

# Milan Township 2004 Future Land Use Plan

## - 2015 Update

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Adopted plan distributed to surrounding township, city, county, and regional planning agencies: \_\_\_\_\_



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## I. INTRODUCTION

According to Michigan's Planning Enabling Act (Act 33 of 2008) the purpose of a land use plan is "to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria: is coordinated, adjusted, harmonious, efficient, and economical; considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development; (and) will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare." It is the intent of the Milan Township Land Use Plan to achieve these goals.

The Township's Land Use Plan should not be confused with its zoning ordinance or zoning map. A land use plan represents, through both its policies and maps, a vision of a desired future for the township in terms of the distribution of various land uses and public improvements. The zoning ordinance, on the other hand, is a legal tool that can be used to implement the land use plan by setting restrictions on the types of uses permitted in various districts or zones within the township. A plan is advisory in nature and cannot be legally enforced in the same way a zoning ordinance can. Michigan's Zoning Enabling Act (Act 110 of 2006) enables townships to establish zoning districts within which the use of land may be regulated by a zoning ordinance, but requires that the ordinance be based upon a plan. One of the purposes of this plan is to be the basis for an updated zoning ordinance and map.

The plan begins with a description of the Planning Process which was used to develop the plan. Then a Community Description section provides detailed background information on Milan Township's social, physical, and natural resources. The Goals and Objectives section provides the basis for the land use plan, which is broken down into different Land Use Policies for the various proposed uses within the Township. Finally, the Future Land Use Map depicts the different areas of the Township which were determined to be most suitable for various uses. The plan's appendix provides the results of the Milan Township Survey, in which the public was given an opportunity to provide a significant voice in determining the direction of the current planning effort.

This plan is the result of a review and update of the plan that was prepared for Milan Township in 2004 with the assistance of the Monroe County Planning Department. That plan updated and replaced the 1979 Milan Township Land Use Plan, which in turn replaced the 1965 General Land Use Plan for the Milan Region. Although the previous plans have served as a guide for the growth and development of the Township, changing social, economic, and physical conditions necessitate updating the plan at regular intervals. And as conditions continue to change the

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Township will need to continue monitoring and reviewing these changes and to amend or update this plan as necessary.

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## **II. THE PLANNING PROCESS**

The development of a community land use plan requires a series of steps aimed at creating a plan which is uniquely suited to the specific needs and conditions of the community. The Milan Township Land Use Plan was developed using a standard planning process, as described below.

### **Data Gathering and Issue Identification**

The first stage of the planning process was to collect a broad array of information about the Township's past and the existing social and physical features of the Township which would serve as a basis for identifying problems and potentials for the future. Much of this information is included in the Community Description chapter of the plan.

It was also important to identify those issues related to the physical development of the Township which are of concern to the community. As it was the desire of the Planning Commission to seek a great deal of public input into the planning process, it was decided that a community mail survey would be an effective method to give Township residents a role in influencing the future direction of the Township's development. The Planning Commission mailed a survey to all 610 households within the Township in November 2002, with 263 surveys eventually returned. A copy of the survey along with the results, appears in the Appendix.

### **Identification of Problems and Opportunities**

The results of the Community Survey as well as an analysis of the community's resources resulted in an understanding of the Township's opportunities for growth and change, as well as the problems and limitations that growth and development would create. The Community Survey reflected a strong desire by the public to maintain the Township's rural character while continuing to provide a high quality of life for the Township's residents. And the analysis of the Township's physical and social resources illustrated the extent to which community growth could be supported by the existing and potential resources of the Township.

### **Development of Goals and Objectives**

The identification of problems and opportunities led into the next stage of the planning process, which was the development of goals and objectives. After reviewing the goals and objectives from the 1979 Township Land Use Plan (as well as those of neighboring communities), the results of the community survey, and the analysis of the community's problems and potentials, a list of goals and objectives was prepared in order to guide the plan's development.

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## **Development of Alternative Solutions & Evaluation and Selection of Preferred Alternatives**

As part of the planning process, the Planning Commission became familiar with computerized geographic information systems (GIS), which allowed the Commission to view projected maps and to develop and change alternative land use plans at their regular meetings. A series of work sessions resulted in establishing criteria to determine which areas of the township were most suited to various land uses. These criteria were then applied to a map, which located the most suitable areas in the township for the selected uses. After discussion and refinement, the Planning Commission considered various alternatives and eventually prepared a final draft plan which was designed to achieve the plan's goals.

### **Approval Process**

The draft plan was sent through a series of steps as required by recent amendments to Michigan's Township Planning Act. Upon completion of the draft plan, permission was sought from and given by the Township Board to release the plan for public review. Copies were sent to the County Planning Commission, to the regional planning agency (SEMCOG), and to all adjacent municipalities. After holding public hearings and soliciting additional public comment, the plan was approved by the Township Planning Commission and then approved and adopted by the Township Board.

### **Implementation of Plan & Monitoring**

The last stage of the planning process, and a stage that will continue into the future, is implementation. This stage consists of taking actions recommended within the plan in order to achieve the plan's goals. The Township will soon need to review and update the Township's zoning ordinance and map. An additional task for the future will be monitoring the success of the plan and making amendments and modifications as necessary in order to adjust the plan to changing conditions, especially in light of potential changes to utility service areas, groundwater issues, and development pressures.

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### **III. COMMUNITY DESCRIPTION**

An important part of the planning process is to understand the physical and social resources present within the community. The purpose of this chapter is to provide a general description of various features of Milan Township with the aim of understanding the problems and potentials which currently exist as they relate to the planning efforts for the Township.

#### **A. Regional Setting**

Milan Township is located in southeast Michigan in the northwest corner of Monroe County (Figure 1) and borders Lenawee County and Washtenaw County. The City of Milan (2010 population: 5,836) is located in the northern portion of the Township (as well as in York Township in Washtenaw County). The presence of US-23, which runs north-south through the Township, connects Milan with the Ann Arbor area to the north and the Toledo area to the south. Both of these larger metropolitan areas has an influence on Milan Township, as do as the cities of Monroe, Detroit, and of course, the City of Milan (figure 1).

Milan Township's location in a rural portion of a highly urbanized region has permitted the Township to retain its agricultural importance, while also providing its residents with employment opportunities in the nearby urban centers.

The townships directly surrounding Milan are also primarily rural, with more rapid growth being seen in the Washtenaw County townships of Saline, York, and Augusta, and with much less growth in the Lenawee County townships of Macon and Ridgeway. Dundee and London Townships have had moderate growth rates compared to Milan Township.

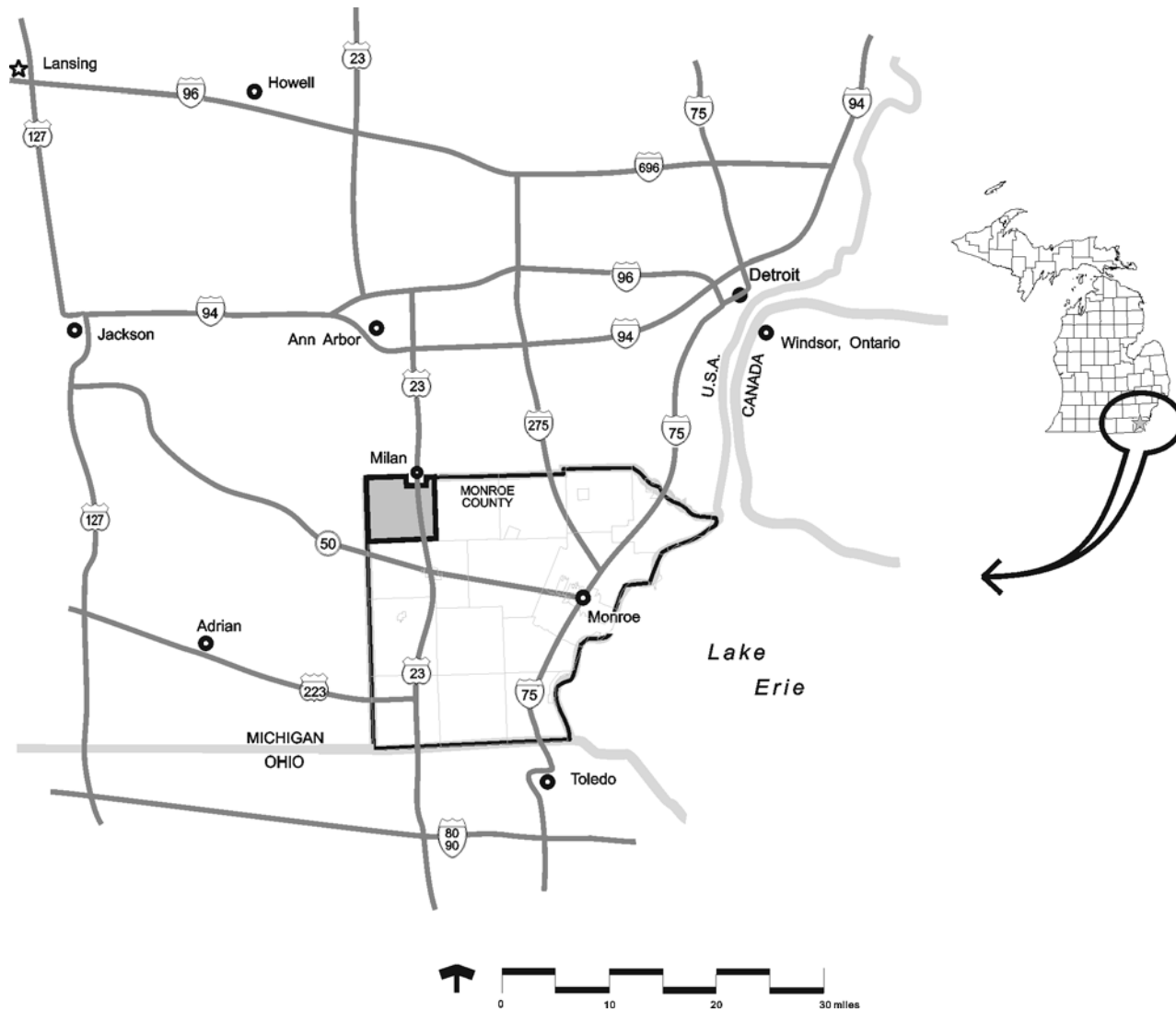


Figure 1  
Regional Setting



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## **B. Environment**

### **1. Geology**

Geological formations affect land use planning in various ways. The depth to bedrock, suitability of bedrock for mining, groundwater supplies, sand and gravel deposits, drainage, and sinkholes can affect future plans for a community.

#### **a. Bedrock Geology**

Geological formations affect land use planning in various ways. The depth to bedrock, suitability of bedrock for mining, groundwater supplies, drainage, and sinkholes can affect future plans for a community.

Milan Township is underlain primarily by the Dundee Limestone formation (Figure 2), a formation which had been mined in the southeast corner of the Township by Holcim Inc. (formerly Dundee Cement) for use as cement. The Traverse Group, which runs through northwest corner of the Township, consists of shales and limestones. The Detroit River dolomite occurs in small areas in the eastern part of the township. There is not believed to be potential for oil or gas well development in Milan Township.

