPULATION

For the purpose of evaluating likely future population outcomes, it is useful to compare the Township's population trends with those of adjacent communities. Since 1970, Metamora Township has more than doubled its population—from 1,988 in 1970 to 4,184 in 2000. As shown in Table A2-1 below, in the last decade alone the Township's population has increased by 35%. For most communities in Lapeer County, the decade between 1980 and 1990 was one of minimal growth; in fact, several communities actually lost population, including the Villages of Dryden and Metamora and Elba Township. The major exception was Dryden Township, which grew by 46% during that decade. The decade between 1990 and 2000 saw growth rates picking up again in most communities, especially, as mentioned above, in Metamora Township. Dryden (36%) and Oxford (34%) Townships grew at similar rates to Metamora between

1990 and 2000. Of the communities adjacent to Metamora, Brandon Township has grown the most over the past thirty years—over 200% since 1970. Lapeer County has grown proportionally more than Oakland County, reflecting the expansion of the Metro Detroit area into further and further outlying areas since the 1970's.

Table A2-1
Population
Metamora Township & Adjacent Communities, 1970-2000

Community	1970	1980	1990	% Change, 1980-1990	2000	% Change, 1990-2000	% Change, 1970-2000
Addison Twp	2,809	4,607	5,142	18.6%	6,439	25.2%	129.2%
Attica Twp	2,695	3,642	3,873	6.3%	4,679	20.8%	73.6%
Brandon Twp	4,813	9,525	12,051	26.5%	14,765	22.5%	206.8%
Dryden Twp	2,129	2,327	3,399	46.1%	4,624	36.0%	117.2%
Dryden Village	654	650	636	-2.2%	815	28.1%	24.6%
Elba Twp	5,651	4,604	4,536	-1.5%	5,462	20.4%	-3.3%
Hadley Twp	2,011	3,331	3,830	15.0%	4,655	21.5%	131.5%
Lapeer Twp	2,574	4,261	4,519	6.1%	5,078	12.4%	97.3%
Lapeer City	6,270	6,225	7,759	24.6%	9,072	16.9%	44.7%
Metamora Twp*	1,988	2,668	3,094	16.0%	4,184	35.2%	110.5%
Metamora Village	468	552	450	-18.5%	507	12.7%	8.3%
Ortonville	983	1,190	1,252	5.2%	1,535	22.6%	56.2%
Oxford Township	8,489	10,569	11,933	12.9%	16,025	34.3%	88.8%
Oxford	2,536	2,746	2,929	6.7%	3,540	20.9%	39.6%
Lapeer County	52,317	70,038	74,768	6.8%	87,904	17.6%	68.0%
Oakland County	907,871	1,011,793	1,083,592	7.1%	1,194,156	10.2%	31.5%

Source: U.S. Census, 1970-2000

*Unless otherwise noted, Metamora Township population includes Village of Metamora population.

Table A2-2 below illustrates the Township's share of Lapeer County's growth. In 2000, Metamora Township comprised 4.1% of the County's population, and the Township's growth during the decade contributed 7.1% to the County's total growth. Metamora Township's share of the County population has increased slightly since 1950, when it contributed 2.9% of the total. The Township contributes more than its proportional share to the County's growth; this was especially true between 1980 and 1990.

Table A2-2
Metamora Township Population and Growth
as a Percent of Lapeer County, 1950-2000

Year	Metamora Township Population*	Lapeer County Population	Metamora Share of County Population	Metamora Share of County Growth
1950	737	35,794	2.1%	N/A
1960	914	41,926	2.2%	2.9%
1970	1,520	52,317	2.9%	5.8%
1980	2,116	70,038	3.0%	3.4%
1990	2,644	74,768	3.5%	11.2%
2000	3,647	87,904	4.1%	7.6%

*In this table, Metamora Township Population excludes Village of Metamora population.

HOUSEHOLDS

As discussed previously, Metamora Township's population increased by 35.2% between 1990 and 2000. The number of households in the community increased by 28.2%-- a rate slightly lower than the population increase (see Table A2-3). This is contrary to the national trend, which reflects a rising number of households relative to population increases due to decreasing household size. In keeping with the trend, however, the Township's average household size has decreased over the last two decades. In 1980 Metamora Township had an average household size of 3.24 persons. Household size decreased to 3.0 in 1990, and in 2000 it dropped again to 2.72 persons. Average household size in Metamora Township was slightly larger than that for Lapeer County until 2000, when it dropped below the County average (See Table A2-4).

Table A2-3
Total Households
Metamora Township and Ajaent Communities, 1990 and 2000

Community	1990 Households	2000 Households	% Change, 1990-2000
Addison Twp	1,717	2,174	26.6%
Attica Twp	1,251	1,602	28.1%
Brandon Twp	3,987	5,012	25.7%
Dryden Twp	1,103	1,586	43.8%
Dryden Village	195	285	46.2%
Elba Twp	1,544	1,940	25.6%
Hadley Twp	1,225	1,573	28.4%
Lapeer Twp	1,451	1,765	21.6%
Lapeer City	2,844	3,443	21.1%
Metamora Twp	1,196	1,533	28.2%
Metamora Village	153	188	22.9%
Ortonville	452	537	18.8%
Oxford Township	4,233	5,787	36.7%
Oxford	1,151	1,402	21.8%
Lapeer County	24,659	30,729	24.6%
Oakland County	410,488	471,115	14.8%

Source: U.S. Census, 1990, 2000

Table A2-4
Average Household Size, 1980-2000

	1980	1990	2000
Metamora Township	3.24	3.0	2.72
Lapeer County	3.23	2.97	2.8

Source: U.S. Census, 1980-2000

HOUSING UNITS

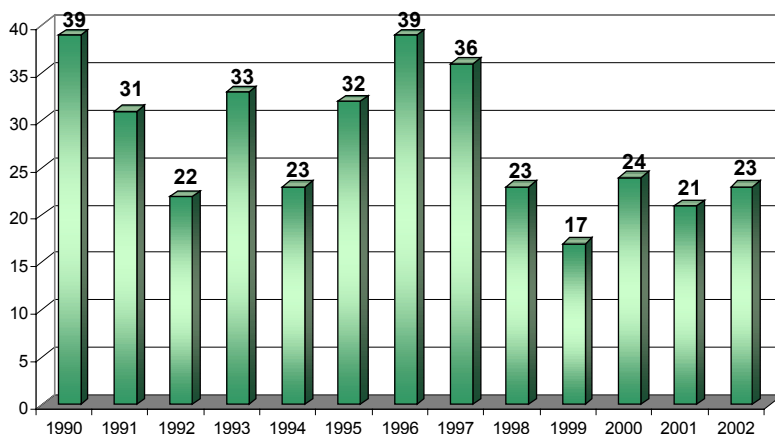
As demonstrated in Table A2-5 below, the number of housing units in Metamora Township increased by about 27% during the last decade – consistent with the 28.2% increase in population reflected in Table A2-1. These figures indicate that Metamora Township is growing at a faster rate than Lapeer County as a whole.

Table A2-5
Total Housing Units
Metamora Township and Adjacent Communities, 1990 and 2000

Community	1990 THU	2000 THU	% Change, 1990-2000
Addison Township	1,833	2,290	24.9%
Attica Township	1,444	1,789	23.9%
Brandon Township	4,172	5,290	26.8%
Dryden Township	1,154	1,673	45.0%
Dryden Village	198	312	57.6%
Elba Township	1,708	2,121	24.2%
Hadley Township	1,304	1,646	26.2%
Lapeer Township	1,510	1,831	21.3%
Lapeer City	3,070	3,658	19.2%
Metamora Twp	1,283	1,634	27.4%
Metamora Village	156	188	20.5%
Ortonville	478	537	12.3%
Oxford Township	4,376	6,151	40.6%
Oxford	1,192	1,402	17.6%
Lapeer County	26,445	32,732	23.8%
Oakland County	432,684	492,006	13.7%

Source: U.S. Census, 1990 and 2000

Figure A1-1
Residential Building Permits Issued, 1990-2002
Metamora Township



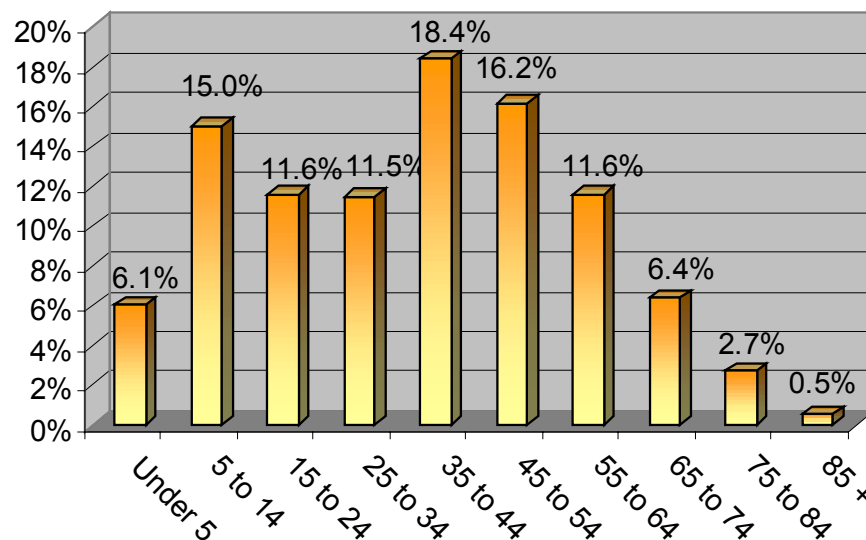
Source: U.S. Census

Over the past thirteen years, Metamora Township has experienced steady rates of construction of new, site-built single family homes. The average number of residential building permits per year is twenty-eight. From 1998 on, fewer building permits were issued annually than for the previous eight years.

AGE

In addition to total population, housing units, and household size, it is important to examine the overall age groupings of a community's population. The overall age grouping provides figures for the number of school-age children, the size of the workforce (i.e. 18-64 year groups), and size of the elderly population. This data can be used for school enrollment projections, planning for recreation facilities, special services for the elderly, and other governmental services. Figure A2-2 illustrates the age distribution of Metamora Township's residents in 2000.

Figure A2-2
Age Distribution, 2000
Metamora Township



Source: U.S. Census

These demographics indicate that there is a large percentage (around 30%) of adults in the “parenting” years—ages 25 to 44—and a large proportion of school-aged children. Children aged five to nineteen make up 22% of Metamora Township's residents. It is important for the community to plan for the needs of people of all ages, but it may prove particularly beneficial to emphasize programs and facilities for families and children. Currently, the senior population of Metamora Township is 9.6%, which is exactly the same percentage as Lapeer County as a whole. Over the next several years many of the people in the 55 to 64 age group and even some in the 45 to 54 age group may enter retirement. In general, the American population is aging, so communities may want to be mindful of the senior population when planning for the future.

POPULATION PROJECTIONS

It is important to have a good estimate of the future population so that planning for infrastructure, municipal services, and administrative capabilities can be well managed and directed for the growth and development that occurs. Underestimating future population when planning renders the community unprepared; overestimating can lead to wasted resources. To properly plan for Metamora Township's future, an accurate estimate of its population for the next twenty years is essential.

There are a variety of methods that can be used to project the Township's future population. The constant proportion, growth rate, and increasing proportion methods are relatively easy to administer and can generate alternative projections based on historical trends and growth rates.

The growth rate method, shown below, assumes that the 2000-2010 growth rate will be the same as between 1990-2000 and the 2000-2020 growth rate will be the same as between 1980-2000.

Table A2-6
Population Projections, Growth Rate Method
Metamora Township

2000 Population	1990-2000% Change	1980-2000 % Change	2010 Projection	2020 Projection
4,184	35.2%	56.8%	5,657	6,561

The constant proportion method assumes that the Township will maintain the same percentage of the County's projected 2010 and 2020 population it contributed in 2000. The population projections for Lapeer County in 2010 and 2020 are from the Office of the State Demographer and are based on 1990 Census data. The County's low growth rate in the decade between 1980 and 1990 may result in the population projections being too low. In 2000, Metamora Township represented 4.76% of the County's population. Projections for the Township using State of Michigan projections for the County are as follows:

Table A2-7
Population Projections, Constant Proportion Method
Metamora Township and Lapeer County

	2000 Population	2010 Projection	2020 Projection
Lapeer County	87,904	101,100	111,500
Metamora Township	4,184	4,812	5,307

The increasing proportion method assumes that the rural areas and small Townships on the fringe of growth centers will expand over the next two decades as the growth centers approach their build-out. This method may be more accurate than the Constant Proportion Method in Metamora's case, since the Township's share of the County population has been increasing over the last few decades. This method

requires that the forecaster apply a growth rate to the community. The data below assumes that Metamora Township will comprise 5.2% percent of the County population in 2010 and 6.0% percent in 2020. The results are as follows:

Table A2-8
**Population Projections, Increasing Proportion Method
Metamora Township and Lapeer County**

	2000	2010	2020
Lapeer County	87,904	101,100	111,500
Increasing %	4.76%	5.2%	6.0%
Metamora Township	4,184	5,257	6,690

Table A2-9
Population Projection Summary

Method	2000 Census	2010 Projection	% Change, 2000-2010	2020 Projection	% Change, 2010-2020
Constant Proportion	4,184	4,812	15.0%	5,307	10.3%
Growth Rate	4,184	5,657	35.2%	6,561	16.0%
Increasing Proportion	4,184	5,257	25.7%	6,690	27.3%

Most of the above methods of projection rely upon estimates for a larger jurisdiction that may or may not be accurate. It is important for a community planning for its future not to underestimate its potential for growth. Underestimation can result in being unprepared. For that reason, the Master Plan will use the following assumptions of future Township population, which are slightly higher than the numbers generated by the increasing proportion method, as the basis for the community's long range plans:

Table A2-10
Population Projections, Metamora Township

	2000	2010	2020
Metamora Township	4,184	5,700	7,200

EMPLOYMENT

As shown in Table A2-11 below, the largest number of Metamora Township residents is employed in “management and professional” occupations (23%). Another large group is employed in “sales and office” occupations. “Production, transportation, and material moving” occupations make up the third largest group. “Service” and “construction, extraction, and maintenance” each make up about 14% of the total occupations of Metamora Township residents. The employment by industry distribution in Metamora Township is generally consistent with the distribution of employment in Lapeer County. The County exceeds the Township in terms of production, transportation, and material moving occupations, while the Township has a significantly higher proportion of residents in management and professional occupations. Also consistent with the County data is the low percentage of Metamora Township residents employed in farming, fishing, and forestry occupations.

Table A2-11
Employment by Occupation and Industry
Metamora Township and Lapeer County, 2000

Occupation	Metamora Township	% of Township Total	Lapeer County	% of County Total
Management, professional, and related occupations	790	37.1%	11,043	26.9%
Service occupations	257	12.1%	5,608	13.7%
Sales and office occupations	481	22.6%	8,581	20.9%
Farming, fishing, and forestry occupations	2	0.1%	165	0.4%
Construction, extraction, and maintenance occupations	254	11.9%	5,687	13.9%
Production, transportation, and material moving occupations	348	16.3%	9,928	24.2%
		100.0%		100.0%
Industry				
Agriculture, forestry, fishing and hunting, and mining	28	1.3%	610	1.5%
Construction	242	11.4%	3,767	9.2%
Manufacturing	502	23.5%	12,237	29.8%
Wholesale trade	38	1.8%	767	1.9%
Retail trade	272	12.8%	4,486	10.9%
Transportation and warehousing, and utilities	54	2.5%	1,433	3.5%
Information	57	2.7%	655	1.6%
Finance, insurance, real estate, and rental and leasing	84	3.9%	1,499	3.7%
Professional, scientific, management, administrative, and waste management services	217	10.2%	2,537	6.2%
Educational, health and social services	393	18.4%	7,209	17.6%
Arts, entertainment, recreation, accommodation and food services	142	6.7%	2,298	5.6%
Other services (except public administration)	46	2.2%	2,259	5.5%
Public administration	57	2.7%	1,255	3.1%
		100%		100%

Source: U.S. Census, 2000

Metamora Township residents' commuting patterns are generally in line with the county as a whole. According to the 2000 U.S. Census, the mean travel time to work for Metamora residents was 34.3 minutes, compared with a mean travel time of 35.3 minutes for Lapeer County. This relatively long commute time indicates that Metamora is an attractive enough place to live to warrant a long commute, but also that the majority of residents have not been able or have not wanted to find jobs within the Township itself.