The depth to bedrock ranges from less than 40 feet in the southeast corner of the Township, to over 150 feet below the ground surface in other areas (Figure 3). The average depth of the bedrock surface is about 100 feet below ground level.

#### **b. Glacial Geology**

At the end of the last period of glaciation in Michigan, what is now Milan Township was at one time at the bottom of ancient Lake Erie. Layers of sediment up to 150 feet deep cover the bedrock in this area and are composed of lacustrine (lake deposited) sand, silt, and clay (Figure 4). Most of the Township is covered by clay and silt deposits, although the northeast portion of the Township contains sandier materials. These sand and gravel deposits could have potential for quarrying, as similar deposits are quarried elsewhere in the region.

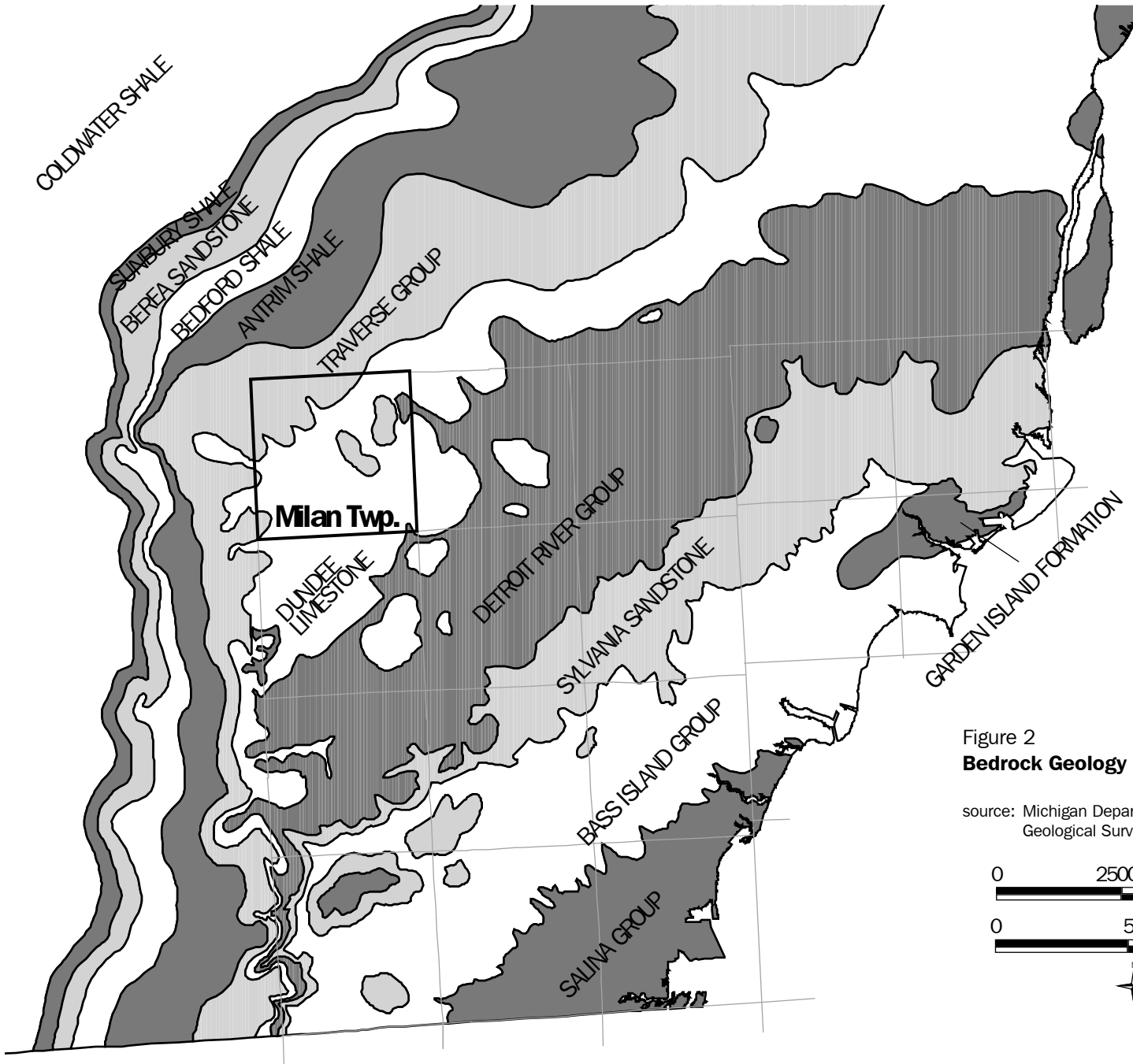
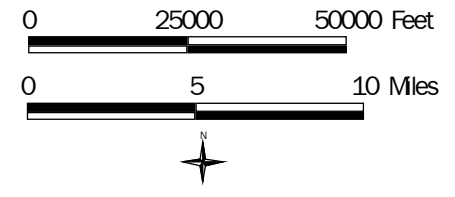


Figure 2  
**Bedrock Geology of Southeast Michigan**

source: Michigan Department of Environmental Quality - Geological Survey Division



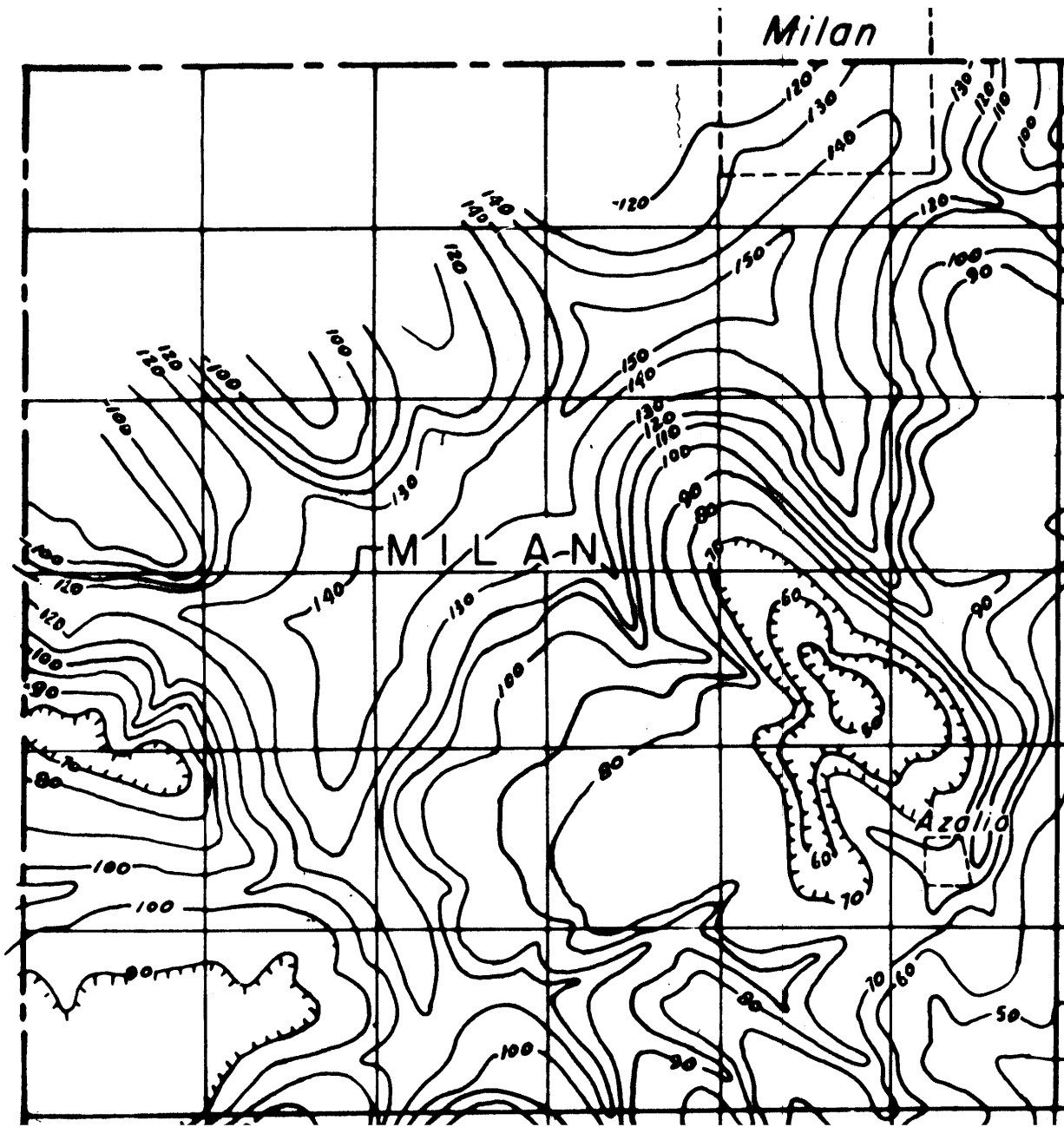
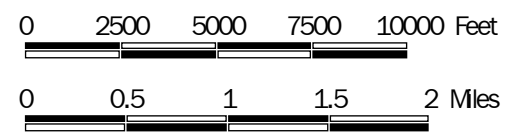


Figure 3  
**Depth to Bedrock**  
 (overburden thickness in feet)

source: Mazola (1970) "Geology for Environmental Planning In Monroe County, Michigan"