Almost all Metamora Township residents (85.3%) drive alone to their place of work, just as 83.6% of Lapeer County residents do. The other significant means of transportation to and from work is carpooling, which accounts for 8.9% of the trips. In the County as a whole, the carpool rate is slightly higher: 11.3%. Currently 3.8% of Metamora Township residents walk to work and 1.5% work from home. There are no opportunities for public transportation to places of employment for Metamora Township residents at this time.

EDUCATION

Table A2-12 below shows the educational attainment levels for Metamora Township and Lapeer County. As shown, the educational attainment of residents in Metamora Township is generally higher than that of the County. The percentage of Township residents with a Bachelor's Degree is quite a bit higher than the County as a whole. The percentage of Township residents with a Graduate or Professional Degree is slightly higher than the County as a whole. The number of Metamora residents who do not have a high school diploma is lower than the County as a whole.

Table A2-12
Educational Attainment
Metamora Township and Lapeer County, 2000

	Metamora Township*	% Metamora Township	Lapeer County*	% Lapeer County
Not A High School Graduate	306	10.9%	8,744	15.5%
Graduated From High School	869	30.9%	21,751	38.5%
Some College- No Degree	770	27.4%	14,560	25.8%
Associate Degree	206	7.3%	4,217	7.5%
Bachelor's Degree	468	16.7%	4,950	8.8%
Graduate or Professional Degree	191	6.8%	2,232	4.0%
Population 25 Years and Older*	2,810	100.0%	56,454	100.0%

Source: 2000 U.S. Census

* Census figures on educational attainment are based on population 25 years and over.

INCOME

Table A2-13 shows the per capita and median household incomes of Metamora Township and adjacent communities. Except for Addison Township, Metamora Township's 2000 per capita income of \$29,255 is the highest of any of its surrounding communities, and significantly higher than that of Lapeer County overall (\$21,462). Of

the adjacent communities, Hadley, Addison, and Dryden Townships have the highest median household incomes, while the City of Lapeer has the lowest .

Table A2-13

Income

Metamora Township and Adjacent Communities, 2000

Community	2000 Median Household Income	2000 Per Capita Income
Addison Twp	\$69,266	\$29,350
Attica Twp	\$50,392	\$22,226
Dryden Twp	\$69,659	\$26,902
Dryden Village	\$54,375	\$21,180
Elba Twp	\$53,614	\$22,863
Hadley Twp	\$72,381	\$26,859
Lapeer Twp	\$63,411	\$23,383
Lapeer City	\$35,526	\$16,608
Mayfield Twp	\$50,822	\$20,399
Metamora Twp	\$61,250	\$29,255
Metamora Village	\$58,088	\$19,548
Ortonville	\$60,972	\$24,110
Oxford	\$53,885	\$24,811
Oxford Twp	\$63,494	\$26,601
Lapeer County	\$51,717	\$21,462
Oakland County	\$61,907	\$32,534

Source: U.S. Census, 2000

UNEMPLOYMENT AND LOW INCOME

According to the 2000 Census, 2,132 Metamora Township residents 16 years and over were in the labor force. The unemployment level for the Township was 3.3%, which is almost identical to the 3.6% unemployment rate for the County as a whole. The Census also reported that 4.7% of Metamora Township families were living below the poverty line. This is a higher percentage than Lapeer County as a whole, which had a 3.8% family poverty rate. Unemployment and poverty rates may be currently higher than those recorded in 2000 due to the recent economic downturn.

NONRESIDENTIAL LAND USE MARKET POTENTIAL

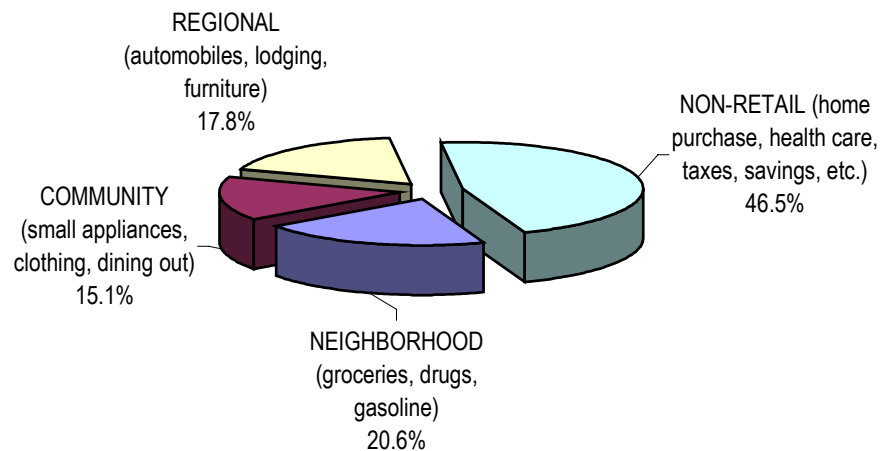
An important part of the existing conditions analysis is an examination of demand or market potential for non-residential land uses. A balanced supply of industrial, office and retail development is critical to a community for a number of reasons. If there are fewer acres available than the market can support, a community could lose potential tax base and employment opportunities, and decrease the quality of life for residents who need the goods and services that such uses provide. If there is an overabundance of commercial, office and industrial land, marginal businesses may develop and/or building vacancy rates may increase, creating the potential for blight.

RETAIL SPENDING

In order to determine how much commercial land Metamora Township can support, an analysis of income levels is necessary. As noted previously, the year 2000 median household income for Metamora Township was \$61,250 (this figure includes data from the Village of Metamora). Based on this income level, the tables on the following page estimate Metamora Township's 2000 ("current") retail expenditures and projected retail expenditures. The number of households and household income are multiplied to find the total yearly income for the Township. Then retail expenditures, based on spending data, are calculated.

A breakdown of how consumers spend their income is represented in Figure A2-3, below. Based on the Bureau of Labor and Statistics Consumer Expenditure Survey, these classifications are further refined by Birchler Arroyo Associates, Inc. by categorizing expenditure items into four main groups. These ratios are then applied to determine the portion of household incomes within the Township that can be expected to support commercial uses.

Figure A2-3
Consumer Expenditure Breakdown



Sources: Bureau of Labor Statistics, Consumer Expenditure Survey 2000-2001, Average annual expenditures and characteristics for Midwestern Region.
Birchler Arroyo Associates, Inc. groups expenditures within 4 main categories.

Table A2-14
Current Neighborhood, Community, and Regional Expenditures, 2000
Metamora Township

Total Year 2000 Income	Current ('00) Retail Expenditures	Current ('00) Neighborhood Expenditures	Current ('00) Community Expenditures	Current ('00) Regional Expenditures
\$93,896,250 ¹	\$51,642,938 ²	\$19,342,628 ^{3,4}	\$14,178,334 ^{3,5}	\$16,713,533 ^{3,6}

1. \$61,250 (2000 household income) x 1,533 households (2000 Census population)
2. Assumes 55% of total income is spent on retail purchases (See Figure A2-3)
3. Assumes 20.6%% of total income is spent for Neighborhood Convenience goods (Consumer Expenditure Survey for Consumer Units in the Midwest).
4. Assumes 15.1% of total income is spent for Community Comparison goods (Consumer Expenditure Survey for Consumer Units in the Midwest).
5. Assumes 17.8%% of total income is spent for Regional goods (Consumer Expenditure Survey for Consumer Units in the Midwest).

Table A2-15
Forecast Retail & Neighborhood Expenditures, 2010 & 2020
Metamora Township

Forecast 2010 Income	Forecast 2010 Retail Expenditures	Forecast 2010 Neighborhood Expenditures	Forecast 2020 Income	Forecast 2020 Retail Expenditures	Forecast 2020 Neighborhood Expenditures
\$182,282,668 ¹	\$100,255,467 ²	\$37,550,230 ^{2,3}	\$275,320,654 ⁴	\$151,426,360 ²	\$56,716,055 ^{2,3}

1. \$79,949 x 2,280 households (2010 population estimate divided by 2.5 people per household with household income adjusted for 2.7% inflation)
2. Assumes 55% of total income is spent on retail purchases (See Figure A2-3)
3. Assumes 20.6%% of total income is spent for Neighborhood Convenience goods (Consumer Expenditure Survey for Consumer Units in the Midwest).
4. \$104,355 X 2,638 households (2020 population estimate divided by 2.35 people per household with household income adjusted for 2.7% inflation)

COMMERCIAL DEVELOPMENT

Once the amount of retail spending within the community is determined, planners can estimate the quantity of retail space the community can support (in square feet). This can be determined by looking at two factors: retail spending and supporting population. There are three shopping center classifications used for analysis: neighborhood convenience, community comparison, and regional comparison.

According to the latest retail data published in the Dollars & Cents of Shopping Centers: 2002 (Urban Land Institute) the average annual sales per square foot of gross leasable area for neighborhood shopping centers is \$271.53. Community centers had average annual sales per square foot of \$229.84 and regional centers had an average of \$218.77. Using a base inflation projection, these sales per square foot amounts can be adjusted to the forecast year. Based on the previous retail spending analysis, Metamora Township could support the following square footages in commercial centers.

Table A2-17
Shopping Center Classifications
Commercial GLA based on 2020 Population

Type	Forecasted 2020 Sales per Square Foot	Forecasted 2020 Township Resident Expenditures	Expenditures made within Township ²	GLA Based on Metamora Township 2020 Retail Spending
Neighborhood (Convenience)	\$439 ¹	\$49,970,699	\$28,358,027 ²	64,597
Community (Minor Comparison)	\$371 ¹	\$41,573,419	\$10,393,355 ²	28,014
Regional (Major Comparison)	\$353 ¹	\$49,007,076	\$12,251,769 ²	34,708

1. ULI- 2002 data with 2.7% annual inflation for 2020 forecast.
2. Birchler Arroyo Associates, Inc. estimates that 50% of neighborhood item purchases and 25% of community and regional item purchases made by Township residents could take place within the Township.

As reflected in Table A2-17 above, with \$28,358,027 estimated available for convenience spending within the Township in 2020, Metamora Township could support 64,597 square feet of neighborhood retail. This would be roughly equivalent to a large grocery store and a few associated personal service and small retail shops. The Township could support 28,014 square feet of community comparison, which is equivalent to about one third of a Target store, and 34,708 square feet of regional comparison-shopping.

SUPPORTING POPULATION

As the table below illustrates, neighborhood retail centers are the smallest and serve the daily needs of nearby residents by providing basic goods and services such as groceries, hardware, dry cleaning, banking, etc. The typical size of a neighborhood center is 30,000 to 100,000 square feet (see table A2-18 below); Community shopping centers range in size between 100,000 and 300,000 square feet. Regional shopping centers, including “big box” users and enclosed malls, range in size from 300,000 to 900,000 square feet and larger.

Table A2-18
Shopping Center Classifications
GLA Based on Supporting Population

Type	Leading Tenant	General Range (Typical GLA)	Minimum Site
Neighborhood (Convenience)	Supermarket	30,000 - 100,000 sq. ft. (50,000 sq. ft.)	3 - 10 ac.
Community (Minor Comparison)	Junior Dept. or Discount Store	100,000 - 300,000 sq. ft. (150,000 sq. ft.)	10 - 30 ac.
Regional (Major Comparison)	1 or more Full Line Dept. Store	300,000 - 900,000 sq. ft. (400,000 sq. ft.)	30 - 60 ac.

Source: Shopping Center Development Handbook, 2nd Edition, Urban Land Institute

According to *Urban Planning and Design Criteria*, neighborhood commercial developments typically need approximately one acre per 12,500 square feet of space, community commercial developments typically need one acre per 15,000 square feet, and regional centers need approximately one acre per 13,300 square feet. Based on the summary table above, in order to provide for neighborhood convenience shopping within Metamora Township, approximately five acres of land would be needed.

Data from the 2003 Existing Land Use Survey shows that Metamora Township already contains around 100 acres of commercial uses. Clearly, Metamora provides retail opportunities for residents of adjacent communities as well as for its own citizens. Metamora can support more uses than its own population would warrant because of the business of those nearby residents as well as that of pass-through traffic on M-24.

INDUSTRIAL DEVELOPMENT

The demand for industrial development is related to many factors including materials, labor, transportation, energy, and public policy. Industrial developers examine the availability of utilities, affordable housing for the work force, suitable characteristics of the land, and good transportation access.

There are two common methods of forecasting future industrial needs for an area: 1) based on total population, and 2) based on total land area. According to *Urban Planning and Design Criteria*, a typical planning standard for industry is 12 acres per

1,000 population. Based on an estimated 2020 population of 7,200 for Metamora Township, approximately 86 acres of industrial land could be supported within the community. According to the 2003 Existing Land Use Survey, Metamora Township already contains roughly 50 acres of industrial development. The total land area method estimates that within a rural community industrial land typically consumes 2-5 percent of total land area. Two percent of the estimated 23,040 acres of land area within the community (including the Village) equals roughly 460 acres. This percentage approach cannot be related to a particular point in time; therefore, it is more closely associated with a “rural build-out” scenario.

Given Metamora’s rural character, a range between the total population and the total land area methodologies may be a more appropriate estimate for forecasting the Township’s need for industrial land. Most of this demand will likely be filled by such uses as local contractors who need a storage yard and building to repair equipment, or small independent shops, fabricators, and auto repair facilities.

OFFICE DEVELOPMENT

There are two types of office buildings: single-tenant and multi-tenant. Single tenant buildings can be located in almost any location satisfactory to the tenant, who may often be the building owner. Multi-tenant office buildings, which are often built on the speculation that tenants will be found, are much more tied to market factors. Multi-tenant office developers look at access, proximity to professional and clerical labor, parking, transit opportunities, proximity to professional and personal services and the overall “image” of the community.

Around 60% of the employed residents of Metamora Township work in professions that typically operate within an office setting (i.e. managerial, technical, sales, etc.). The Census reported that the median travel time for employed residents to their workplaces was 34.3 minutes. Assuming that this commuting pattern occurs evenly among all office professions, we can estimate that nearly all of the 1,201 office professionals living in Metamora Township work outside the Township.

The Urban Land Institute estimates that approximately 202 square feet of office space is needed per employee. Based on this projection, approximately 242,602 square feet of office space could be supported by office employees living within the Township. However, it is not reasonable to expect that multi-tenant office buildings would be marketable at present, nor that a significant portion of Metamora residents would suddenly find their office jobs relocated to the Township. Small professional office, medical office, and combination office/industrial buildings are likely to be more viable within the community over the next 15-20 years. The McLaren Health Center is a good example of the type of high quality office development that the Township should aim to attract. Sites for future office development can play an important role as transitional uses between residential areas and retail or industrial uses.

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The completion of a comprehensive inventory of Metamora Township's existing community facilities and services is an important precursor to the various Plan components of the Township's Master Plan. The location and availability of public buildings, community services, libraries, schools, and public and private recreation facilities can greatly influence the impressions formed by residents, business patrons, and visitors. This inventory will assist the Township in developing long-range planning recommendations and decisions that will provide for adequate public facilities, services and utilities for the Township's future.

TOWNSHIP BUILDINGS

TOWNSHIP HALL

The Township's administrative offices, Assessor's office, police and fire departments are situated within the Township Hall located at 730 W. Dryden Road. The hall includes a meeting room which is used for public meetings.

LIBRARY

The Lapeer District Library maintains a Metamora branch located at 4018 Oak Street in the Village of Metamora. The 2,800 square foot facility was built in 1998 with fundraising assistance from local residents. The new facility is much larger than its predecessor and has a barrier free design with room for a children's corner, four computer stations and public meeting space. The Metamora branch is open from 10 a.m. to 7 p.m. on Monday and Wednesday and 10 a.m. to 4 p.m. on Thursday and Friday and houses roughly 10,000 books. County residents are eligible for a library

card valid at any of the eight Lapeer District Library facilities, which have a combined collection of 114,325 books.

METAMORA HISTORICAL SOCIETY BUILDING

The Old Township Hall located in the Village of Metamora is owned by the Township and leased by the Metamora Historical Society. The Hall was renovated by the Historical Society and is available for group functions for a rental fee.

TOWNSHIP SERVICES

POLICE

Six full time officers and three part time officers provide Police protection for Township and Village residents. The department has four patrol units and answered approximately 3,000 calls in 2002. There are no plans to hire additional officers in the short-term future.

FIRE

The Township's volunteer fire department consists of 26 paid on call firefighters to serve the entire 36 square mile Township, including the Village. Two-thirds of the volunteers are trained as a medical first responder, emergency medical technician, emergency medical technician specialist or a paramedic. The department's equipment includes two tankers, one fire engine, a grass rig, a medical rig and a rescue truck. Roughly 289 calls were documented in 2002. The Township is always in need of additional volunteers. Expanded facilities, equipment and firefighters will be needed as the Township continues to develop; however there are no plans for expansion in the near future.

RECREATION FACILITIES

METAMORA TOWNSHIP AND VILLAGE

Presently, there are no Township-owned or operated recreational facilities. However, in the Village there are two sites: a 10-acre park, owned by the Lions Club; and Harmer Park, a small Village park located downtown. Four privately owned recreation areas do exist in the Township: the Boy Scouts' D Bar A Scout Ranch in Sections 2 and 11; the Girl Scout Camp in Section 7; the Metamora Golf and Country Club in Section 29 and 30; and the Metamora Hunt property in Section 35. In addition, there is a playground and three ballfields at the Emma Murphy Elementary school site on Pratt Road.

Metamora Township adopted a 5-year Recreation Plan in 2002. Implementation of the Recreation Plan is anticipated to occur at such time as support develops among township residents for the construction and ongoing funding of such facilities.

LAPEER COUNTY

At the County level, there are several major recreation facilities. General Squire Park is located east of Metamora Township in Dryden Township. While not owned by the

County, the Seven Ponds Nature Center is another passive recreation facility located in Dryden Township.

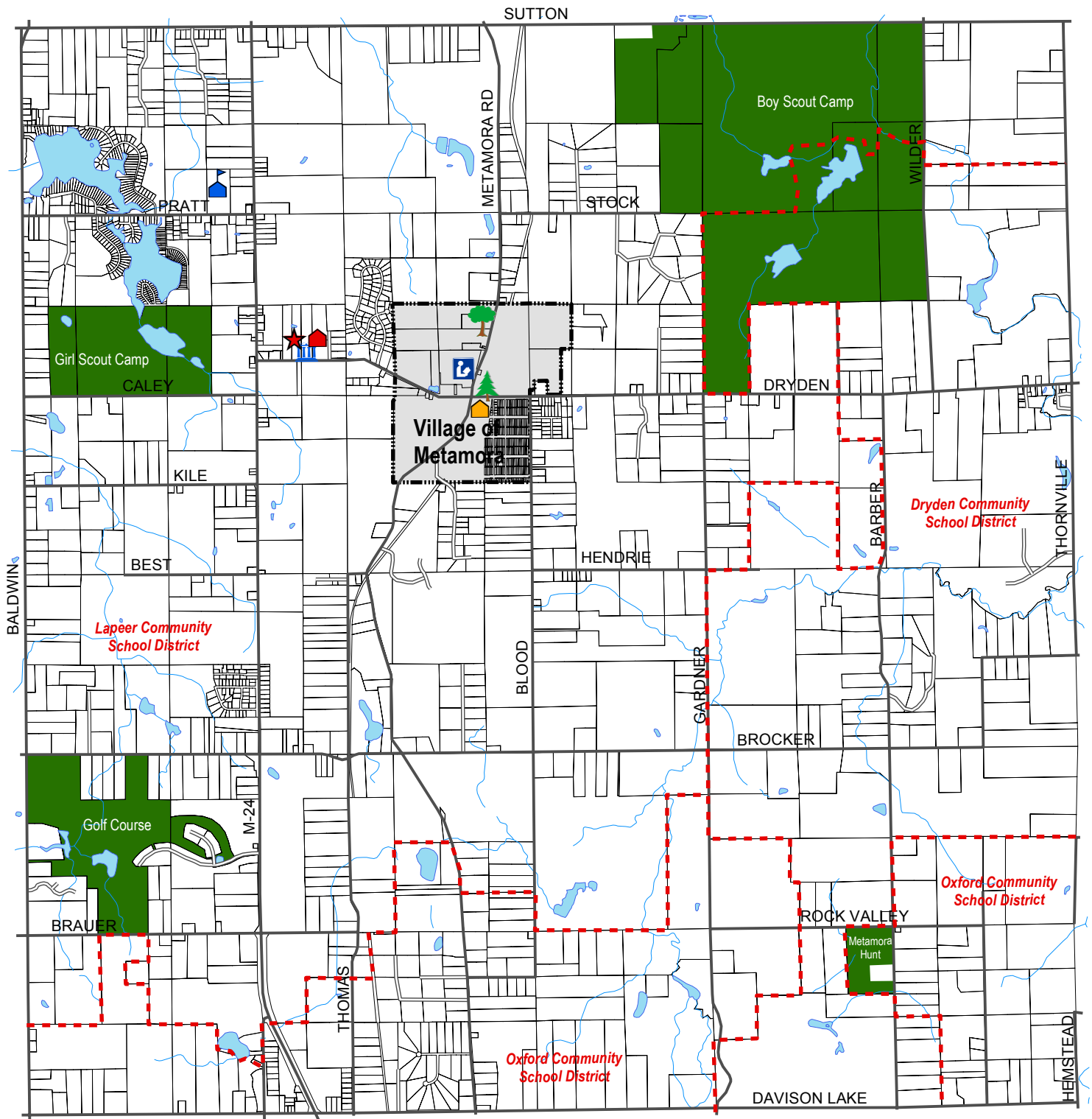
STATE PARKS AND RECREATION AREAS









There are several State-owned recreation facilities in Lapeer County that are within easy reach of residents of Metamora Township. Hunting, fishing, swimming, camping, boating and picnicking are all possible at various locations in the County. The Ortonville Recreation Area, Metamora-Hadley Recreation Area and Lapeer State Game Area are the major State-owned facilities located in Lapeer County. There is also a fishing access site on Lake Nepessing.

SCHOOLS

Three separate school districts serve Township residents: Lapeer Community Schools, Oxford Community Schools and Dryden Community Schools. The only school facility presently located within the Township is the Emma Murphy Elementary school, which is part of the Lapeer Community School District. The Lapeer Community School District has plans to expand the number of classrooms at the Emma Murphy Elementary School. There are no plans to purchase property or develop Oxford School District facilities within Metamora Township in the near future. Dryden Community Schools recently received approval for a bond issue to add a library and computer lab to the Dryden Elementary School; there are no additional plans for expansion of school facilities within the district at this time. In addition to the three local school districts, Metamora Township residents are served by the Lapeer Intermediate School District which provides support services to all of the local school districts within the County including General Education, Special Education, and Vocational Education programs as well as Administrative Support Services. The Intermediate School District's technical training center is located at Imlay City Road and Lake Pleasant in Attica Township.

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-  TOWNSHIP HALL
-  FIRE DEPARTMENT
-  POLICE DEPARTMENT
-  LIBRARY
-  HISTORICAL SOCIETY
-  LION'S PARK
-  VILLAGE PARK
-  EMMA MURPHY ELEMENTARY SCHOOL

COMMUNITY FACILITIES

METAMORA TOWNSHIP
LAPEER COUNTY, MICHIGAN

MAP A3-1



BIRCHLER ARROYO
ASSOCIATES, INC.

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The identification of the natural features that presently exist in the Township is an important step in the Master Plan process. With such knowledge, decision-makers can make informed proposals for the preservation and protection of the Township's natural resources. This analysis is particularly critical for Metamora Township since it derives so much of its character from its lakes, fields, and woodlands. These features help to make Metamora Township a desirable place to live and an enjoyable place to visit.

TOPOGRAPHY

Metamora Township lies within an area that was covered and uncovered by glaciers as ice ages came and went.¹ The last glacier to affect Lapeer County was during the Late Wisconsin period, around 9,000 years ago. Glaciers can have several different effects on the land as they retreat. For example, they may act as “steamrollers” across the land, flattening it as they go; they may create large depressions that later fill with water; or, as they pause in their movement, they may drop large quantities of glacial till—rocks, dust, and soil caught up in the ice. A till plain is a flat to gently undulating area of land where a glacier dropped relatively evenly spread out quantities of till, which was not subsequently rearranged and smoothed down by water.

¹ Topography and soils information from:
United States Department of Agriculture & Michigan State University Extension. “Soil Survey of Lapeer County, Michigan.” Washington, D.C.: U.S. Government Printing Office. 1972.

An area where a glacier paused for a significant amount of time, long enough to drop large deposits of glacial till in a concentrated manner, is called a moraine. The result on the topography of the land is level ground, or, as is evident in Metamora, gently rolling hills. There are two moraines in Lapeer County.

Metamora Township's topography varies by about 300 feet from the lowest point to the highest point. The lowest area of 903 feet above sea level, along the shoreline of Lake Metamora, is located in Section 6 of the Township, and the highest area of 1200 feet is located in Section 31, known locally as "Mt. Christie." USGS Quad Map A4-1 illustrates the Township's topography.

SOILS

Map A4-2, General Soils, shows the locations of the major soils groups in Metamora Township. These soil associations are areas with distinctive patterns of soils. Of the twelve different types of soils in Lapeer County, three are found in Metamora Township.

The majority of the Township is characterized by the Boyer-Miami-Lapeer Association. These soils are gently sloping to very steep, well-drained soils that have a sandy loam to clay loam subsoil. They occur on outwash plains, till plains, and moraines.

In the northeast corner and north-central area of the Township are areas of Lapeer-Miami-Celina association soils. These soils are gently sloping to strongly sloping, well-drained and moderately well-drained soils that have a dominantly loam to clay loam subsoil. These soils occur on till plains and moraines.

A small area of Boyer-Montcalm-McBride association soils can be found in the very northwest corner of the Township. These gently sloping to very steep, dominantly well-drained soils with a loamy sand to sandy clay loam subsoil occur on outwash plains, till plains, and moraines.

Since Metamora Township does not have sanitary sewer service, new development is restricted by the soil's ability to support septic systems. Map A4-3 indicates areas of the Township that have soils with slight, moderate, and severe limitations for developments that require sewage disposal systems. Areas of severe limitations are found along the south branch of the Flint River and scattered throughout the western half of the Township. Much of the southern half of the Township has moderate limitations to such development, which requires consideration of waste disposal arrangements for any proposed developments. This map does not imply, however, that development is not possible in these areas. On-site investigation is still necessary for individual home sites and may result in finding adequate soils for individual systems even on property in the unsuitable areas.

SURFICIAL GEOLOGY

The patterns of soils found in an area can generally be explained by the type of surficial (quaternary) geology found below the soil. The surficial geology found in southeastern Michigan can be divided into two broad zones—a lowland zone and a hill zone. These two zones parallel each other in a northeast/southwest direction, following the shoreline of Lake St. Clair. The lowland zone, consisting of St. Clair, Macomb, Wayne, Monroe, and eastern Lapeer Counties, was most likely covered by an ancient glacial lake as the last ice age came to a close. The geology in these areas consists mostly of clay and sand. The counties lying to the west of the lowland zone (Oakland, Livingston, Washtenaw, and western Lapeer Counties) are characterized as hill zones. The geology in these areas is composed mostly of sand and gravel deposits that were dropped by moving, melting ice. Metamora is located at the edge of the hill zone; the border of these two zones runs through Attica Township, to the east. Attica has geology in common with both Imlay Township to its east (lowland zone) and Metamora and Hadley Townships to the west (hill zone).

The surficial geology of Metamora is shown on Map A4-4. Some areas of the northern third of the Township consist of lacustrine clay and silt. These materials typically occupy extensive, flat, low-lying areas formerly inundated by glacial Great Lakes. They were once deposited in lake water and were exposed by the decreasing water level.

Most of the Township consists of end moraines of coarse-textured till. An end moraine is a ridgelike deposit formed at the edge of a glacier. The coarse-textured material can result in excessive drainage of the land.

The area along the Flint River in the southern half of the Township consists of glacial outwash sand and gravel and postglacial alluvium. These areas are created as a glacier melts. The volume of the melting water has the ability to carry rocks, soil, and debris far beyond the area the glacier itself covered. The debris spreads out from the melting glacier.

PRIME AGRICULTURAL LAND

Map A4-5 indicates soils in the Township that have the potential to be prime agricultural land. As this map illustrates, a significant portion of Metamora Township contains soils that are excellent for agricultural purposes.

The US Department of Agriculture defines prime farmland as having the following characteristics:

- Soils capable of providing yields of crops common to the area that are equal to or greater than yields from well-managed, deep, well-drained sandy loams.
- Soil quality, a growing season, and moisture conditions necessary to produce a high yield of crops economically if managed in accordance with modern farming methods.
- Slopes of less than six percent.

Natural Features Inventory

- Active rooting depth of a least 20 inches.
- Soils that are not waterlogged. Waterlogged soils are those that have standing water as much as six inches deep several times during the growing season.
- Soils that do not flood more than once every two years.
- Soils that present no particular difficulty in cultivating with large equipment (less than 10 percent is covered with coarse rock fragments).
- Soils with the potential for being made prime agriculture through economically justifiable investments and practices, including drainage, clearing, irrigation, etc.

The locations of these prime farmland areas are important to note when making decisions regarding future land uses throughout the Township.

WATERSHEDS

Map A4-6 shows that Metamora Township falls within the Flint and Clinton River Watersheds. There are four subwatersheds in the Township. Farmers Creek and Hunters Creek drain to the Flint River Watershed, and around half of the land in the Township drains directly into the South Branch of the Flint River. The Paint Creek subwatershed in the very southwest corner of the Township drains into the Clinton River Watershed.

WETLANDS

Wetlands are valuable natural resources within the Township. They may serve as storm water holding areas to reduce flooding; provide for the settling of sediments and pollutants from surface water runoff; reduce stream bank erosion caused by storm water runoff; and provide unique habitat for fish and wildlife. Wetlands throughout the Township are depicted on Map A4-7. Many significant wetland areas are located along the river, and near lakes. Those which are five acres or more, as well as smaller wetlands hydrologically connected to large wetlands, fall under the jurisdiction of the Michigan Department of Environmental Quality. However, individual townships are in the best position to monitor the health of their wetlands, regardless of size.