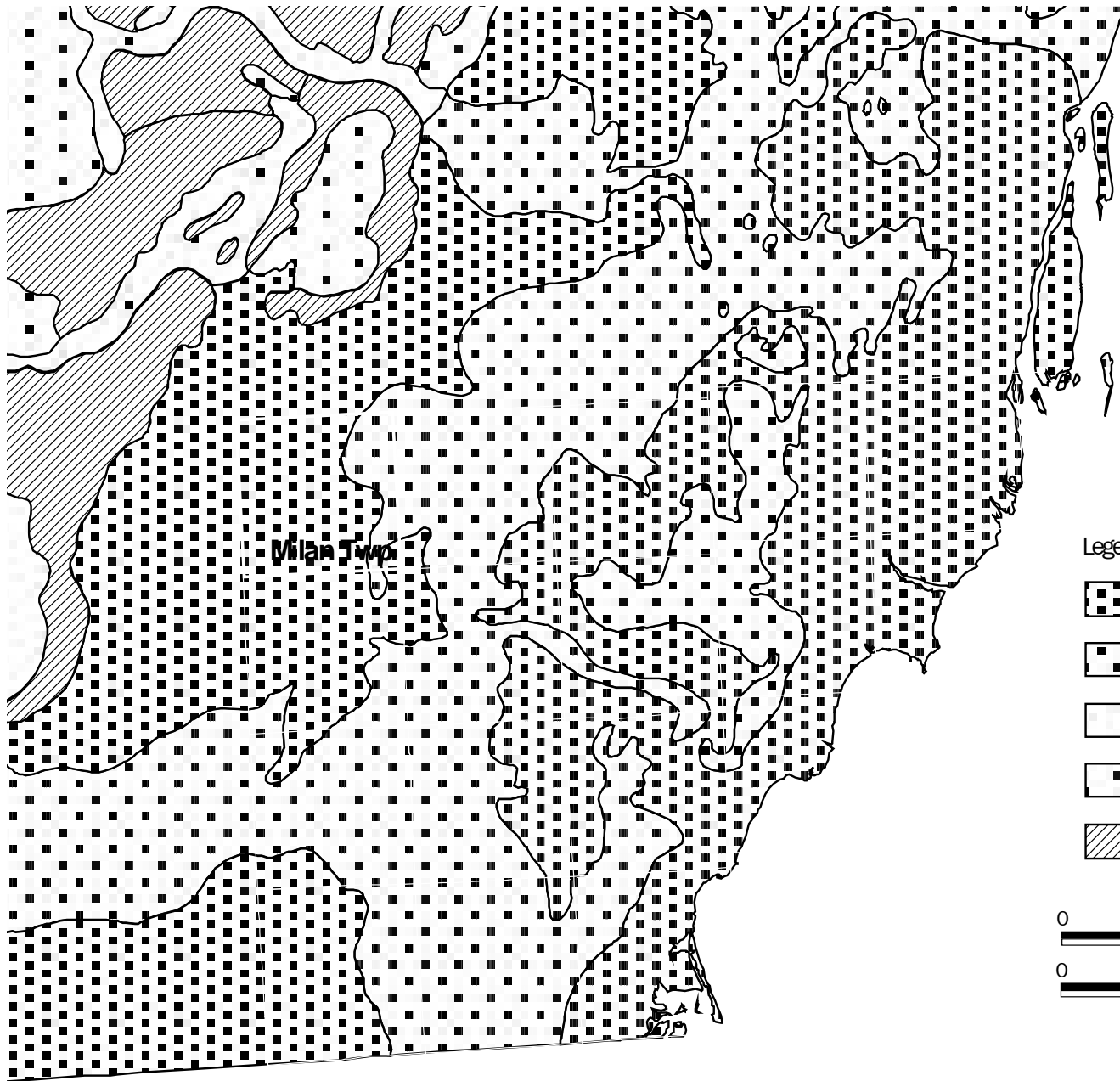







Figure 4  
**Glacial Geology of Southeast Michigan**

source: Michigan Department of Environmental Quality -  
 Geological Survey Division

Legend

-  Lacustrine clay and silt
-  Lacustrine sand and gravel
-  Outwash sand and gravel
-  Glacial till
-  End moraines

0 25000 50000 Feet



0 5 10 Miles



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## 2. Surface Features

### a. Topography

Milan Township lies in a former lake plain and is relatively flat. The Township is tilted slightly from the northwest to the southeast, with the highest elevation at 730 feet and the lowest 656 feet above sea level (Figure 5). The absence of steep slopes provides few limitations for development and provides few limitations for agriculture as well.

### b. Soils

The soils of Milan Township have a significant role in land use planning. Different types of soils have different capabilities for various uses based on their fertility, drainage, wetness, load-bearing ability and various other agricultural and engineering properties.

Detailed soil maps of Milan Township are available through the U.S.D.A. Soil Conservation Service's *Soil Survey of Monroe County, Michigan*. Of the hundreds of different types which have been mapped and identified, approximately 25 are distributed in a mosaic-like pattern across the surface of Milan Township. These different soil types or "soil series" can be grouped into larger "soil associations" of which there are three main groups in Milan Township: the Hoytville-Nappanee association, the Pewamo-Selfridge-Blount association, and the Oakville-Tedrow-Granby association (Figure 6).

The Oakville-Tedrow-Granby soils are generally sandy, well drained soils which are relatively well suited for building sites and for septic tank absorption fields, but are only fair for agriculture due to droughtiness. These soils are located primarily in the northeastern part of the Township.

The southeast part of the Township is dominated by soils in the Pewamo-Selfridge-Blount association. These soils are generally loamy with clay in the subsoil. The soils are poorly drained, but with proper subsurface tile drainage are generally excellent agricultural soils. These soils have poor suitability for building site development and for septic fields due to their poor drainage and seasonal high water tables.

Most of the soils in the western half of the Township are the silty and loamy soils of the Hoytville-Nappanee association, which are also somewhat poorly drained soils located on former lake plains which are generally considered as prime farmland soils with severe limitations for building site development.

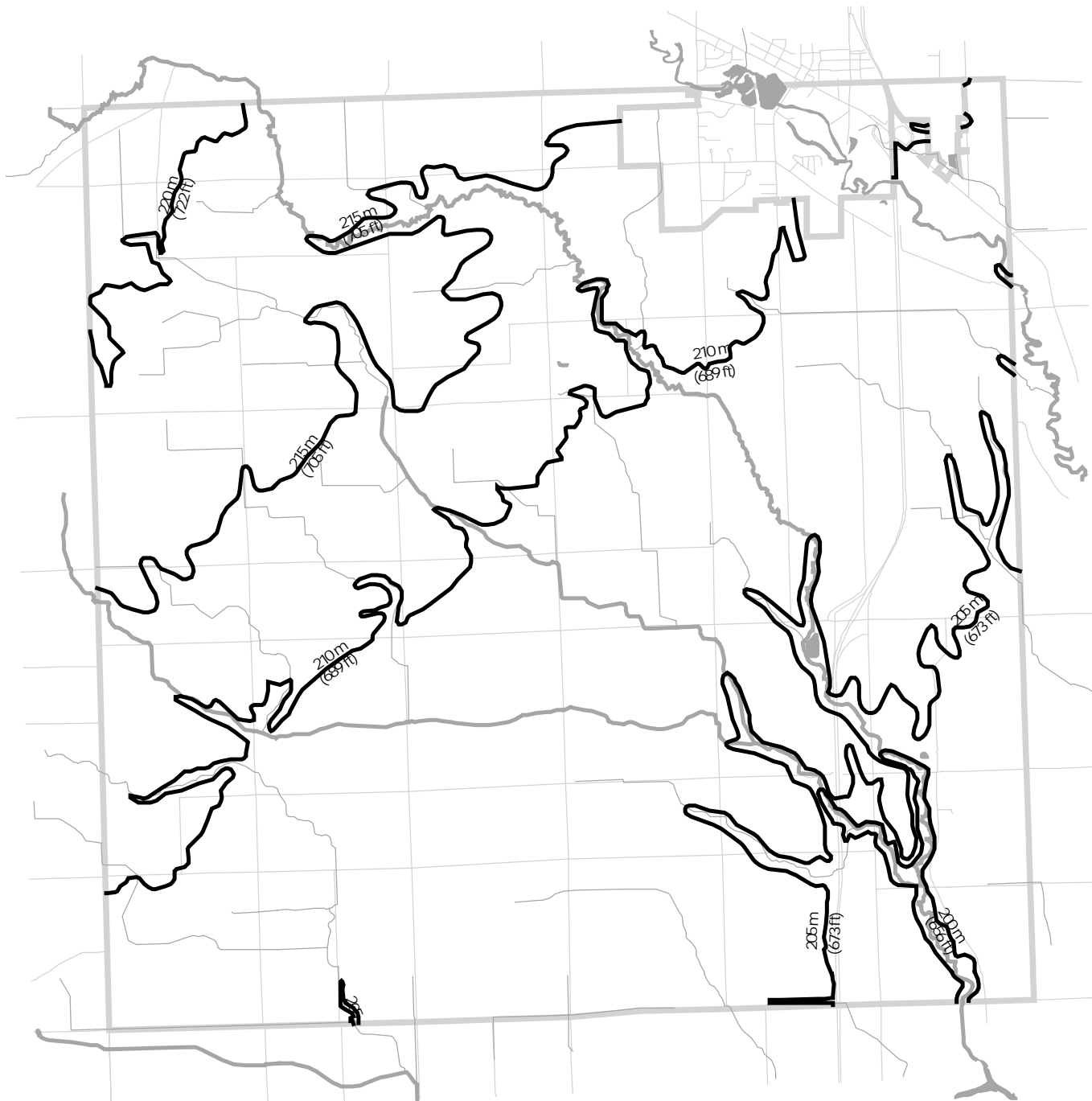


Figure 5  
**Surface Topography**  
 (meters above sea level)

source: United States Geological Survey

0 2500 5000 7500 10000 Feet



0 0.5 1 1.5 2 Miles



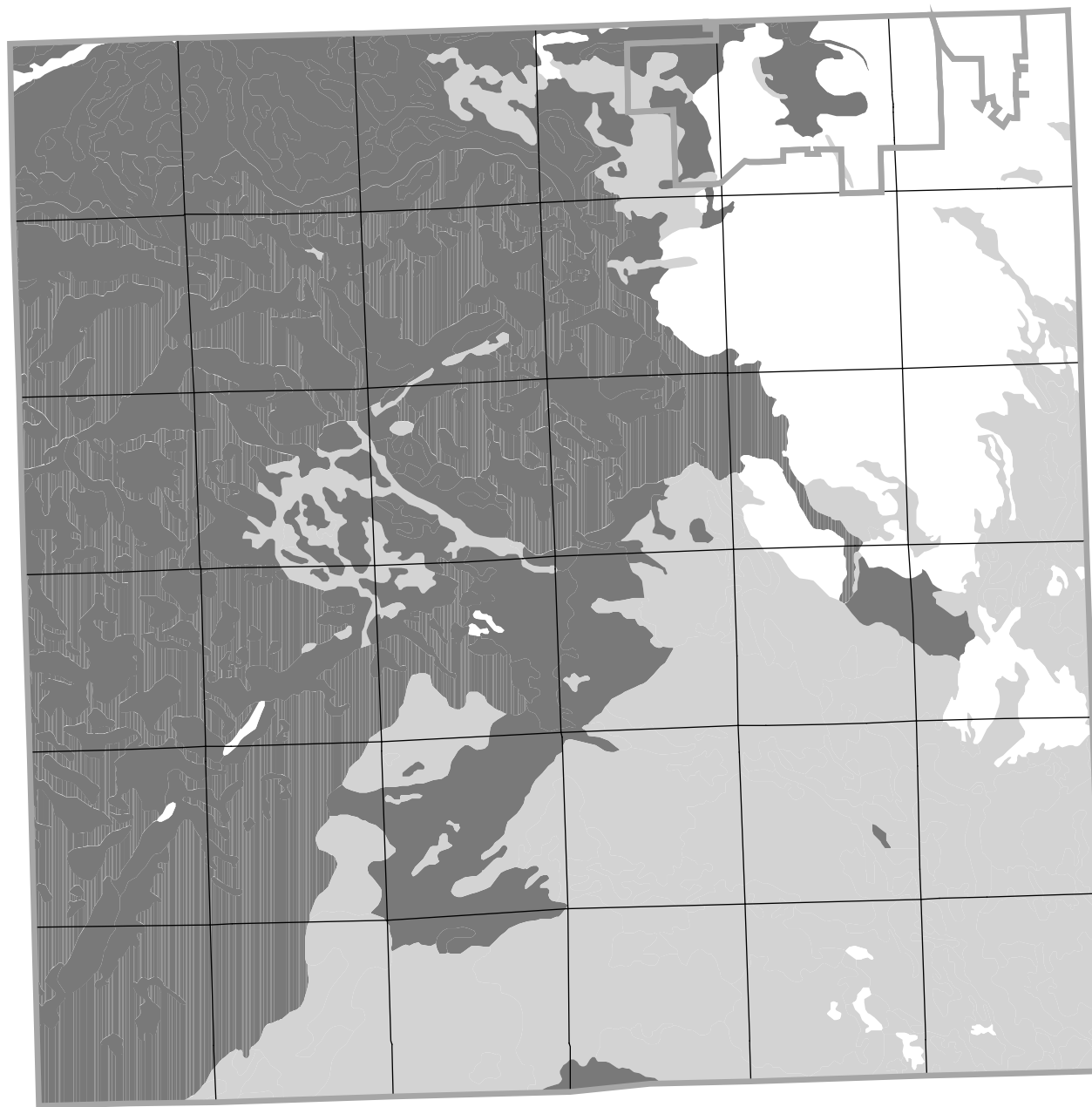


Figure 6  
**Soil Associations**

source: USDA Soil Survey of Monroe County



**Hoytville-Nappanee Association**  
 Nearly level, very poorly and somewhat poorly drained, silty and loamy soils; on ground moraines, lake plains, and till plains



**Pewamo-Selfridge-Blount Association**  
 Nearly level, poorly and somewhat poorly drained, loamy and sandy soils; on till plains, ground moraines, and lake plains



**Oakville-Tedrow-Granby Association**  
 Nearly level and gently sloping, well drained to poorly drained, sandy soils; on glacial outwash plains and lake plains

0 2500 5000 7500 10000 Feet



0 0.5 1 1.5 2 Miles



### **3. Hydrology**

#### **a. Surface Water**

Milan Township drainage flows from the northwest to the southeast and is drained almost entirely by the Saline River and Macon Creek, both of which flow into the River Raisin which in turn flows into Lake Erie (Figure 7). Only a small portion of the Township northeast of Plank Road is part of the Stony Creek drainage basin.

There are no natural lakes in the area, and just a few man-made bodies of water, the largest of which are the pond at Heath Beach, a privately owned recreation area created from a former borrow pit, and Ford Lake in the City of Milan, created from a dam on the Saline River.

The major planning concerns related to surface water in Milan Township are flooding and pollution.

The relatively flat, poorly drained soils of the Township create a significant potential for flooding. Flooding of the Saline River may occur after large storm events, especially in the early spring when the soil is frozen and runoff is high. Flooding may also occur when ice blocks the flow of the river. The Federal Emergency Management Agency has provided detailed flood zone maps for the 100 and 500 year flood zones along the Saline River and the other drains and creeks of the Township (Figure 8). Planning efforts should be aimed at identifying flood hazard areas and strictly regulating the types of land uses permissible in these areas.

Pollution of the surface waters in Milan Township can occur through a variety of means, including: industrial discharges; in-flow of contaminated groundwater; agricultural runoff of sediment, farm chemicals and manure; and illegal dumping. Planning efforts which could be taken to help prevent surface water pollution include: regulation of land uses in areas near water bodies; establishment of buffer zones between surface waters and adjacent uses; encouragement of agricultural and land development practices which reduce sedimentation and runoff; and regulation of hazardous materials used within the Township.

#### **b. Groundwater**

Milan Township's groundwater supply is of particular concern in the planning effort due to the fact that public water service is currently limited to those portions of the Township which are entered into a con-



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ditional property transfer agreement with the City of Milan under PA 425 of 1984. The remainder of the Township depends on private wells for their source of water. Concerns related to groundwater include supply, quality and pollution.

The supply of groundwater is of increasing concern in the Township, as several wells, especially in the Azalia area, have been going dry. The water table is fairly deep in most areas of the Township, with most wells being over 100 feet deep. Recent concern about the effects on groundwater supply of drought and of quarry dewatering have created concerns on the vulnerability of the Township's groundwater resources. The quality of the groundwater is of also of concern to many users due to naturally occurring chemicals dissolved in the water, including calcium carbonate, which creates "hard" water, and hydrogen sulfide, which can create an unpleasant odor. The southeast corner of the Township is especially vulnerable to high levels of hydrogen sulfide in the ground water.

Groundwater pollution is also of serious concern. The migration of pollutants, either through the soil or through surface waters can contaminate groundwater supplies. Sources of potential pollution include: leaking underground storage tanks, chemical spills, agricultural chemicals, leaking or improperly installed septic systems, and runoff from roads, parking lots, and other areas. Planning efforts which can be taken include: community education, identification of areas with high potential for groundwater pollution, land use regulation, animal waste management, control of chemical usage and extension of public utility service areas.

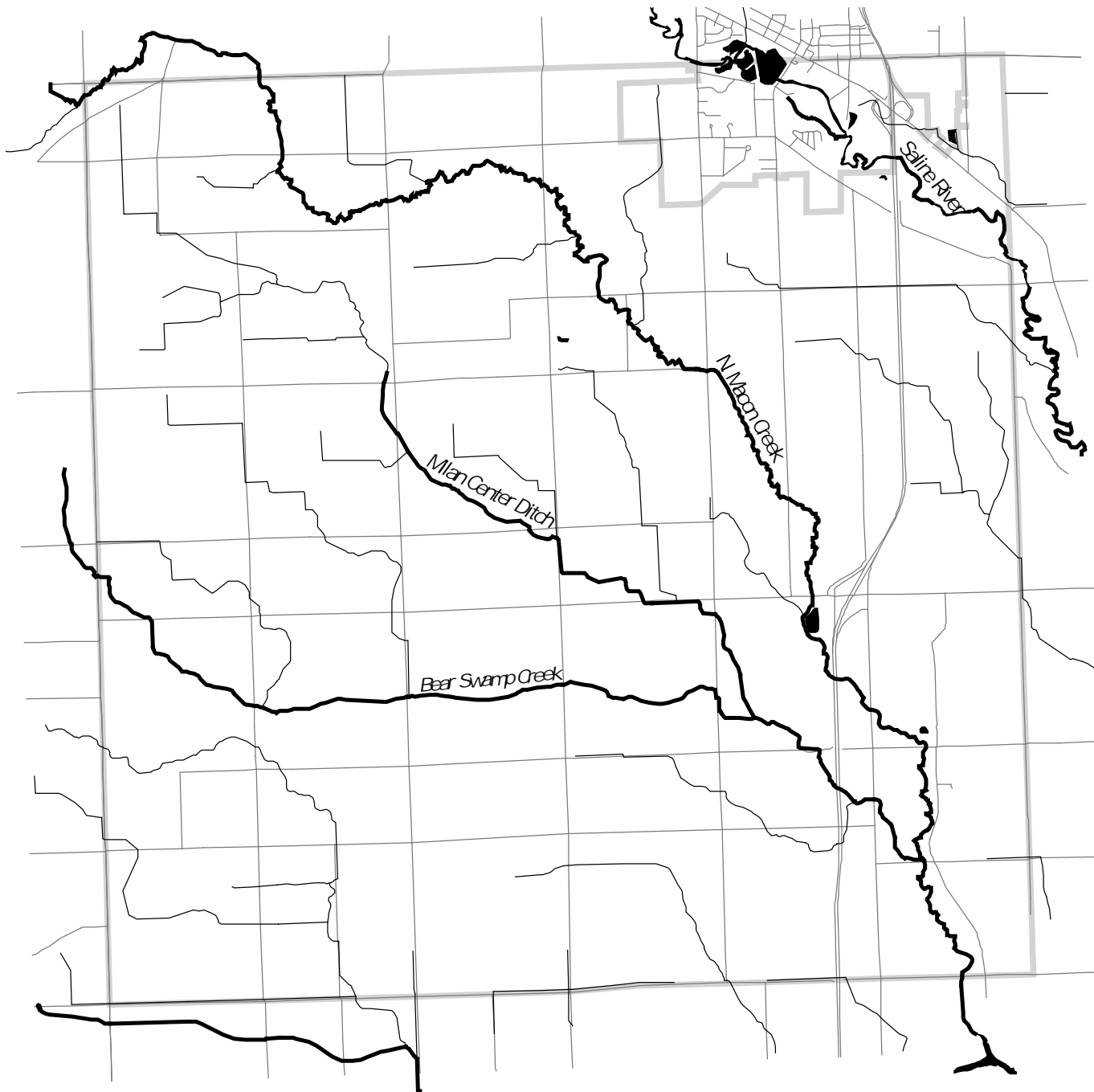
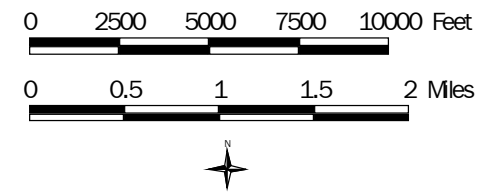


Figure 7  
**Surface Hydrology**

source: Michigan Geographic Framework  
 Michigan Center for Geographic Information