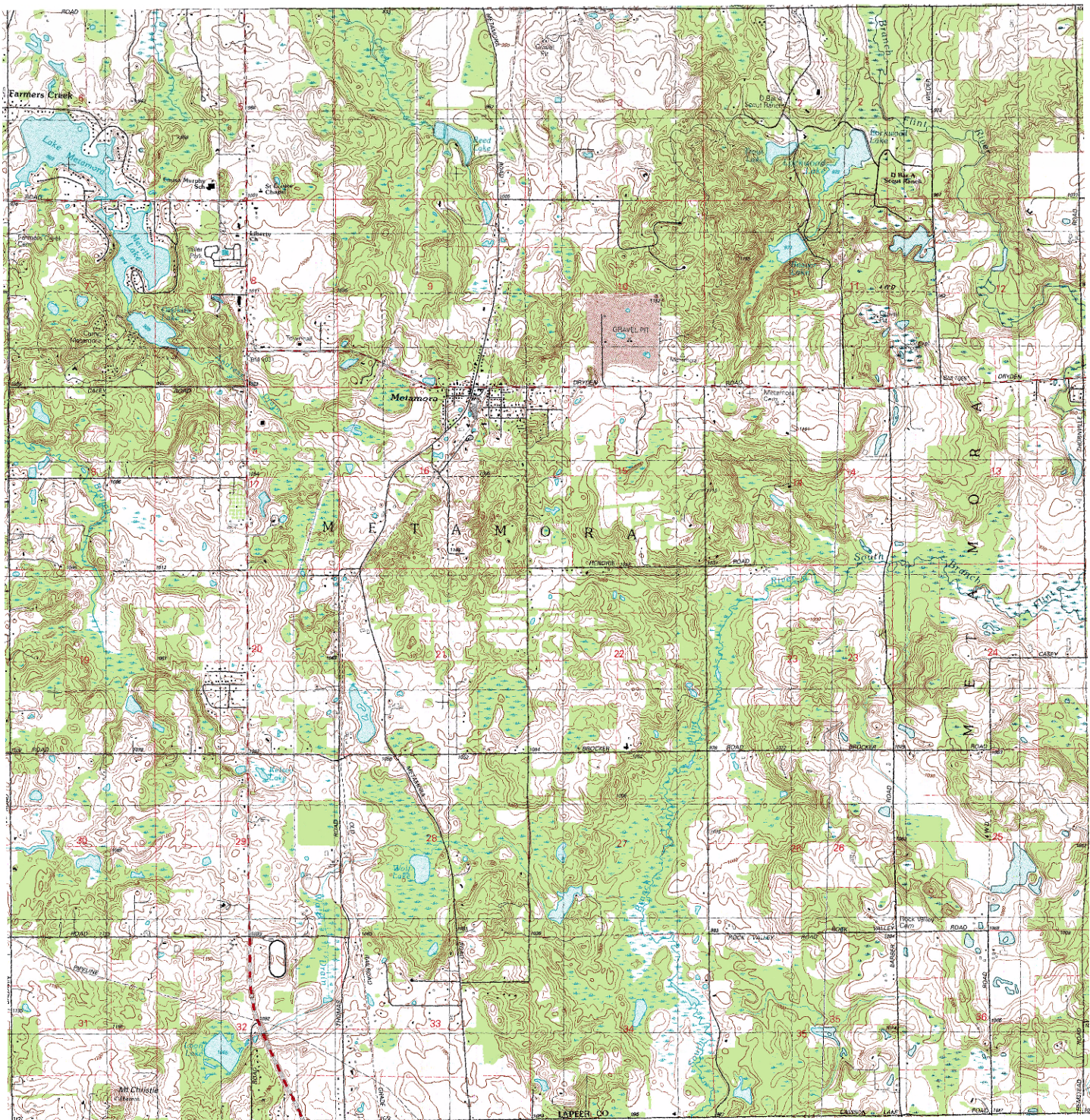
WOODLANDS

Prior to settlement of southeast Michigan, the area that is now Metamora Township was almost entirely covered by forests of varying types. As shown on Map A4-8, after almost two centuries of agricultural development the woodlands in the Township cover a much smaller area. Still, there are significant wooded areas throughout the Township. The remaining woodlands are valuable natural features which serve as windbreaks, aid in the absorption



Natural Features Inventory

of rainwater, replenish oxygen, create natural beauty and character, and provide wildlife habitat. Preservation of these areas is important, and the effects of development on existing woodlands throughout Metamora should be minimized.



TOPOGRAPHY

METAMORA TOWNSHIP

LAPEER COUNTY, MICHIGAN

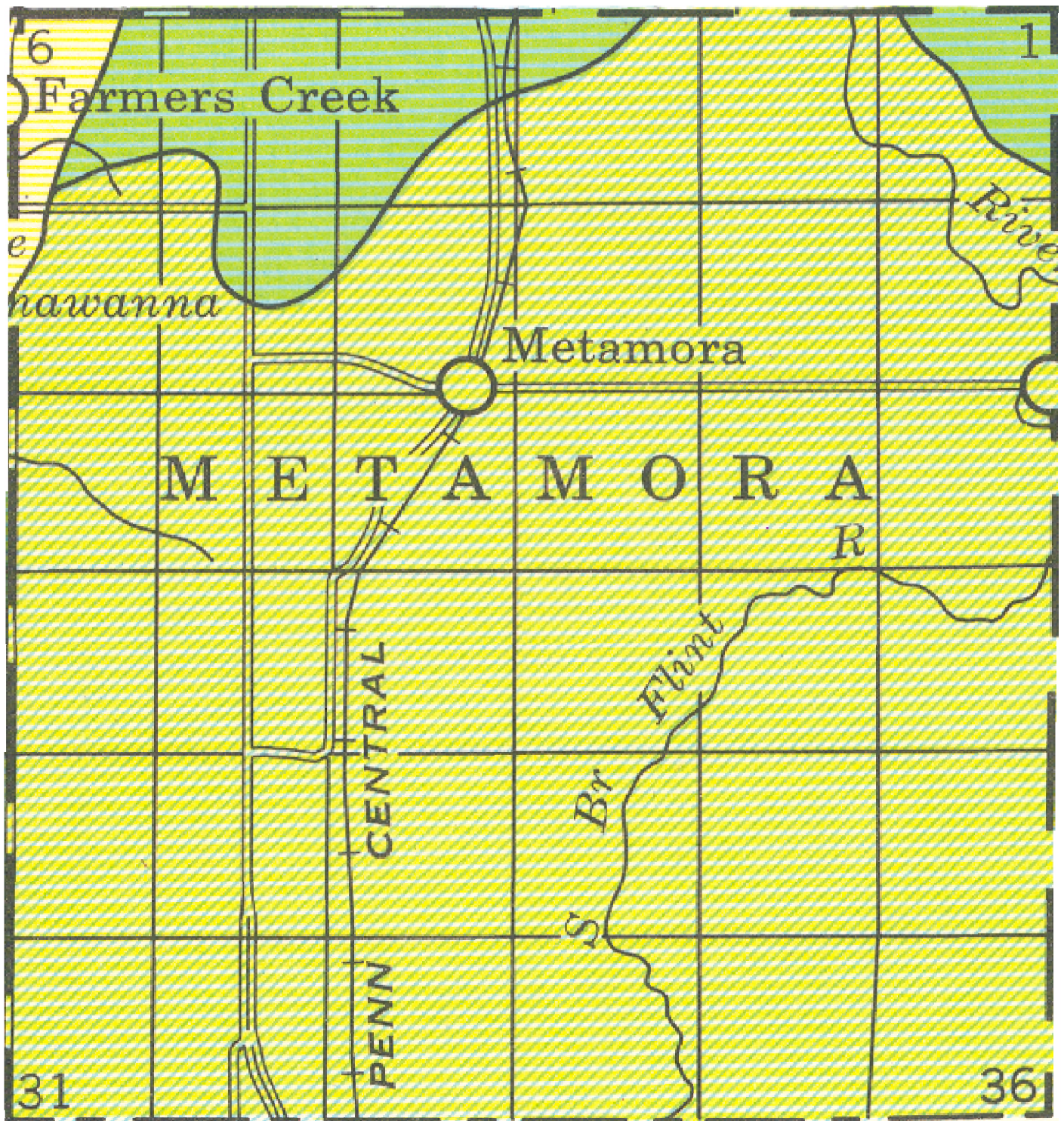
SOURCES: MICHIGAN DNR, USGS




MAP A4-1

N



BIRCHLER ARROYO
ASSOCIATES, INC.



-  Lapeer-Miami-Celina Association
-  Boyer-Montcalm-McBride Association
-  Boyer-Miami-Lapeer Association

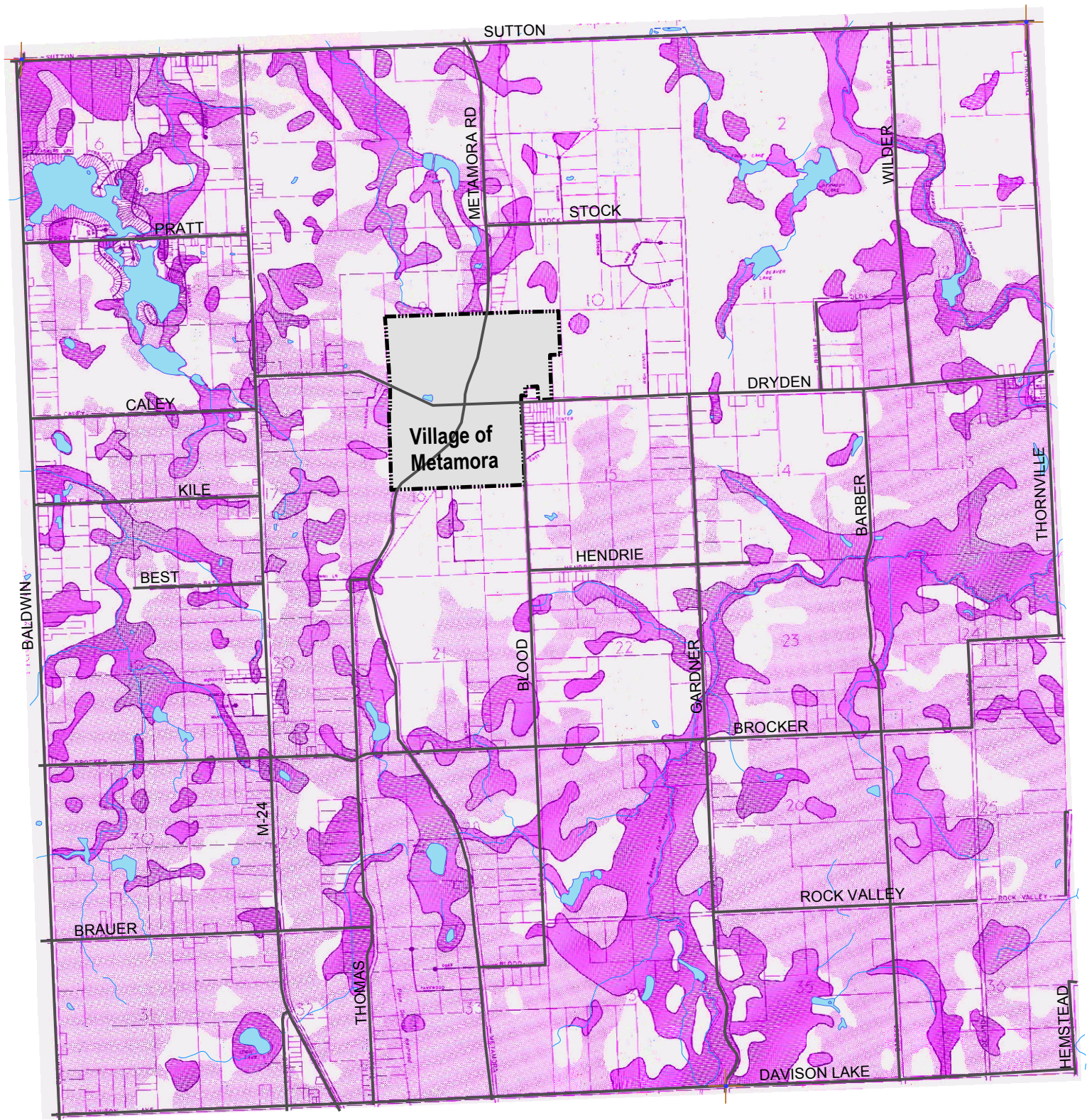
SOURCE: USDA

GENERAL SOILS METAMORA TOWNSHIP LAPEER COUNTY, MICHIGAN

MAP A4-2






BIRCHLER ARROYO
ASSOCIATES, INC.



LIMITATIONS FOR SEPTIC SYSTEMS

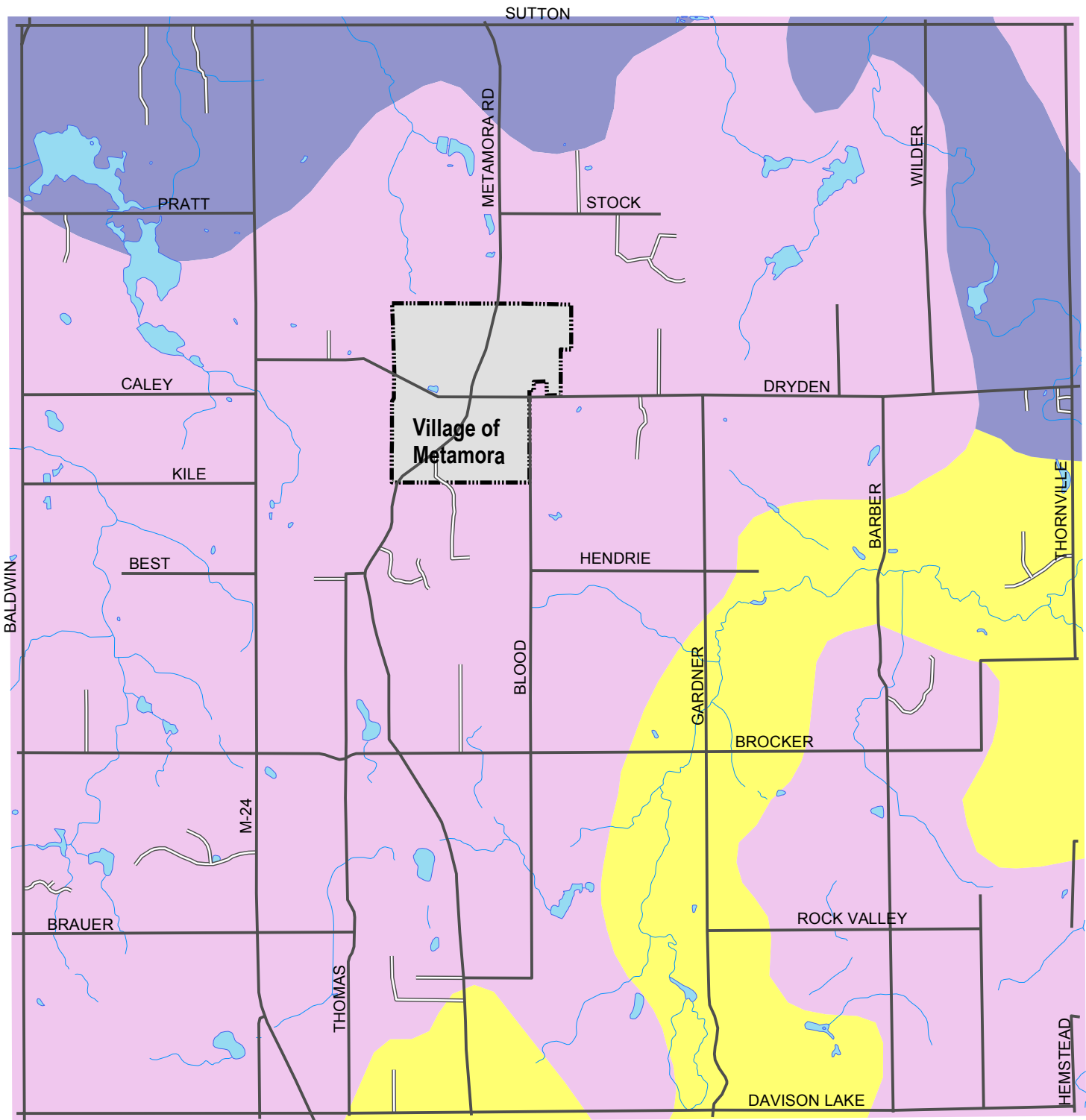
METAMORA TOWNSHIP
LAPEER COUNTY, MICHIGAN

-  SLIGHT LIMITATIONS
-  MODERATE LIMITATIONS
-  SEVERE LIMITATIONS

MAP A4-3



BIRCHLER ARROYO
ASSOCIATES, INC.