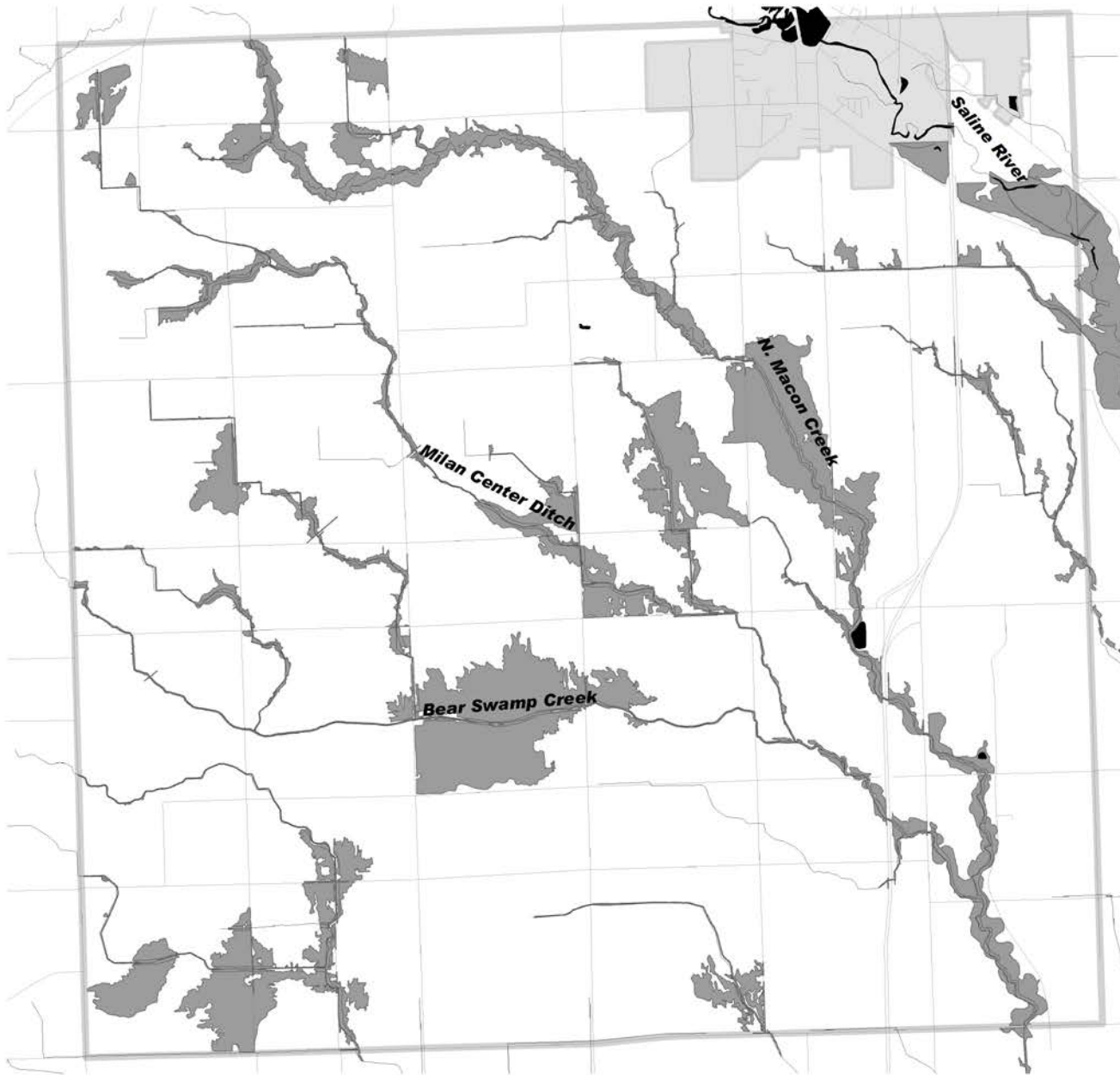


Figure 8  
**FEMA Flood Hazard Zones**

source: Federal Emergency Management Agency  
 2014 Flood Insurance Rate Map

■ 1% (100-year) flood zone

0 2500 5000 7500 10000 Feet

0 0.5 1 1.5 2 Miles



#### **4. Natural Features**

Significant natural features in Milan Township include woodlands, wetlands, rivers, and streams (Figure 9).

The woodlands of Milan Township range in size from a few acres to over 90 acres. The woodlands are basically of two major types: upland forests, composed primarily of sugar maple, oaks, and hickory; and lowland forests, composed primarily of cottonwood, ash, elm, and silver maple. Some of the woodlands are managed for firewood or timber, some are maintained for their natural value or for aesthetic reasons, while others are simply located on lands that are too wet or too steeply sloped to be used for other purposes.

Wetlands in Milan consist of forested wetlands, which are basically the same as lowland forests; shrub/scrub wetlands, dominated by dogwoods and other shrubs; and emergent wetlands, consisting of cattails, grasses, and other plants which grow in shallow waters, primarily in depressions and perennially wet areas. Many areas of Milan Township would revert to wetlands of one type or another if not for subsurface tile drains and man-made ditches.

The National Wetlands Inventory maps the location of certain wetlands in the Township, along with a classification of the wetland type. The existing land use map of the Township also indicates the location of wetlands. Neither of these maps, however, are considered to be “official” wetlands maps, and do not necessarily identify wetlands that may be regulated by the state or federal government.

The rivers and streams in Milan Township represented a system of linear natural areas, many of which serve to connect larger woodlands and wetlands together. These areas provide habitat for a variety of plants and animals, as well as corridors for movement between other natural areas.

The natural areas of Milan Township provide numerous benefits, including: scenic beauty, natural habitat, prevention of erosion and sedimentation, and production of forest products. These areas of the Township provide potential for parks and recreation areas, nature preserves, and open space.

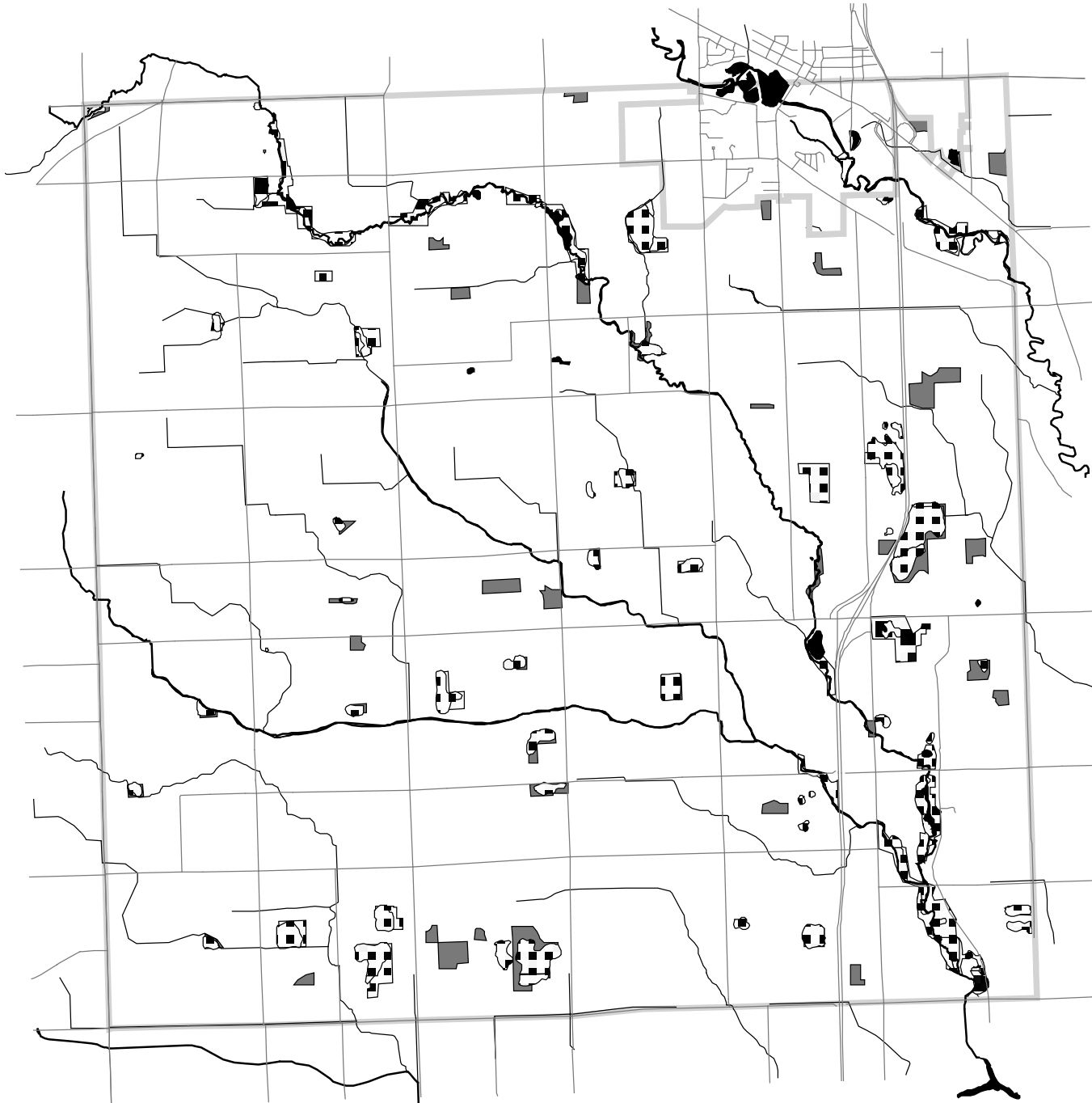







Figure 9  
**Woodlands and Wetlands**

Source: Monroe County Planning Department  
 & National Wetlands Inventory

Legend

-  Upland Forest
-  Forested Wetlands
-  Scrub-Shrub Wetlands
-  Emergent Wetlands
-  Open Water

0 2500 5000 7500 10000 Feet

0 0.5 1 1.5 2 Miles



### **C. Demographics**

The 2010 Census reports Milan Township as having a total population of 1,601 people in 647 total housing units. Table 2 gives a breakdown of the population by age, race, sex, Hispanic origin, and household characteristics. Additional detailed information on education, disability status, employment, income, is also provided, along with comparisons to Monroe County, Michigan, and the United States. Table 3 provides additional information on housing conditions in the Township.

These figures give an overall impression of Milan Township as being a stable community which lacks many of the problems facing other communities. There has been little change in total population since 1990, with the major change being higher percentages of older persons. In general, the Township has fewer young children than state and national averages, but a higher proportion of persons over the age of 45. Over seventy-seven percent of households in the Township are considered family households (two or more related persons living together) which is higher than the state and national figures of about 66%. The Township is higher than average in terms of high school graduates, persons in manufacturing occupations, and income levels but is below average in terms of college graduates, single parent households, and persons living below poverty level.

The housing data show that Milan is a community of predominantly owner-occupied single-family detached housing units. The Township has 35.7% of its housing stock built prior to 1939, compared to the state and national figures of 16.1% and 14.1%, respectively. The Township also has only 5.0% of its housing units built after 2000, compared to 9.3% for Michigan and 12.8% for the US. About 43% of the Township housing units have been occupied by the same householder for over 20 years, compared to state and national figures of 25% and 21%, respectively.

Milan's population is fairly evenly distributed throughout the Township (Figure 10). There is really only one concentrated center of population, which is the "village" of Azalia, where about 200 people live within an area of about 1½ square miles. In general, more of the Township's population is in the northern half than in the southern half, and more is in the eastern half than the western half (Figure 11).

The following table shows the change in population for Milan Township between the years 1900 and 2010 (Table 1). The Township's population has fluctuated over the past 100 years and surprisingly, the current population is roughly the same as it was in 1900. The Township's population had been climbing steadily from 1920 to 1980, and between 1980 and 1990 the Township showed its largest 10 year decline, which coincided with poor economic conditions

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throughout the region. The 2000 population of 1,670 represents an increase of only 11 persons from the 1990 figure of 1,659 or a rise of 0.7%. The Township's population declined to 1,601 in 2010, the lowest Census population since 1950. However, the number of households have increased from 569 in 1990 to 610 in 2000 and to 613 in 2010, an increase of 43 households or 7.6% during the last 20 years. In addition, it should be noted that the average household size has decreased from 2.92 persons per household in 1990 to 2.74 in 2000 to 2.61 in 2010. Although the Township lost population over the past twenty years, the increase in housing units and households reflects a modest growth rate.

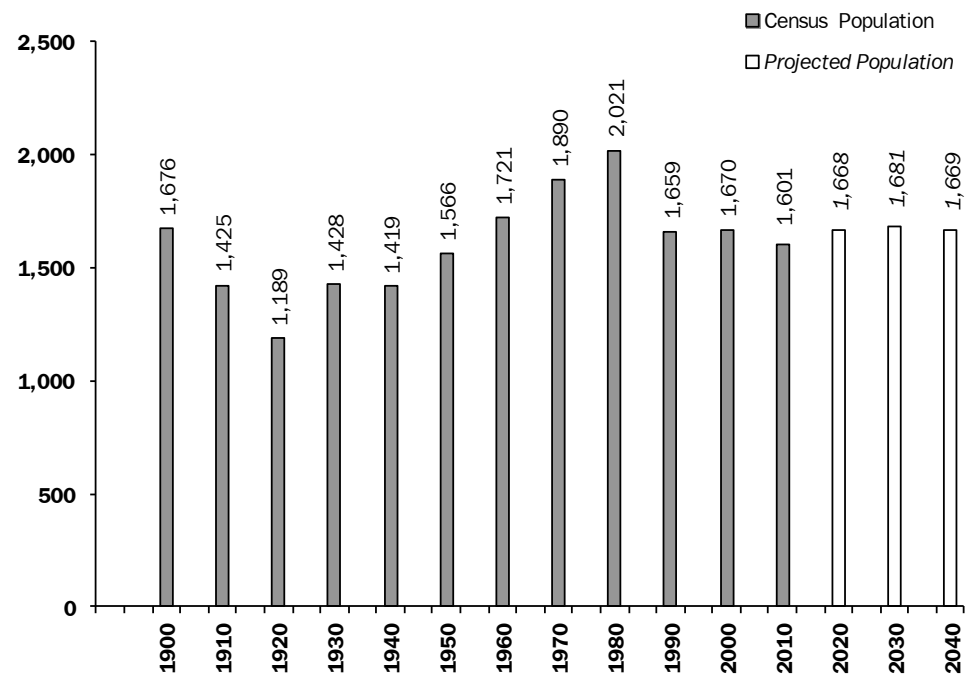
The most recent population forecasts for Milan Township are from the Southeast Michigan Council of Governments (SEMCOG) Regional Development Forecast. These projections show the Township's population as growing by 68 people between 2010 and 2040. The number of households is projected to increase from the 2010 figure of 613 to 659 in 2040. This is a total population increase of 4.2% over the 30 year period and an increase in households of 7.5%. These projections take into account such factors as the amount land planned for residential development and planned public utility service areas.

Although these projections show very modest increases in both persons and households for the Township, it is the purpose of this plan and the land use policies of the Township to attempt to maintain growth at those levels which the Township decides is appropriate.

Table 1  
**Population Growth 1900 – 2040**

Source: 1900 – 2010: US Census Bureau  
 2020 - 2040: SEMCOG Regional Development Forecast (2012)

	population	change	
		number	percent
1900	1,676		
1910	1,425	-251	-15.0%
1920	1,189	-236	-16.6%
1930	1,428	239	20.1%
1940	1,419	-9	-0.6%
1950	1,566	147	10.4%
1960	1,721	155	9.9%
1970	1,890	169	9.8%
1980	2,021	131	6.9%
1990	1,659	-362	-17.9%
2000	1,670	11	0.7%
2010	1,601	-69	-4.3%
2020	1,668	67	4.0%
2030	1,681	13	0.8%
2040	1,669	-12	-0.7%





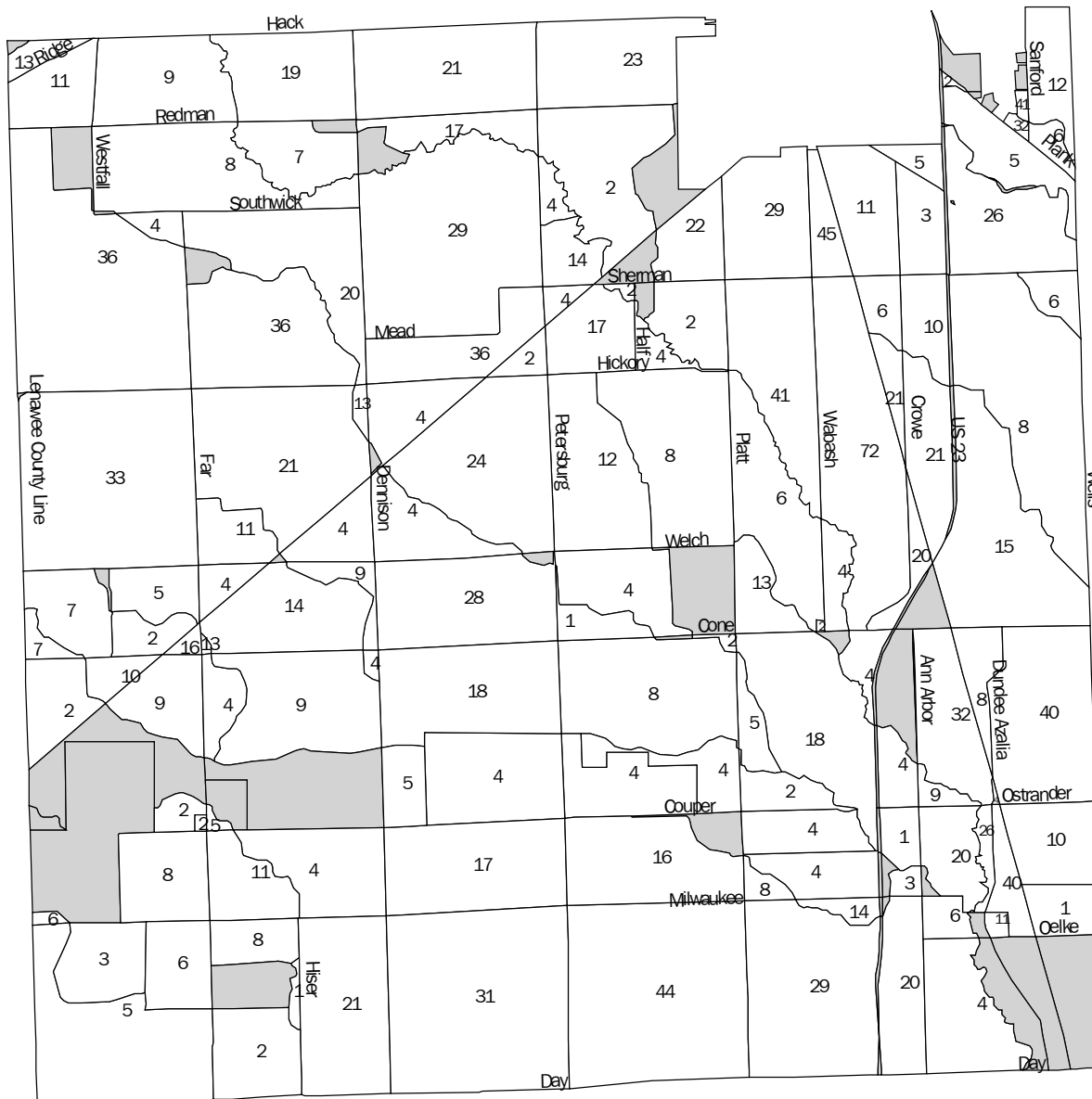
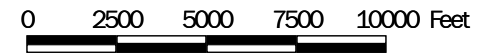


Figure 10  
**2000 Population by U.S. Census Block**

source: US Census Bureau  
 PL94-171 Block Data

■ blocks with no persons



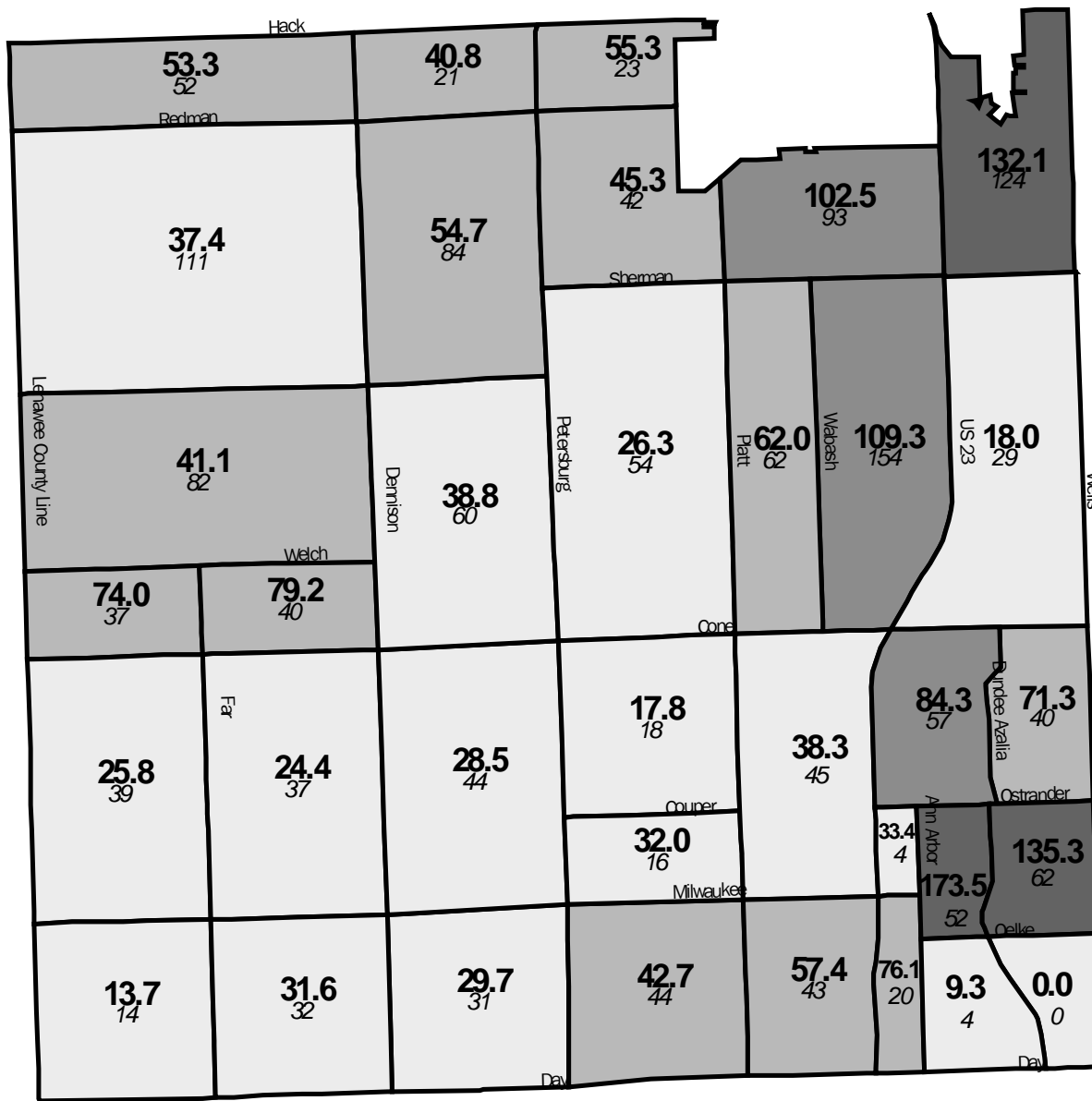
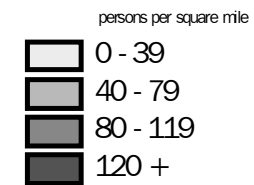


Figure 11  
**2000 Population Density**

source: US Census Bureau  
 PL 94-171 Block Data

Legend



**31.6** - density (persons per square mile)  
**32** - number of persons

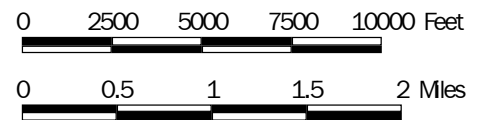


Table 2  
**Milan Township Population Statistics - 2010 Census**

(source: US Census Bureau, SF1)