SURFICIAL GEOLOGY **METAMORA TOWNSHIP** **LAPEER COUNTY, MICHIGAN**

- End moraines of coarse-textured till
- Glacial outwash sand and gravel and postglacial alluvium
- Lacustrine clay and silt

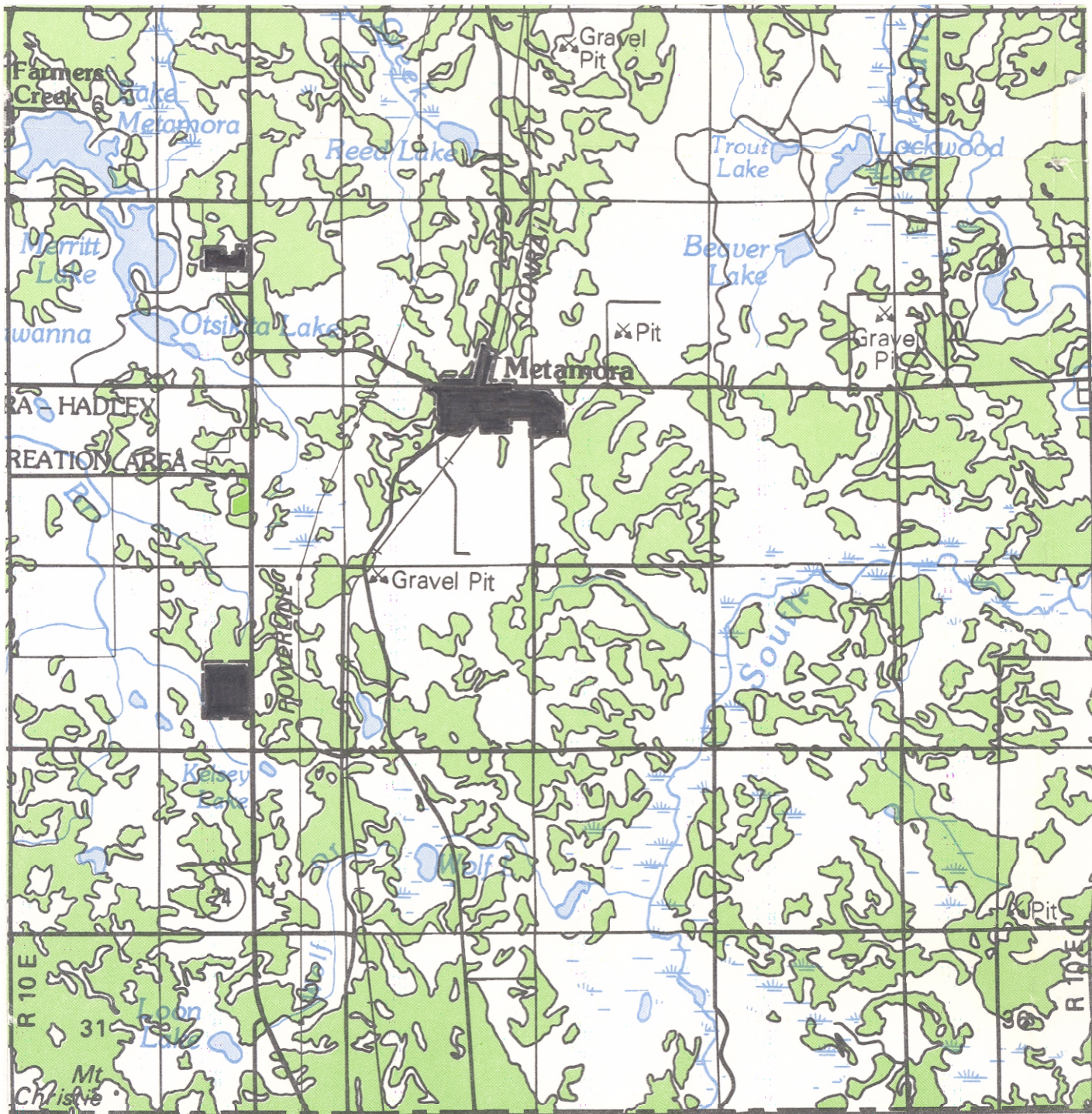
SOURCE: MICHIGAN DNR

MAP A4-4

N



BIRCHLER ARROYO
ASSOCIATES, INC.



PRIME FARMLAND METAMORA TOWNSHIP LAPEER COUNTY, MICHIGAN

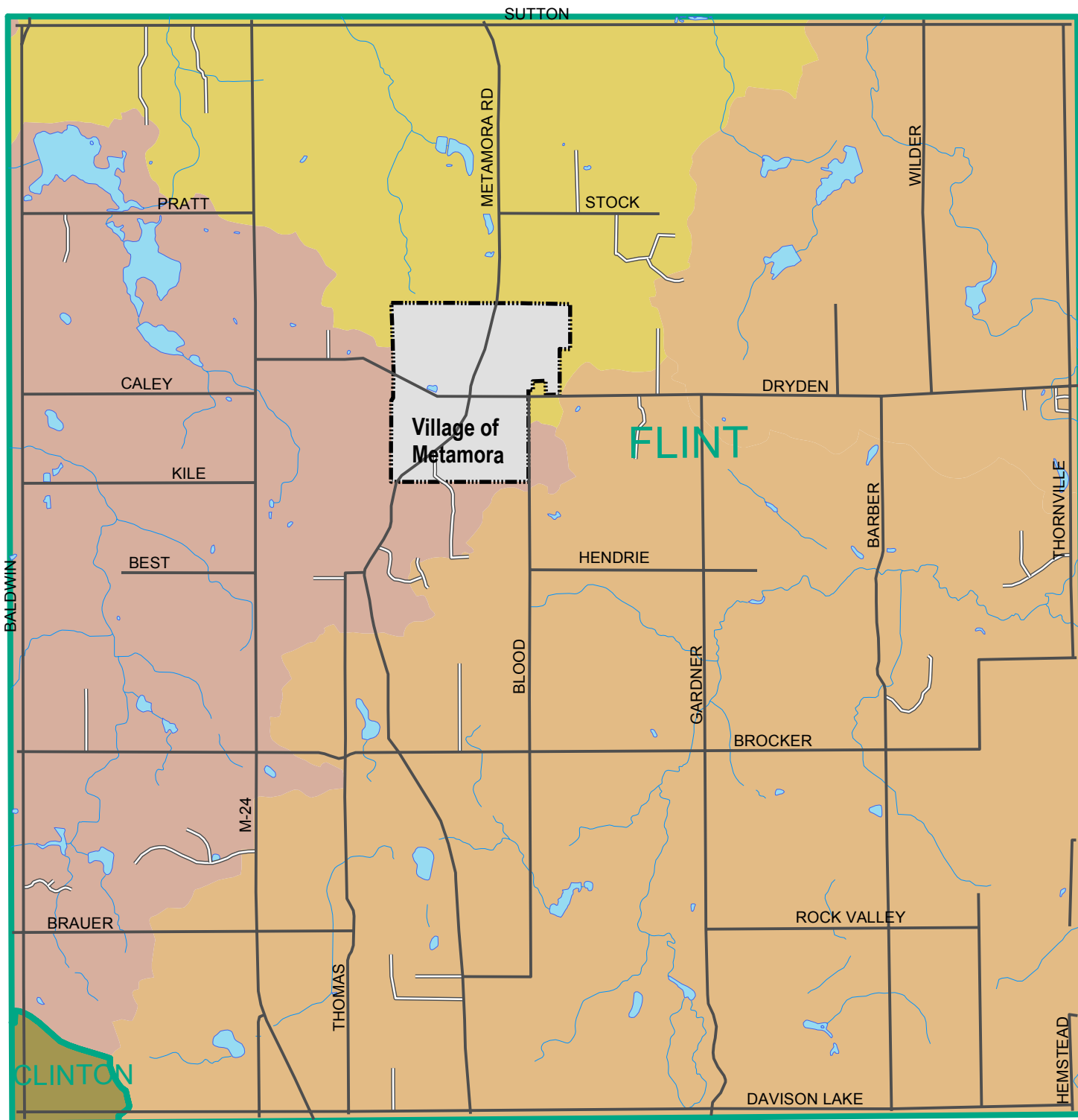
SOURCE: USDA SOIL CONSERVATION SERVICE
IMPORTANT FARMLANDS MAP, LAPEER COUNTY 1979

MAP A4-5

N



BIRCHLER ARROYO
ASSOCIATES, INC.



SUBWATERSHEDS

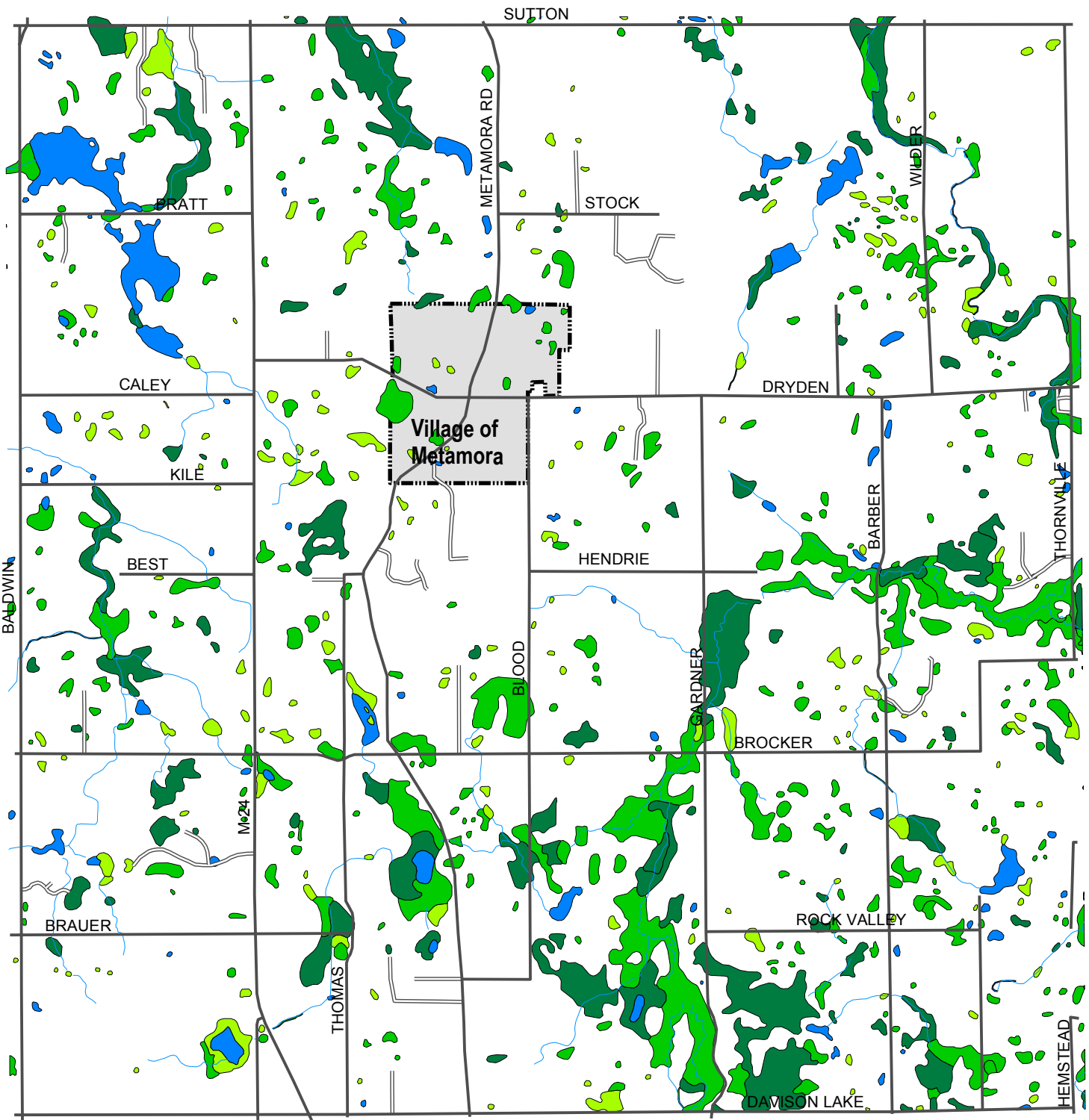
- Farmers Creek
- Hunters Creek
- Paint Creek
- South Branch Flint River

WATERSHEDS & SUBWATERSHEDS METAMORA TOWNSHIP LAPEER COUNTY, MICHIGAN

MAP A4-6



BIRCHLER ARROYO
ASSOCIATES, INC.







WETLANDS

METAMORA TOWNSHIP LAPEER COUNTY, MICHIGAN

MAP A4-7



BIRCHLER ARROYO
ASSOCIATES, INC.

-  Forested
-  Scrub-Shrub
-  Emergent
-  Open Water/Unknown Bottom

SOURCE: NATIONAL WETLANDS INVENTORY



WOODLANDS

METAMORA TOWNSHIP

LAPEER COUNTY, MICHIGAN



WOODLANDS

SOURCE: MICHIGAN DNR (MIRIS)

MAP A4-8



BIRCHLER ARROYO
ASSOCIATES, INC.

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Early in the planning process, the Planning Commission hosted two separate public input sessions to provide the public with an opportunity to participate in the development of the Master Plan. With this public input as a guide, the Vision Statement, Goals, and Objectives were drafted to reflect the overall consensus of the Vision participants and to serve as the basis for more detailed Plan recommendations. The ultimate purpose of the Vision process is to provide significant public input into the formulation of goals and objectives.

On March 31, 2004, the Planning Commission hosted a Future Vision Workshop designed to identifying the *issues* and *solutions* associated with the Township's future growth, development, and redevelopment. Participants included business and property owners, residents, Planning Commission and Township Board members, public safety officials, and planners. On April 28, 2004, the Planning Commission hosted a Town Center Open House to receive input from property and business owners within the Town Center area. The focus of the Open House was to identify the critical issues and challenges facing development of this area in the Township and to discuss potential solutions and opportunities for future development of the Town Center area.

FUTURE VISION WORKSHOP

The Future Vision Workshop was designed to gather public input using two methods – a short survey and an open group discussion.

SURVEY RESULTS

While results of the survey may not be statistically representative of the entire Township population, they can provide useful insight for the Planning Commission with regard to the attitude and ideas of the workshop participants. The following table summarizes the results of the survey.

Table A5-1
Future Vision Workshop Survey Results

		Strongly Agree			Strongly Disagree	
A. Land Use Preferences		1	2	3	4	5
1.	A mix of residential, recreational, retail, and office uses are appropriate for the Township's future.	15	9	4	1	1
2.	Residential neighborhoods are an important land use in Metamora Township.	11	12	2	2	1
3.	Additional parks or passive recreational uses are needed within Metamora Township.	8	7	10	2	2
4.	Landscaping and screening are important to ensure non-residential developments are compatible with residences in the Township.	16	7	4	3	1
5.	Enhancement of the business district is needed for economic viability of the shops and the service needs of Township residents.	14	11	3	3	0
6.	Planning for the business district as a functional unit is important for its character and enhancement.	19	7	4	1	0
B. Natural Features & Resources		1	2	3	4	5
7.	Natural features in Metamora Township should be preserved and included as a feature of new developments.	17	7	5	1	0
8.	Wildlife corridors should be preserved as integral parts of residential and recreational developments in the Township.	13	8	8	1	0
C. Public Services		1	2	3	4	5
9.	Major roadways in the Township are adequate for any new uses.	0	5	4	9	11
10.	Roadway improvements will be needed to protect existing development from the impacts of new development and redevelopment.	13	8	7	1	0
11.	Pedestrian amenities such as sidewalks and street lighting are important for existing uses, new development and redevelopment.	4	4	13	6	3

ISSUES AND SOLUTIONS DISCUSSION

Through an open group discussion, workshop participants were asked to identify important issues facing future development of the Township. Once a number of issues were identified, the discussion turned to the identification of potential solutions to these issues. All comments were recorded on large displays in front of the group. At the end of the evening, each participant was given five "dots" or stickers and asked to place their dots next to the issues and solutions that they feel are most important to the

Vision Program Summary

Township. In this manner, a general consensus of the group's priorities could be determined. Following is a summary of all comments received during the group discussion. The number of stickers that were placed next to the comment at the end of the workshop is indicated by the dots (●) in the list below.

Issues

Higher density housing should be near business corridor where roads / infrastructure can support it	●●●●●●●●●● ●●●●●●●●●●
Need for additional industry to increase tax base	●●●●●●●●●●
Need public recreation facilities	●●●●●●●●
Need for water and sewer to serve industry and business district	●●●●●●●
Need infrastructure to support development – potential for improvements with M-24 widening	●●●●●
Need for housing for elderly and empty nesters	●●●●●
Frustration with M-24 widening project – timeline	●●●●
Need to maintain unique equestrian character – consider easements	●●●●
Consider Charter Township status – potential benefits	●●●
Need to protect valuable natural features	●●●
Too many driveways in business district – need internal drive connections	●●
Liability related to equestrian trails	●●
Need affordable housing	●●
Retain lower density in eastern half of Township	●
Need funding for public services	●
Need for available multiple family zoned land	
Development is outpacing the paving of roads	
Business corridor and lakes area need sewers	
Pedestrian pathways needed to connect neighborhoods	

Solutions

Plan for a balance of agriculture, residential, and business that is uniquely Metamora	●●●●●●●●●● ●●●●●●
Balance rural / urban services	●●●●●●●●●●
Plan for more land to accommodate business and industry	●●●●●●●●●●
Solve M-24 capacity and safety issues	●●●●●●●
Work with business owners on issues that affect business district	●●●●●
Develop local job base	●●●●●
Attract high tech / research industry	●●●●●
Establish themes or required characteristics of all developments	●●●●●
Access management along M-24	●●●
Provide utilities in areas planned for higher density housing	●
Get more people involved in planning process	●
Develop guidelines to maintain community character	●
Pursue grants for utility systems	
Encourage cluster development – use of density bonuses	
Provide walking trails / passive recreation sites	
Attract better businesses with utilities, emergency services, schools, affordable housing, etc.	

TOWN CENTER OPEN HOUSE

The Town Center Open House provided property and business owners an opportunity to discuss future planning and development issues specific to the Township's business district or town center area. Over 100 invitations were mailed to property owners, residents, and business owners. The Open House was designed to gather input in a casual and informal setting by offering participants the opportunity for one-on-one discussions with Township Board members, Planning Commissioners, and planning consultants. In addition, participants were encouraged to complete short questionnaires regarding issues related to streetscape, circulation, infrastructure and

utilities, and the business mix and organizational structure. The following table summarizes the results of the completed questionnaires.

Table A5-2
Town Center Open House Questionnaire Results

Township-Identified Issues	Agree	Disagree
Business Mix / Organizational Structure		
The Township's Activity Center or business district should contain a mix of uses including office, service, retail, government, and higher density residential.	2	1
The Township's retail core should have a traditional village or small town atmosphere with buildings close to the street, shared and/or connected parking, and sidewalks.	3	0
The business district could benefit from the establishment of a Downtown Development Authority, a Principle Shopping District, or similar organizational / marketing structure.	3	0
Infrastructure / Utilities		
The Township should pursue sanitary sewer service for the business district / Activity Center.	3	0
The Township would benefit from the installation of uniform pedestrian and street lighting within the Activity Center.	3	0
A Special Assessment District is a realistic mechanism to fund infrastructure improvements within the Activity Center.	3	0
Circulation		
The business district / Activity Center should be developed with its own network of streets and interconnected parking areas.	2	0
Access management techniques such as shared drives and frontage streets should be explored to improve safety by limiting direct access to M-24.	2	0
The Township's Activity Center should be walkable between neighboring businesses.	0	2
Streetscape		
The Township's Activity Center / business district should be pedestrian-friendly with sidewalks, pedestrian lighting, street furniture, street trees, and the like.	5	0
The Township's retail core should include areas for outdoor dining and public gathering spaces.	0	6
The Township should adopt a unifying and identifiable character for the Activity Center.	6	0

In addition to the above responses to the questionnaire, several participants provided the following additional comments:

- ☐ A millage would be more appropriate than a special assessment district to fund development of the Activity Center.
- ☐ The Township should work to attract a business mix that will create a shopping destination to draw shoppers from outside of the community, as well as serve the residents of the Township.
- ☐ Development of the Town Center area should reflect the Township's unique equestrian character.
- ☐ The Township should consider alternative Town Center development concepts.

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Notices of Intent to Plan

Transmittals of Draft Plan

Public Hearing Notice and Minutes

Resolutions of Adoption

Transmittals of Adopted Plan

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October 9, 2003

Hadley Township Planning Commission
Attention: Timothy Moore, Chairman
4570 Sara Lane
Metamora, MI 48455

RE: Metamora Township Master Plan Preparation Notice

To Whom It May Concern:

Pursuant to the requirements of Section 7a(1) of the Township Planning Act as amended, this notification is to inform you of Metamora Township's intent to update its Master Plan. A copy of the draft plan will be distributed to you for your review and comment in advance of the Township's public hearing on the plan as specified in this act. The plan's scope is as follows:

1. Existing Conditions Analysis including demographic, existing land use, regional setting, and community facilities updates; and natural features inventory
2. Public Input component including an Issues and Solutions meeting and the development of a Vision Statement
3. Development of Goals, Objectives, and Strategies
4. Land Use Plan
5. Sewer Service Area Plan / Urban Limits Plan
6. Town Center Land Use Plan
7. Thoroughfare Plan
8. Build Out Analysis
9. Implementation Strategies

We welcome you to follow the progress of the plan. If you would like to receive any future notices regarding the Metamora Township Master Plan process electronically, please e-mail your request along with your e-mail address to hhannan@birchlerarroyo.com or send your request to the Metamora Township Planning Commission 730 W. Dryden, Metamora, MI 48455.

Please feel free to contact us if you have any questions. We look forward to your input as we prepare this update to the Township's Master Plan.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



David C. Birchler, AICP, PCP
President



Heidi M. Hannan, AICP
Senior Planner

cc: David Best, Metamora Township Supervisor
Tim Machak, Planning Commission Chair

October 9, 2003

Metamora Village Planning Commission
Attention: John Clark
P.O. Box 117
Metamora, MI 48455

RE: Metamora Township Master Plan Preparation Notice

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Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



David C. Birchler, AICP, PCP
President



Heidi M. Hannan, AICP
Senior Planner

cc: David Best, Metamora Township Supervisor
Tim Machak, Planning Commission Chair

October 9, 2003

Oxford Township Planning Commission
Attention: George Herring
18 West Burdick, P.O. Box 3
Oxford, MI 48371

RE: Metamora Township Master Plan Preparation Notice

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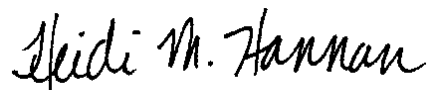
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Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



David C. Birchler, AICP, PCP
President



Heidi M. Hannan, AICP
Senior Planner

cc: David Best, Metamora Township Supervisor
Tim Machak, Planning Commission Chair

October 9, 2003

Dryden Township Planning Commission
Attention: Fred Thiemkey, Chair
5602 Main St.
P.O. Box 329
Dryden, MI 48428-0329

RE: Metamora Township Master Plan Preparation Notice

To Whom It May Concern:

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Please feel free to contact us if you have any questions. We look forward to your input as we prepare this update to the Township's Master Plan.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



David C. Birchler, AICP, PCP
President



Heidi M. Hannan, AICP
Senior Planner

cc: David Best, Metamora Township Supervisor
Tim Machak, Planning Commission Chair

October 9, 2003

Elba Township Planning Commission
Attention: Mike Boskee
4717 Lippincott Road
Lapeer, MI 48446-9860

RE: Metamora Township Master Plan Preparation Notice

To Whom It May Concern:

Pursuant to the requirements of Section 7a(1) of the Township Planning Act as amended, this notification is to inform you of Metamora Township's intent to update its Master Plan. A copy of the draft plan will be distributed to you for your review and comment in advance of the Township's public hearing on the plan as specified in this act. The plan's scope is as follows:

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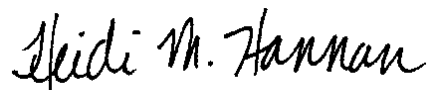
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Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



David C. Birchler, AICP, PCP
President



Heidi M. Hannan, AICP
Senior Planner

cc: David Best, Metamora Township Supervisor
Tim Machak, Planning Commission Chair

October 9, 2003

Brandon Township Planning Commission
Attention: Joe Rohovsky
P.O. Box 929
Ortonville, MI 48462

RE: Metamora Township Master Plan Preparation Notice

To Whom It May Concern:

Pursuant to the requirements of Section 7a(1) of the Township Planning Act as amended, this notification is to inform you of Metamora Township's intent to update its Master Plan. A copy of the draft plan will be distributed to you for your review and comment in advance of the Township's public hearing on the plan as specified in this act. The plan's scope is as follows:

1. Existing Conditions Analysis including demographic, existing land use, regional setting, and community facilities updates; and natural features inventory
2. Public Input component including an Issues and Solutions meeting and the development of a Vision Statement
3. Development of Goals, Objectives, and Strategies
4. Land Use Plan
5. Sewer Service Area Plan / Urban Limits Plan
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7. Thoroughfare Plan
8. Build Out Analysis
9. Implementation Strategies

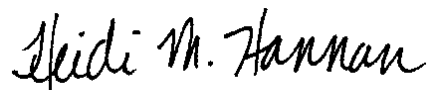
We welcome you to follow the progress of the plan. If you would like to receive any future notices regarding the Metamora Township Master Plan process electronically, please e-mail your request along with your e-mail address to hhannan@birchlerarroyo.com or send your request to the Metamora Township Planning Commission 730 W. Dryden, Metamora, MI 48455.

Please feel free to contact us if you have any questions. We look forward to your input as we prepare this update to the Township's Master Plan.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



David C. Birchler, AICP, PCP
President



Heidi M. Hannan, AICP
Senior Planner

cc: David Best, Metamora Township Supervisor
Tim Machak, Planning Commission Chair

October 9, 2003

Lapeer Township Planning Commission
Attention: Tim Roodvoets, Chair
1500 Morris Rd.
Lapeer, MI 48446

RE: Metamora Township Master Plan Preparation Notice

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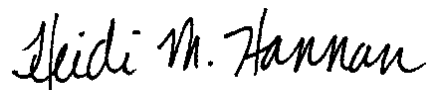
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David C. Birchler, AICP, PCP
President



Heidi M. Hannan, AICP
Senior Planner

cc: David Best, Metamora Township Supervisor
Tim Machak, Planning Commission Chair

October 9, 2003

Addison Township Planning Commission
Attention: Lawrence Smith
1440 Rochester Road
Leonard, MI 48367

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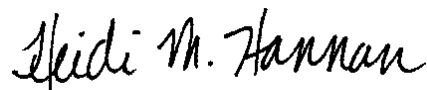
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David C. Birchler, AICP, PCP
President



Heidi M. Hannan, AICP
Senior Planner

cc: David Best, Metamora Township Supervisor
Tim Machak, Planning Commission Chair

October 9, 2003

Attica Township Planning Commission
Attention: David Penzien
1763 Conley Road
Attica, MI 48412

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David C. Birchler, AICP, PCP
President



Heidi M. Hannan, AICP
Senior Planner

cc: David Best, Metamora Township Supervisor
Tim Machak, Planning Commission Chair

October 9, 2003

Lapeer County Planning Commission
255 Clay Street
Lapeer, MI 48446-2298

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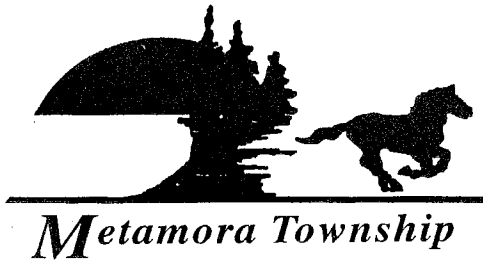


David C. Birchler, AICP, PCP
President



Heidi M. Hannan, AICP
Senior Planner

cc: David Best, Metamora Township Supervisor
Tim Machak, Planning Commission Chair



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

September 30, 2005

LAPEER COUNTY PLANNING COMMISSION
255 CLAY STREET
LAPEER, MI 48446-2298

Dear Planning Commission Chairperson,

On behalf of the Metamora Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the draft Metamora Township Master Plan. Pursuant to the requirements of this legislation, we are requesting your review and comments on this proposed new master plan prior to its public hearing and adoption.

As required by Section 125.327b, copies of the draft plan have also been distributed to the following:

- Elba Township Planning Commission
- Hadley Township Planning Commission
- Brandon Township Planning Commission
- Oxford Township Planning Commission
- Addison Township Planning Commission
- Dryden Township Planning Commission
- Village of Metamora Planning Commission
- Lapeer Township Planning Commission
- Attica Township Planning Commission

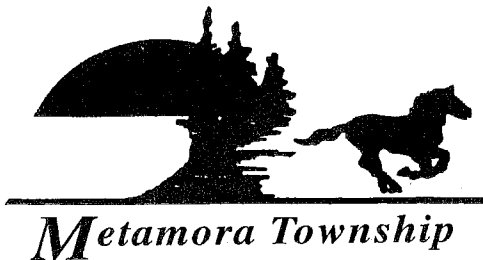
We have attached copies of the letters mailed to the above communities for your records. Thank you in advance for your cooperation and timely response in reviewing this draft plan. Comments offered during this review process will be taken into account in adjusting and refining the plan.

In the event that you have any questions on the enclosed plan, please feel free to call the Metamora Township office at (810) 678-2237.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
cm

Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

September 30, 2005

ATTICA TOWNSHIP PLANNING COMMISSION
ATTENTION: DAVID PENZIEN, CHAIR
PO BOX 86
ATTICA, MI 48412

Dear Planning Commission Chairperson,

On behalf of the Metamora Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the draft Metamora Township Master Plan. Pursuant to the requirements of this legislation, we are requesting your review and comments on this proposed new master plan.

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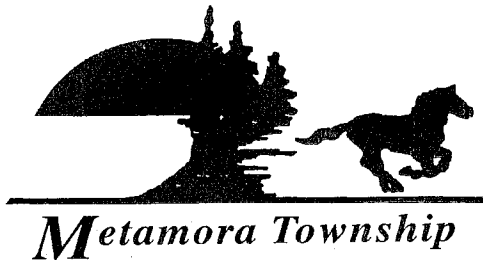
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Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

September 30, 2005

ADDISON TOWNSHIP PLANNING COMMISSION
ATTENTION: LAWRENCE SMITH, CHAIR
1440 ROCHESTER ROAD
LEONARD, MI 48367

Dear Planning Commission Chairperson,

On behalf of the Metamora Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the draft Metamora Township Master Plan. Pursuant to the requirements of this legislation, we are requesting your review and comments on this proposed new master plan.

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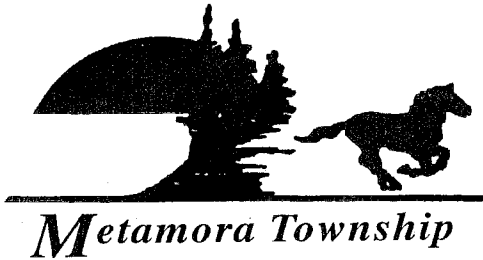
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Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

September 30, 2005

LAPEER TOWNSHIP PLANNING COMMISSION
ATTENTION: TIM ROODVOETS, CHAIR
1500 MORRIS ROAD
LAPEER, MI 48446

Dear Planning Commission Chairperson,

On behalf of the Metamora Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the draft Metamora Township Master Plan. Pursuant to the requirements of this legislation, we are requesting your review and comments on this proposed new master plan.