	MILAN TOWNSHIP				MONROE COUNTY	MICHIGAN	UNITED STATES
	2010 Census		2000 Census		2010 Census	2010 Census	2010 Census
	Number	Percent	Number	Percent	Percent	Percent	Percent
<b>TOTAL POPULATION</b>	<b>1,601</b>	<b>100.0</b>	<b>1,670</b>	<b>100.0</b>	<b>100</b>	<b>100</b>	<b>100</b>
<b>SEX &amp; AGE</b>							
Male	820	51.2	875	52.4	49.3	49.1	49.2
Female	781	48.8	795	47.6	50.7	50.9	50.8
Under 5 years	78	4.9	78	4.7	5.7	6.0	6.5
5 - 9 years	88	5.5	128	7.7	6.5	6.5	6.6
10 - 14 years	90	5.6	149	8.9	7.3	6.8	6.7
15 - 19 years	123	7.7	107	6.4	7.4	7.5	7.1
20 - 24 years	81	5.1	54	3.2	5.7	6.8	7.0
25 - 34 years	146	9.1	201	12.0	10.9	11.8	13.3
35 - 44 years	206	12.9	333	19.9	13.3	12.9	13.3
45 - 54 years	352	22.0	242	14.5	16.6	15.3	14.6
55 - 59 years	104	6.5	104	6.2	7.4	6.9	6.4
60 - 64 years	85	5.3	81	4.9	5.9	5.8	5.4
65 - 74 years	157	9.8	106	6.3	7.3	7.3	7.0
75 - 84 years	67	4.2	71	4.3	4.3	4.5	4.2
85 years +	24	1.5	16	1.0	1.7	1.9	1.8
<b>RACE</b>							
One race	1,578	98.6	1,659	99.3	98.2	97.7	97.1
White	1,539	96.1	1,640	98.2	94.4	78.9	72.4
Black or African American	4	0.2	6	0.4	2.1	14.2	12.6
Amer. Indian & Alaska Native	8	0.5	6	0.4	0.3	0.6	0.9
Asian	5	0.3	1	0.1	0.6	2.4	4.8
Some other race	22	1.4	6	0.4	0.8	1.5	6.2
Two or more races	23	1.4	11	0.7	1.8	2.3	2.9
<b>HISPANIC OR LATINO</b>							
Hispanic or Latino (of any race)	46	2.9	29	1.7	3.1	4.4	16.3

**Milan Township Population Statistics - 2010 Census (cont.)**

(source: US Census Bureau, SF1)

	MILAN TOWNSHIP				MONROE COUNTY	MICHIGAN	UNITED STATES
	2010 Census		2000 Census		2010 Census	2010 Census	2010 Census
	Number	Percent	Number	Percent	Percent	Percent	Percent
<b>HOUSEHOLDS &amp; FAMILIES</b>							
Total Households	613	100.0	610	100.0			
Family Households	476	77.7	490	80.3	71.8	66.0	66.4
With own children under 18	173	28.2	197	32.3	30.1	28.6	29.8
Husband-wife family	398	64.9	430	70.5	55.7	48.0	48.4
With own children under 18	134	21.9	174	31.6	21.3	18.9	20.2
Female hholder, no husband present	48	7.8	41	6.7	11.1	13.2	13.1
With own children under 18	20	3.3	17	3.5	6.1	7.3	7.2
Nonfamily households	137	22.3	120	19.7	28.2	34.0	33.6
Householder living alone	118	19.2	100	16.4	23.5	27.9	26.7
Householder 65 years & over	53	8.7	38	6.2	9.3	10.2	9.4
Households with individuals under 18	191	31.2	217	35.6	33.6	31.6	33.4
Households with individuals 65 & over	176	28.7	132	21.6	24.8	25.4	24.9
Average household size	2.61	---	2.74	---	2.59	2.49	2.58
Average family size	2.95	---	3.08	---	3.05	3.05	3.14

### Milan Township Population Statistics - 2010 US Census - American Community Survey

(source: US Census SF3 (2000) & US Census 5-year ACS (2010))

	MILAN TOWNSHIP				MONROE COUNTY	MICHIGAN	UNITED STATES
	2010 ACS		2000 Census		2010 ACS	2010 ACS	2010 ACS
	Number	Percent	Number	Percent	Percent	Percent	Percent
<b>SCHOOL ENROLLMENT</b>							
Population 3 & over enrolled in school	396	100.0	432	100.0	100	100	100
Nursery school, preschool	9	2.3	18	4.2	5.0	5.5	6.1
Kindergarten	27	6.8	22	5.1	4.3	4.8	5.1
Elementary school (grades 1-8)	155	39.1	236	54.6	43.6	39.0	40.3
High school (grades 9-12)	143	36.1	91	21.1	24.5	22.3	21.7
College or graduate school	62	15.7	65	15.0	22.7	28.4	26.9
<b>EDUCATIONAL ATTAINMENT</b>							
Population 25 years & over	1,219	100.0	1,142	100.0			
Less than 9th grade	32	2.6	62	5.4	3.1	3.5	6.2
9th to 12th grade, no diploma	103	8.4	78	6.8	9.2	8.4	8.7
High school grad (includes equivalency)	547	44.9	428	37.5	37.8	31.5	29.0
Some college, no degree	291	23.9	297	26.0	24.0	23.4	20.6
Associate degree	122	10.0	89	7.8	8.9	8.1	7.5
Bachelor's degree	76	6.2	135	11.8	11.1	15.5	17.6
Graduate or professional degree	48	3.9	53	4.6	5.9	9.6	10.3
Percent high school graduate or higher		88.9		87.7	87.7	88.0	85.0
Percent bachelor's degree or higher		10.2		16.5	17.0	25.0	27.9

### Milan Township Population Statistics - 2010 US Census - American Community Survey (cont.)

(source: US Census SF3 (2000) & US Census 5-year ACS (2010))

	MILAN TOWNSHIP				MONROE COUNTY	MICHIGAN	UNITED STATES
	2010 ACS		2000 Census		2010 ACS	2010 ACS	2010 ACS
	Number	Percent	Number	Percent	Percent	Percent	Percent
<b>EMPLOYMENT STATUS</b>							
Population 16 years & over	1,392	100.0	1,264	100.0			
In labor force	891	64.0	856	67.7	65.0	63.1	65.0
Civilian labor force	891	64.0	856	67.7	65.0	63.0	64.5
Employed	832	59.8	832	65.8	58.2	55.8	59.4
Unemployed	59	4.2	24	1.9	6.8	7.3	5.1
Percent of civilian labor force		6.6		2.8	10.4	11.5	7.9
Armed Forces	0	0.0	0	0.0	0.0	0.1	0.5
Not in labor force	501	36.0	408	32.3	35.0	36.9	35.0
<b>COMMUTING TO WORK</b>							
Worker 16 years & over	807	100	801	100.0			
Car, truck or van - drove alone	702	87.0	699	87.3	87.4	82.9	76.0
Car, truck or van - carpoled	51	6.3	61	7.6	7.6	8.9	10.4
Public transportation (including taxi)	0	0	4	0.5	0.3	1.3	4.9
Walked	6	0.7	12	1.5	1.4	2.3	2.8
Other means	6	0.7	2	0.2	0.8	1.1	1.7
Worked at home	42	5.2	23	2.9	2.4	3.5	4.1
Mean travel time to work (minutes)	24.0		28.1		24.7	23.7	25.2
<b>OCCUPATION</b>							
Employed civilian population 16 & older	832	100.0	832	100.0	100	100	100
Management, business, science & arts	214	25.7	262	31.5	26.7	33.6	35.3
Service occupations	168	20.2	112	13.5	17.7	18.0	17.1
Sales & office occupations	199	23.9	153	18.4	24.6	25.1	25.4
Nat. resource, construct. & maintenance	93	11.2	(na)	(na)	10.6	8.3	9.8
Production, transport. & material moving	158	19.0	(na)	(na)	20.5	15.1	12.4
Agriculture, forestry, fishing & mining	42	5.0	(na)	(na)	0.8	1.3	1.9

**Milan Township Population Statistics - 2010 US Census - American Community Survey (cont.)**

(source: US Census SF3 (2000) & US Census 5-year ACS (2010))

	MILAN TOWNSHIP				MONROE COUNTY	MICHIGAN	UNITED STATES
	2010 ACS		2000 Census		2010 ACS	2010 ACS	2010 ACS
	Number	Percent	Number	Percent	Percent	Percent	Percent
<b>INCOME</b>							
<b>Households</b>	616	100.0	606	100.0	100	100	100
Less than \$10,000	26	4.2	36	5.9	5.5	7.9	7.2
\$10,000-\$14,999	27	4.4	10	1.7	4.5	5.7	5.5
\$15,000-\$24,999	49	8.0	54	8.9	9.8	11.5	10.8
\$25,000-\$34,999	28	4.5	54	8.9	10.5	11.2	10.5
\$35,000-\$49,999	86	14.0	97	16.0	14.3	15.0	14.1
\$50,000-\$74,999	122	19.8	133	21.9	20.6	19.0	18.6
\$75,000-\$99,999	99	16.1	127	21.0	15.4	12.1	12.3
\$100,000-\$149,999	145	23.5	87	14.4	14.4	11.3	12.3
\$150,000-\$199,999	24	3.9	5	0.8	3.2	3.5	4.4
\$200,000 +	10	1.6	3	0.5	1.8	2.8	4.2
Median household income (dollars)	65,455		57,361		55,366	48,432	51,914
Median family income (dollars)	71,429		66,875		66,549	60,341	62,982
Per capita income (dollars)	27,325		23,269		25,520	25,135	27,334
<b>POVERTY STATUS</b>							
Families below poverty level	(na)	5.0	11	2.2	6.3	10.6	10.1
With related children under 18 years	(na)	8.3	9	3.8	11.0	17.0	15.7
With related children under 5 years	(na)	0.0	4	6.0	15.5	19.8	17.1
Individuals below poverty level			74	4.5	7.0	10.5	12.4
18 years & over	(na)	4.7	52	4.2	8.0	13.0	12.1
65 years & over	(na)	12.9	7	3.9	6.3	8.3	9.5
Related children under 18 years	(na)	5.2	22	5.3	11.7	20.1	18.8
Related children 5 - 17 years	(na)	6.4	14	4.2	10.7	18.7	17.5
Unrelated individuals 15 years and over	(na)	15.8	32	25.8	23.6	27.6	24.8

Table 3

**Milan Township Housing Statistics - 2010 US Census - American Community Survey**

(source: US Census SF3 (2000) &amp; US Census 5-year ACS (2010))