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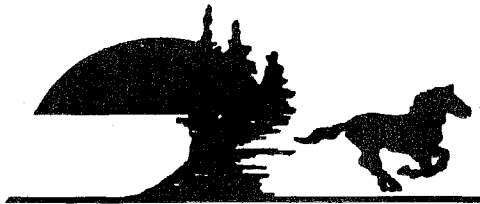
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Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary



Metamora Township

730 W. Dryden Road
Metamora, MI 48455

Phone: 810-678-2237

Fax: 810-678-3209

e-mail metatwp@yahoo.com

September 30, 2005

BRANDON TOWNSHIP PLANNING COMMISSION
ATTENTION: JOE ROHOVSKY, CHAIR
P.O. BOX 929
ORTONVILLE, MI 48462

Dear Planning Commission Chairperson,

On behalf of the Metamora Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the draft Metamora Township Master Plan. Pursuant to the requirements of this legislation, we are requesting your review and comments on this proposed new master plan.

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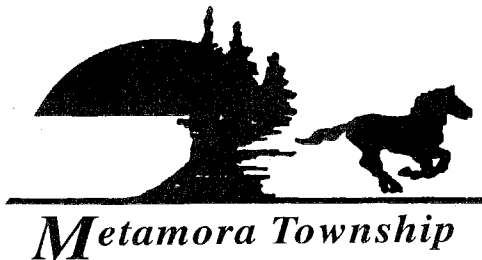
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Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

September 30, 2005

ELBA TOWNSHIP PLANNING COMMISSION
ATTENTION: MIKE BOSKEE
4717 LIPPINCOTT ROAD
LAPEER, MI 48446-9860

Dear Planning Commission Chairperson,

On behalf of the Metamora Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the draft Metamora Township Master Plan. Pursuant to the requirements of this legislation, we are requesting your review and comments on this proposed new master plan.

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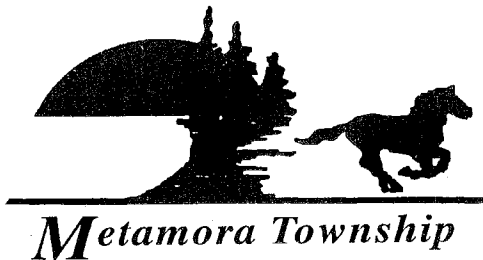
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Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

September 30, 2005

DRYDEN TOWNSHIP PLANNING COMMISSION
ATTENTION: MATT JONIK, CHAIR
4849 DRYDEN ROAD
DRYDEN, MI 48428-0329

Dear Planning Commission Chairperson,

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Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

September 30, 2005

OXFORD TOWNSHIP PLANNING COMMISSION
ATTENTION: GEORGE HERRING, CHAIR
18 WEST BURDICK, P.O. BOX 3
OXFORD, MI 48371

Dear Planning Commission Chairperson,

On behalf of the Metamora Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the draft Metamora Township Master Plan. Pursuant to the requirements of this legislation, we are requesting your review and comments on this proposed new master plan.

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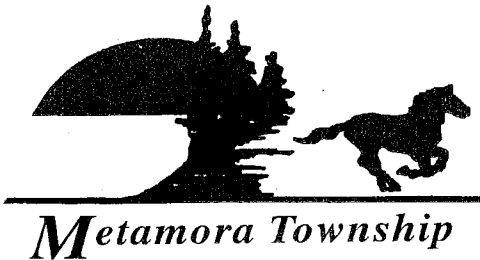
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730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

September 30, 2005

METAMORA VILLAGE PLANNING COMMISSION
ATTENTION: HERB TUCKER
P.O. BOX 117
METAMORA, MI 48455

Dear Planning Commission Chairperson,

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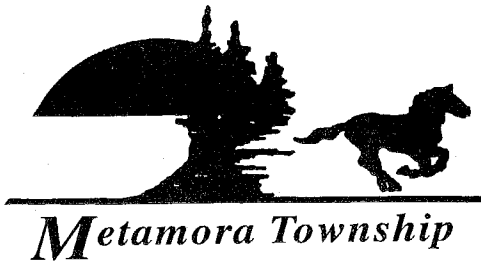
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Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

September 30, 2005

HADLEY TOWNSHIP PLANNING COMMISSION
ATTENTION: TIMOTHY MOORE, CHAIR
4570 SARA LANE
METAMORA, MI 48455

Dear Planning Commission Chairperson,

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Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary

**NOTICE OF PUBLIC HEARING
METAMORA TOWNSHIP PLANNING COMMISSION**

Notice is hereby given that the Metamora Township Planning Commission will hold a public hearing on Wednesday, March 8, 2006 at 7:00 p.m. or shortly after, at the Metamora Township Hall, 730 W. Dryden Road, Metamora, MI 48455. The purpose of the hearing is to receive public comments on a proposal by the Planning Commission to adopt an updated Master Plan for Metamora Township.

The updated Metamora Township Master Plan includes text, charts, tables, graphs, illustrations and maps that describe the Planning Commission's proposal for the long-range future development of the community. The updated Master Plan has been prepared under the authority vested in the Planning Commission by the Township Planning Act, Michigan Public Act 168 of 1959, as amended. As a part of the Master Plan process, several Future Visioning meetings were held with Township residents and business owners to obtain comments regarding the future growth of the Township.

A Master Plan is a long-range policy plan for land use that helps guide the township officials when making development decisions. The Master Plan is not a zoning map and does not change the zoning of individual properties.

A complete draft of the proposed Master Plan may be inspected prior to the hearing at the office of the Township Clerk, 730 W. Dryden Road, Metamora, MI 48455 during regular Township business hours or on the Internet at www.metamoraplan.com. Written comments may be sent to the Planning Commission at the above address prior to the hearing. Oral comments will be taken during the public hearing.

This notice is published pursuant to the requirements of Michigan Public Act 168 of 1959, as amended.

Jennie Dagher
Metamora Township Clerk

Publish twice

First notice: Thursday, February 16, 2006

Second notice: Thursday, Wednesday, March 2, 2006

MINUTES OF **Planning Commission Public Hearing-Master Plan**
March 8, 2006

HELD _____ 20 _____

Township of Metamora _____
Jennie Dagher _____ Clerk

Form M-1-PT

The Fiegle Press, Inc., Flint, Michigan

Chairman Machak called the Metamora Township Planning Commission meeting to order at 7:03 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

Present: Chairman Timothy Machak, Members Debra Westcott, Phil Bellinger, Lance Gould, Tom Clark

Absent: Members Ann Derderian and Kenneth Fenbert

Also Present: Township Planners David Birchler and David Campbell, Township Planning Coordinator Bud Fackler, George Nash, William Forrest, Pat Salk, Bill Kapustka, Colleen Moore, Bill Meinz of the Lapeer County Road Commission, Jessie Reynolds, Lucy & Michael Dougherty, Michele Joliat, Bob & Gretchen Bityk, David Skelly, Emory & Christina Clark

After reciting the Pledge of Allegiance, Chairman Machak announced that this is a public hearing on the proposed Master Plan. He noted that no written correspondence had been received in response to the notice of public hearing.

Planner David Birchler then presented an overview of the proposed Master Plan, including visual illustrations on boards.

He first pointed out that the current Metamora Township Master Plan was adopted in 1996 and the work on this new plan began in 2003. He went on to state that this process has several components. First is the evaluation of existing conditions. The second step is public input and development of goals. Next is the actual development of the plans. Last is the implementation section. He further pointed out that the master plan map is not a zoning map and does not change the zoning on property in the community. It is intended to help the township by giving it a basis on which to evaluate changes in zoning.

Planner Birchler spoke briefly about sanitary sewer systems indicating that it was unlikely that the township could get service from the Detroit system or the Lapeer system. Metamora Township has no immediate plans to construct a sanitary sewer system, but the area identified for sanitary sewers in the future follows the M-24 corridor. The three existing local systems (village, mobile home park, and Metamora Golf & Country Club) are not the type of systems that could be expanded to accommodate the anticipated development. He went on to indicate that the plan designates roadways and their functions and further indicated there is an access management plan for the M-24 corridor which is adopted into the Master Plan. He concluded by briefly discussing the implementation plan.

Township of **Metamora****Jennie Dagher** Clerk

Form M-1-PT

The Ringle Press, Inc., Flint, Michigan

Chairman Machak then asked if anyone in the audience had any comments regarding the proposed Master Plan. Christina Clark of 3809 Wilder Road asked a three-part question: 1) if a sanitary sewer system were developed in Metamora, would it be dependent on the Flint River Watershed; 2) are the three existing systems currently depending on the Flint River Watershed; and 3) is the master plan concerned with protecting the integrity of the Flint River Watershed. Planner Birchler responded by stating that the engineering firm that did the study for the township was assuming that it would be applying for a permit that discharged to a tributary of the Flint River. It would be a sophisticated treatment system that would have to meet the discharge standards. Regarding the three existing systems, the village has a lagoon system which holds the effluent for a period of time and once or twice a year is pumped out of the finishing pond to a receiving waterway which he believes is the Flint River. The mobile home park system also has a discharge permit which he believes ultimately is to the Flint River. Metamora Golf & Country Club does not discharge to a waterway but has a very large, sophisticated septic field. He went on to answer that the master plan is concerned with the integrity of the Flint River stating that with a municipal sanitary sewer system, there are frequent, periodic testings and regulations for discharging to the waterway.

Chairman Machak then asked if there was any further public comment. Michele Joliat of Hawk High Hill Road questioned the impact of the closed landfill on the aquifer in that area. Planner Birchler responded by stating that there were no hydro geological studies done as they are very costly and the township doesn't have the resources to fund a study of that magnitude. He further stated there was an investigation done as part of the closure of the landfill.

Chairman Machak asked for any further comment and there was none.

At 7:39 p.m., a Motion was made by Member Bellinger, supported by Member Westcott, to adjourn the public hearing and move on to the regular meeting. Motion carried, all voting aye.

Respectfully submitted,
Darlene Wise, Recording Secretary

cc: All Board Members
Persons Requesting Same

Debra Westcott
Planning Commission Secretary

MINUTES OF **Planning Commission Meeting**HELD **March 8, 2006**

20

Township of **Metamora****Jennie Dagher****Clerk**

Form M-1-P1

The Riegler Press, Inc., Flint, Michigan

Chairman Machak called the Metamora Township Planning Commission regular monthly meeting to order at 7:39 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

Present: Chairman Timothy Machak, Members Debra Westcott, Phil Bellinger, Lance Gould, Tom Clark

Absent: Members Ann Derderian and Kenneth Fenbert

Also Present: Township Planners David Birchler and David Campbell, Township Planning Coordinator Bud Fackler, George Nash, William Forrest, Pat Salk, Bill Kapustka, Colleen Moore, Bill Mainz of the Lapeer County Road Commission, Jessie Reynolds, Lucy & Michael Dougherty, Michele Joliat, Bob & Gretchen Bityk, David Skelly, Emory & Christina Clark

Approval of Agenda

Chairman Machak noted the first item for the regular meeting is approval of the agenda. **Motion by Member Westcott, supported by Member Gould, to approve the agenda as submitted. Motion carried, all voting aye.**

Approval of Meeting Minutes

Chairman Machak noted there were two meeting minutes for approval, those being the February 1, 2006 Special Joint Meeting of the Planning Commission/Township Board and the February 8, 2006 regular meeting of the Planning Commission. **Motion by Member Westcott, supported by Member Gould, to approve the minutes of the February 1, 2006 Special Joint Meeting of the Planning Commission/Township Board as presented. Motion carried, all voting aye. Motion by Member Westcott, supported by Member Gould, to approve the minutes of the regular Planning Commission meeting of February 8, 2006 as presented. Motion carried, all voting aye.**

Public Comments: Items Not on the Agenda

Chairman Machak asked if anyone in the audience had any public comments on non-agenda items and there were none.

Unfinished Business**Decision - Master Plan:**

A brief discussion was had among Board Members. Planner Birchler presented a one-page Resolution of Adoption to the Board for their consideration. **Motion by Member Westcott, supported by Member Bellinger, to adopt the new Master Plan for Metamora Township based on the language set forth in the attached Resolution of Adoption.**

March 8, 2006HELD
Metamora

20 Jennie Dagher

Township of

Clerk

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ROLL CALL VOTE:

Ayes: Members Tom Clark, Debra Westcott, Phil Bellinger,
Lance Gould, Chairman Tim Machak

Nays: None

Absent: Members Ann Derderian and Kenneth Fenbert

MOTION CARRIED.**Conditional Rezoning Procedure:**

Chairman Machak then moved on to the next item under Unfinished Business and asked Planner Birchler for comment. He indicated the latest version of his draft Administrative Procedure was dated February 8, 2006. After a brief review, Planner Birchler stressed the importance of having an established procedure in place now and if the Board wants it in the zoning ordinance it could be done later as an amendment. Chairman Machak noted under Part 2, Section A, it states: "This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process . . ." He believes the language should state that the offer must be made at time of application. Planner Birchler indicated he would change the wording accordingly. Since some of the Board Members would be attending a seminar on conditional rezoning at the County Planning Conference this Saturday, it was decided by the Board to table the conditional rezoning administrative procedure to next month's meeting.

New Business**Recommendation to Township Board for Lapeer County Road Commission Mining Permit:**

Chairman Machak noted the first item under New Business which is an application for a Biennial Soil Removal Permit submitted by the Lapeer County Road Commission for a 42 acre parcel on the east side of Ribble Road north of Dryden Road. He referred to the March 3, 2006 review letter from Birchler Arroyo Associates. Planner David Campbell then summarized his letter and recommended that the Planning Commission forward this on to the Township Board for granting approval once items 1 through 7 set forth in the March 3, 2006 letter are completed. Chairman Machak noted that the Board had not received a response from the Road Commission to the planner's review letter.

At this point Mr. Bill Meinz, Lapeer County Road Commission Highway Engineer, presented to the Board a written response in the form of a letter dated March 8, 2006. Chairman Machak suggested that Planner Birchler review this new correspondence and the Board could discuss it further next

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March 8, 2006

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Township of

Metamora

Jennie Dagher

Clerk

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month. **Motion by Member Bellinger, supported by Member Gould, to table the Lapeer County Road Commission Application for a Biennial Soil Permit until the April, 2006 Planning Commission Meeting. Motion carried, all voting aye.**

Special Land Use Transfer from Walker to Forrest Aggregates:

Chairman Machak acknowledged Mr. William Forrest from the audience who was present on behalf of this special land use transfer. This transfer from Dale Walker to Forrest Aggregates involves property on Sutton Road east of Metamora Road and is a mining operation. Chairman Machak asked Mr. Forrest if he had any documentation to present other than the Special Land Use Transfer Application. He did not but indicated he did get the soil erosion bond. He stated he has been operating the Walker pit for three years, just took ownership of the property, and plans to continue the business without changes. Chairman Machak questioned whether the conditions on the special land use permit would be reviewed prior to the transfer. Planner Birchler stated that if there are no operational problems, you wouldn't reopen the conditions based solely on change of ownership, but the new owner must sign documentation agreeing to those conditions. Discussion continued among the Board, Mr. Forrest and Bud Fackler. It was decided this matter be tabled until Planning Coordinator Fackler inspects the property and reports back to the Board.

Motion by Member Westcott, supported by Member Clark, to table the Special Land Use Transfer Application from Walker to Forrest Aggregates until the Planning Commission Board receives an inspection report from Planning Coordinator Fackler. Motion carried, all voting aye.

Communications and/or Committee Report

Nothing at this time.

Matters for Discussion from the Commission Members

Nothing at this time.

Township Planners Report

Nothing further.

Township Planning Coordinator Report - Bud Fackler

Planning Coordinator Fackler discussed property known as Rascal Resort Day Care on Dryden Road next door to the Metamora Township offices. He had spoken to someone (believed to be a realtor) who failed to appear at tonight's meeting but was interested in turning the vacated day care center into an office complex. Mr. Fackler questioned whether under the day care special land use the building could be turned into an office complex. A brief

HELD ²⁰ Metamora Jennie Dagher

Township of _____

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discussion ensued among the Board, Planning Coordinator Fackler and Planner Birchler and it was decided that the interested person should go through the application process and come before the Board.

At 8:09 p.m., a Motion was made by Member Bellinger, supported by Member Westcott, to adjourn. Motion carried, all voting aye.

Respectfully submitted,
Darlene Wise, Recording Secretary

cc: All Board Members
Persons requesting same

Debra Westcott
Planning Commission Secretary

Supervisor Best called the meeting to order at 7:00 p.m.

Present: Supervisor, Dave Best, Treasurer, Carolyn Woodley; Clerk, Jennie Dagher; Trustee Dean Bedford;

Absent: Trustee Ann Derderian

Also Present: See attached sheet.

Approve Agenda

**Motion by Bedford, supported by Woodley, to approve agenda as presented.
Motion carried, all voting aye**

Approve Consent Agenda

Supervisor Best noted next was to approve the consent agenda. Trustee Bedford stated he went over bills presented and the minutes.

**Motion by Bedford, supported by Woodley, to approve consent agenda which includes March's bills which cover check #6559 and #'s 6607 thru 6766 for a total amount of \$121,667.75 which includes Township payroll and bills, and checks #1406 thru #1416 for the amount of \$5,608.82 which includes Building Department payroll and bills. The total amount of Township and Building payroll and bills for March 2006 is \$127,276.57
Motion carried, all voting aye.**

Public Time: No comments from public.

Fire Department Business:

Fire Chief Eady went over activity report with the Board. Chief Eady then stated that Greg Pomorski passed his MFR Class and Ed Wood and Tony Porretta passed Fire I and II classes.

Police Department Business:

Chief Sierakowski went over the police report with the Township Board. Chief Sierakowski stated that they did make an arrest on the armed robberies of the local business in our community and surrounding communities and that they are still working on the Lapeer County Bank & Trust armed robbery. Chief Sierakowski then gave the Presentation of Awards to Metamora Township Officers from their peers. The first presentation for Reserve Officer of the Year 2005 went to Officer Tim Lipka, the second presentation award for Officer of the Year 2005 was presented to Corporal David Mallett. Congratulations to both officers for their dedication and commitment to our Metamora Township Police Department.

April 10, 2006HELD
Metamora Township20
Jennie Dagher Page 2

Clerk

Township of

Form M-1-PT

The Regle Press, Inc., Flint, Michigan

Township Business:

Supervisor Best noted that the first item under Township Business was for the approval of the Resolution of Adoption of Metamora Master Plan by Metamora Township Board.

Motion by Bedford, supported by Woodley to approve the Resolution of Adoption Metamora Township Master Plan by Metamora Township Board As follows:

**RESOLUTION OF ADOPTION
Metamora Township Master Plan
By Metamora Township Board**

WHEREAS, the Metamora Township Board may approve a Master Plan for the physical development of the Township, as empowered by the Township Planning Act No. 168 of 1959, as amended, and

WHEREAS, the Metamora Township Board created the Planning Commission for the purposes stated in the Township Planning Act No. 168 of 1959, as amended, and

WHEREAS, Metamora Township has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to make a comprehensive, new Master Plan for Metamora Township, and

WHEREAS, the Metamora Township Planning Commission has held a public hearing on its proposed new Master Plan for the Township on March 8, 2006 at the Metamora Township Hall, and

WHEREAS, the Planning Commission has adopted the new Master Plan for the Township on March 8, 2006 and transmitted the Plan to the Township Board for their approval,

NOW THEREFORE BE IT RESOLVED, that the Metamora Township Board hereby approves this Master Plan for Metamora Township, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.

Motion by Bedford, supported by Woodley.

Ayes: 4
Nays: 0
Absent: 1

RESOLUTION DECLARED ADOPTED THIS 10TH DAY OF APRIL, 2006

Dave Best, Supervisor
Metamora Twp., Lapeer County, Michigan

April 10, 2006HELD
Metamora Township20
Jennie Dagher Page 3

Township of

Clerk

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Supervisor Best noted the next item on the agenda was approval of placing an X-Tube on Blood Road between Dryden and Brocker for a cost of \$1200.00.

Motion by Bedford, supported by Woodley to approve the placement of an X-Tube on Blood Road, between Dryden and Brocker at a cost of \$1200.00.

Motion carried, all voting aye.

Next on the agenda was for approval of four new computers and 5 new monitors from A Byte at a Time Computers for the Township Offices. Treasurer Woodley explained that these would replace the assessors, deputy clerk, deputy treasurer and secretaries computers. This is not to exceed \$7,000.00 for purchase and installation of them.

Motion by Bedford, supported by Woodley for approval of Metamora Township to purchase from A Byte at a Time, four (4) new computers and five (5) new flat screen monitors not to exceed \$7,000.00 for purchase and installation of them.

Motion carried, all voting aye.

Supervisor Best noted next was for approval of Road Commission to replace five (5) road signs which were damaged or missing in Metamora Township.

Motion by Woodley, supported by Bedford to approve the Lapeer County Road Commission to replace five (5) road signs, one on Riverside Dr., one on River St. and three along Blood Rd. Motion carried, all voting aye.

Next item on the agenda was for discussion and approval of Township Logo rug for the main entrance of Township Hall.

Motion by Bedford, supported by Woodley to approve the purchase of a Township Logo area rug for the main entrance of the Township Hall not to exceed \$600.00. Motion carried, all voting aye.

Supervisor Time:

Supervisor Best stated that he would like to see the Township parking lot expanded and was going to check out what would be needed to do this. Once he receives this information the Township will publish for bids on this project.

Trustee Bedford stated that the Township Board needs set up a meeting with attorney Bill Ogden to review Sewer Ordinance #40 with the Township Board, Clerk Dagher said she would set that meeting up with him and the Board.

Treasurer Woodley stated that she would like permission to attend the Treasurer's Institute from May 9 thru 12th, 2006.

Motion by Dagher, supported by Bedford to approve Metamora Township Treasurer to attend the Treasurers Institute from May 9th thru 12th, 2006.

Motion carried, all voting aye.

Public Time:

Nothing at this time.

MINUTES OF _____ **Metamora Township**

HELD _____ **April 10, 2006**

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Township of _____ **Metamora Township**

Jennie Dagher page 4 Clerk

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Adjourn:

Motion by Bedford, supported by Woodley to adjourn the meeting at 7:35 p.m. Motion carried, all voting aye.

Jennie Dagher, Clerk

Dave Best, Supervisor

Cc: All Board Members
Persons requesting same

RESOLUTION OF ADOPTION

Metamora Township Master Plan

By Metamora Township Planning Commission

WHEREAS, the Metamora Township Planning Commission has the responsibility and is empowered by the Township Planning Act No. 168 of 1959, as amended, to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time, and

WHEREAS, the Metamora Township Board created the Planning Commission for the purposes stated in the Township Planning Act No. 168 of 1959, as amended, and

WHEREAS, Metamora Township has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to make a comprehensive, new Master Plan for Metamora Township, and

WHEREAS, the Metamora Township Planning Commission has held a public hearing on its proposed new Master Plan for the Township on March 8, 2006 at the Metamora Township Hall, and

WHEREAS, the Planning Commission finds that the new Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of Metamora Township,

NOW THEREFORE BE IT RESOLVED that the Metamora Township Planning Commission hereby adopts this Master Plan for Metamora Township, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, and

BE IT FURTHER ORDERED, that an attested copy of the Master Plan shall be certified to the Metamora Township Board and the Lapeer County Planning Commission.

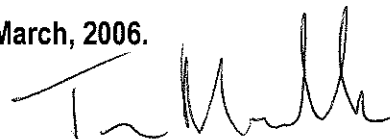
Motion by **Westcott**. Supported by **Bellinger**.

AYES: Clark, Westcott, Bellinger, Gould, Machak

NAYS: None

ABSENT: Derderian, Fenbert

RESOLUTION DECLARED ADOPTED THIS 8th DAY OF March, 2006.



**Tim Machak, Chairperson
Metamora Township Planning Commission**

RESOLUTION OF ADOPTION
Metamora Township Master Plan
By Metamora Township Board

WHEREAS, the Metamora Township Board may approve a Master Plan for the physical development of the Township, as empowered by the Township Planning Act No. 168 of 1959, as amended, and

WHEREAS, the Metamora Township Board created the Planning Commission for the purposes stated in the Township Planning Act No. 168 of 1959, as amended, and

WHEREAS, Metamora Township has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to make a comprehensive, new Master Plan for Metamora Township, and

WHEREAS, the Metamora Township Planning Commission has held a public hearing on its proposed new Master Plan for the Township on March 8, 2006 at the Metamora Township Hall, and

WHEREAS, the Planning Commission has adopted the new Master Plan for the Township on March 8, 2006 and transmitted the Plan to the Township Board for their approval,

NOW THEREFORE BE IT RESOLVED that the Metamora Township Board hereby approves this Master Plan for Metamora Township, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.


Motion by Bedford. Supported by Woodley.

AYES: 4

NAYS: 0

ABSENT: 1

RESOLUTION DECLARED ADOPTED THIS 10th DAY OF APRIL, 2006.



David Best, Supervisor
Metamora Township, Lapeer County, Michigan



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

March 16, 2006

METAMORA TOWNSHIP BOARD
ATTENTION: DAVID BEST, SUPERVISOR
730 WEST DRYDEN ROAD
METAMORA, MI 48455

Dear Township Board Members,

The Metamora Township Planning Commission on March 8, 2006 approved the proposed Metamora Township Master Plan. Enclosed is a copy of the Resolution of Adoption by the Planning Commission, and a copy of the Metamora Township Master Plan to be received by the Township Board during your meeting of April 10, 2006.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

A handwritten signature in cursive script, appearing to read "Debra Westcott".

Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

May 10, 2006

ATTICA TOWNSHIP PLANNING COMMISSION
ATTENTION: DAVID PENZIEN, CHAIR
PO BOX 86
ATTICA, MI 48412

Dear Planning Commission Chairperson,

As you may recall, your review and comments on the proposed Metamora Township Master Plan were requested in September of 2005 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Metamora Township Planning Commission on March 8, 2006, and the Metamora Township Board on April 10, 2006.

In accordance with Section 125.328 of the Township Planning Act, enclosed is a copy of the Metamora Township Master Plan, as adopted. In the event that you have any questions on the enclosed plan, please feel free to call the Metamora Township office at (810) 678-2237.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary

May 10, 2006

ADDISON TOWNSHIP PLANNING COMMISSION
ATTENTION: LAWRENCE SMITH, CHAIR
1440 ROCHESTER ROAD
LEONARD, MI 48367

Dear Planning Commission Chairperson,

As you may recall, your review and comments on the proposed Metamora Township Master Plan were requested in September of 2005 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Metamora Township Planning Commission on March 8, 2006, and the Metamora Township Board on April 10, 2006.

In accordance with Section 125.328 of the Township Planning Act, enclosed is a copy of the Metamora Township Master Plan, as adopted. In the event that you have any questions on the enclosed plan, please feel free to call the Metamora Township office at (810) 678-2237.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail metatwp@yahoo.com

May 10, 2006

LAPEER TOWNSHIP PLANNING COMMISSION
ATTENTION: TIM RODOVOETS, CHAIR
1500 MORRIS ROAD
LAPEER, MI 48446

Dear Planning Commission Chairperson,

As you may recall, your review and comments on the proposed Metamora Township Master Plan were requested in September of 2005 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Metamora Township Planning Commission on March 8, 2006, and the Metamora Township Board on April 10, 2006.

In accordance with Section 125.328 of the Township Planning Act, enclosed is a copy of the Metamora Township Master Plan, as adopted. In the event that you have any questions on the enclosed plan, please feel free to call the Metamora Township office at (810) 678-2237.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary

May 10, 2006

BRANDON TOWNSHIP PLANNING COMMISSION
ATTENTION: JOE ROHOVSKY, CHAIR
P.O. BOX 929
ORTONVILLE, MI 48462

Dear Planning Commission Chairperson,

As you may recall, your review and comments on the proposed Metamora Township Master Plan were requested in September of 2005 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Metamora Township Planning Commission on March 8, 2006, and the Metamora Township Board on April 10, 2006.

In accordance with Section 125.328 of the Township Planning Act, enclosed is a copy of the Metamora Township Master Plan, as adopted. In the event that you have any questions on the enclosed plan, please feel free to call the Metamora Township office at (810) 678-2237.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail: metatwp@yahoo.com



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail: metatwp@yahoo.com

May 10, 2006


ELBA TOWNSHIP PLANNING COMMISSION
ATTENTION: MIKE BOSKEE
4717 LIPPINCOTT ROAD
LAPEER, MI 48446-9860

Dear Planning Commission Chairperson,

As you may recall, your review and comments on the proposed Metamora Township Master Plan were requested in September of 2005 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Metamora Township Planning Commission on March 8, 2006, and the Metamora Township Board on April 10, 2006.

In accordance with Section 125.328 of the Township Planning Act, enclosed is a copy of the Metamora Township Master Plan, as adopted. In the event that you have any questions on the enclosed plan, please feel free to call the Metamora Township office at (810) 678-2237.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION


Debra Westcott
Secretary

May 10, 2006

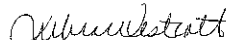
DRYDEN TOWNSHIP PLANNING COMMISSION
ATTENTION: MATT JONIK, CHAIR
4849 DRYDEN ROAD
DRYDEN, MI 48428-0329

Dear Planning Commission Chairperson,

As you may recall, your review and comments on the proposed Metamora Township Master Plan were requested in September of 2005 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Metamora Township Planning Commission on March 8, 2006, and the Metamora Township Board on April 10, 2006.

In accordance with Section 125.328 of the Township Planning Act, enclosed is a copy of the Metamora Township Master Plan, as adopted. In the event that you have any questions on the enclosed plan, please feel free to call the Metamora Township office at (810) 678-2237.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION


Debra Westcott
Secretary



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail: metatwp@yahoo.com



730 W. Dryden Road
Metamora, MI 48455
Phone: 810-678-2237
Fax: 810-678-3209
e-mail: metatwp@yahoo.com

May 10, 2006


OXFORD TOWNSHIP PLANNING COMMISSION
ATTENTION: GEORGE HERRING, CHAIR
18 WEST BURDICK, P.O. BOX 3
OXFORD, MI 48371

Dear Planning Commission Chairperson,

As you may recall, your review and comments on the proposed Metamora Township Master Plan were requested in September of 2005 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Metamora Township Planning Commission on March 8, 2006, and the Metamora Township Board on April 10, 2006.

In accordance with Section 125.328 of the Township Planning Act, enclosed is a copy of the Metamora Township Master Plan, as adopted. In the event that you have any questions on the enclosed plan, please feel free to call the Metamora Township office at (810) 678-2237.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION


Debra Westcott
Secretary

May 10, 2006


METAMORA VILLAGE PLANNING COMMISSION
ATTENTION: HERB TUCKER
P.O. BOX 117
METAMORA, MI 48455

Dear Planning Commission Chairperson,

As you may recall, your review and comments on the proposed Metamora Township Master Plan were requested in September of 2005 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Metamora Township Planning Commission on March 8, 2006, and the Metamora Township Board on April 10, 2006.

In accordance with Section 125.328 of the Township Planning Act, enclosed is a copy of the Metamora Township Master Plan, as adopted. In the event that you have any questions on the enclosed plan, please feel free to call the Metamora Township office at (810) 678-2237.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION


Debra Westcott
Secretary



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May 10, 2006

HADLEY TOWNSHIP PLANNING COMMISSION
ATTENTION: TIMOTHY MOORE, CHAIR
4570 SARA LANE
METAMORA, MI 48455

Dear Planning Commission Chairperson,

As you may recall, your review and comments on the proposed Metamora Township Master Plan were requested in September of 2005 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Metamora Township Planning Commission on March 8, 2006, and the Metamora Township Board on April 10, 2006.

In accordance with Section 125.328 of the Township Planning Act, enclosed is a copy of the Metamora Township Master Plan, as adopted. In the event that you have any questions on the enclosed plan, please feel free to call the Metamora Township office at (810) 678-2237.

Sincerely,
METAMORA TOWNSHIP PLANNING COMMISSION

Debra Westcott
Secretary

May 10, 2006

LAPEER COUNTY PLANNING COMMISSION
255 CLAY STREET
LAPEER, MI 48446-2298

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Sincerely,
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