	MILAN TOWNSHIP				MONROE COUNTY	MICHIGAN	UNITED STATES
	2010 ACS		2000 Census		2010 ACS	2010 ACS	2010 ACS
	Number	Percent	Number	Percent	Percent	Percent	Percent
<b>HOUSING OCCUPANCY</b>							
Total housing units	621	100.0	632	100.0			
Occupied housing units	616	99.2	610	96.5	92.6	84.9	87.8
Vacant housing units	5	0.8	22	3.5	7.4	15.1	12.2
Homeowner vacancy rate (percent)		0.9		0.5	2.4	3.1	2.4
Rental vacancy rate (percent)		0.0		3.3	9.1	9.5	7.8
<b>HOUSING TENURE</b>							
Occupied housing units	616	100.0	610	100.0			
Owner-occupied housing units	573	93.0	551	96.5	80.7	74.2	66.6
Renter-occupied housing units	43	7.0	59	3.5	19.3	25.8	33.4
Avg. hhold size - owner-occupied units	2.77		2.72		2.68	2.62	2.67
Avg. hhold size - renter-occupied units	2.47		2.95		2.26	2.28	2.42
<b>UNITS IN STRUCTURE</b>							
Total Housing Units	621	100.0	637	100.0			
1-unit, detached	597	96.1	616	96.7	74.9	71.7	61.6
1-unit, attached	3	0.5	5	0.8	2.3	4.6	5.7
2 units	17	2.7	16	2.5	3.1	2.8	3.9
3 or 4 units	0	0.0	0	0.0	1.3	2.6	4.5
5 to 9 units	0	0.0	0	0.0	3.9	4.2	4.8
10 to 19 units	0	0.0	0	0.0	1.7	3.6	4.5
20 or more units	0	0.0	0	0.0	3.6	4.8	8.2
Mobile home	4	0.6	0	0.0	9.3	5.6	6.7
Boat, RV, van, etc.	0	0.0	0	0.0	0	0	0.1



**Milan Township Housing Statistics - 2010 US Census - American Community Survey (cont.)**

(source: US Census SF3 (2000) & US Census 5-year ACS (2010))

	MILAN TOWNSHIP				MONROE COUNTY	MICHIGAN	UNITED STATES
	2010 ACS		2000 Census		2010 ACS	2010 ACS	2010 ACS
	Number	Percent	Number	Percent	Percent	Percent	Percent
<b>YEAR STRUCTURE BUILT</b>							
2005 or later	3	0.5	(na)	(na)	3.4	2.2	4.1
2000 to 2004	28	4.5	(na)	(na)	9.6	7.1	8.7
1990 to 1999	70	11.3	61	9.1	17.1	12.8	14.1
1980 to 1989	51	8.2	22	3.5	8.0	9.9	14.2
1970 to 1979	97	15.6	111	17.4	14.7	15.7	16.4
1960 to 1969	50	8.1	67	10.5	10.2	12.1	11.4
1950 to 1959	52	8.4	(na)	(na)	14.0	15.5	11.3
1940 to 1949	48	7.7	(na)	(na)	7.1	8.6	5.8
1939 or earlier	222	35.7	248	38.9	15.9	16.1	14.1
<b>YEAR HHOLDER MOVED INTO UNIT</b>							
Occupied housing units	616	100.0	608	100.0	100.0	100.0	100.0
2005 or later	67	10.9	(na)	(na)	25.9	29.4	34.8
2000 to 2004	124	20.1	(na)	(na)	22.8	22.3	23.2
1990 to 1999	158	25.6	268	44.1	24.3	23.1	20.9
1980 to 1989	78	12.7	87	14.3	10.8	10.7	9.5
1970 to 1979	101	16.4	129	21.2	8.5	7.6	6.3
1969 or earlier	88	14.3	124	20.4	7.7	6.9	5.4
<b>HOUSE HEATING FUEL</b>							
Utility gas	187	30.4	157	25.8	80.1	78.0	49.9
Bottled, tank or LP gas	316	51.3	351	57.7	10.2	9.2	5.4
Electricity	27	4.4	18	3.0	6.0	7.0	34.2
Fuel oil, kerosene, etc.	38	6.2	70	11.5	1.4	2.0	7.1
Coal or coke	0	0.0	0	0.0	0.0	0.0	0.1
Wood	26	4.2	12	2.0	1.5	2.8	2.0
Solar energy	0	0.0	0	0.0	0.0	0.0	0.0
Other fuel	22	3.6	0	0.0	0.7	0.7	0.4
No fuel used	0	0.0	0	0.0	0.2	0.3	0.9

**Milan Township Housing Statistics - 2010 US Census - American Community Survey (cont.)**

(source: US Census SF3 (2000) & US Census 5-year ACS (2010))

	MILAN TOWNSHIP				MONROE COUNTY	MICHIGAN	UNITED STATES
	2010 ACS		2000 Census		2010 ACS	2010 ACS	2010 ACS
	Number	Percent	Number	Percent	Percent	Percent	Percent
<b>SELECTED CHARACTERISTICS</b>							
Lacking complete plumbing facilities	0	0.0	4	0.7	0.4	0.4	0.5
Lacking complete kitchen facilities	0	0.0	2	0.3	0.4	0.6	0.8
No telephone service	18	2.9	8	1.3	5.2	4.5	3.7
<b>VALUE</b>							
Specified owner-occupied housing units	573	100.0	411	100.0			
Less than \$50,000	10	1.7	15	3.6	10.5	9.7	8.2
\$50,000 to \$99,999	67	11.7	86	20.9	11.1	19.8	14.9
\$100,000 to \$149,999	146	25.5	149	36.3	21.1	23.0	15.5
\$150,000 to \$199,999	143	25.0	119	29.0	24.7	19.2	14.3
\$200,000 to \$299,999	145	25.3	40	9.7	21.1	16.2	17.8
\$300,000 to \$499,999	54	9.4	0	0.0	9.9	8.7	16.9
\$500,000 to \$999,999	8	1.4	0	0.0	1.1	2.6	10.1
\$1,000,000 or more	0	0.0	2	0.5	0.4	0.7	2.4
Median (dollars)	174,400		137,100		161,800	144,200	188,400
<b>GROSS RENT</b>							
Specified renter-occupied housing units	37	100.0	59	100.0			
Less than \$200	0	0.0	0	0.0	2.8	3.0	2.3
\$200 to \$299	0	0.0	2	3.4	4.7	4.0	3.4
\$300 to \$499	0	0.0	15	25.4	10.5	12.0	9.8
\$500 to \$749	25	67.6	19	32.2	34.5	34.8	24.9
\$750 to \$999	6	16.2	12	20.3	28.5	25.7	24.4
\$1,000 to \$1,499	6	16.2	2	3.4	17.1	16.0	23.5
\$1,500 or more	0	0.0	0	0.0	1.9	4.4	11.7
No cash rent	0	(na)	9	15.3	(na)	(na)	(na)
Median (dollars)	689		600		733	723	841

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## **D. Transportation**

The transportation network in Milan Township consists of one state highway, US-23, which runs north-south across the eastern part of the Township, as well as a network of county and township roads, both paved and unpaved (Figure 12). The Township also is crossed by two railroad lines (Norfolk Southern RR and Ann Arbor RR).

The local road network is of great importance to the residents and farmers of the Township who depend on local roads for their daily travel and for the transportation of farm products and equipment. The identification of those roads which can support growth is important, as it would increase the cost to the community to recommend growth in those areas of the township where significant road improvements would be a likely impact due to development. Areas of the Township served by paved county roads are generally more suitable for increased traffic than are unpaved Township maintained roads.

The presence of two highway interchanges (Plank Road / US-23 and Cone Road / US-23) gives the Township certain opportunities for economic development. In addition, there are several “designated Class-A All-Season” roads in the Township, which gives the opportunity for heavier weight vehicles traffic to travel these routes, and opening up the possibility of industrial or commercial development which might otherwise be limited. It is the Ann Arbor Road corridor which seems to have a unique potential in the Township, as it is Class-A road which provides a link between the Cone Road/US-23 intersection and the M-50/US-23 intersection in Dundee.

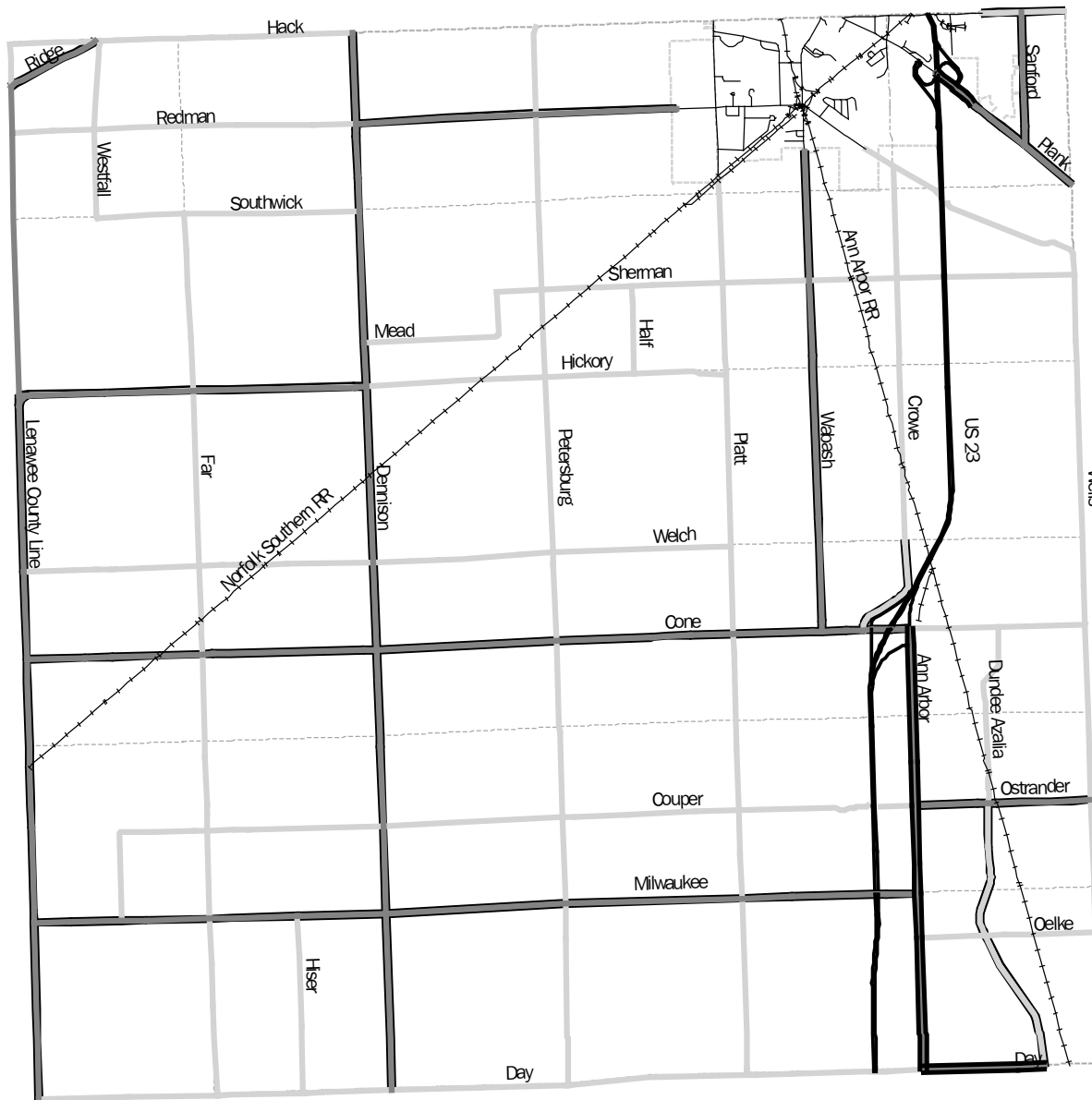








Figure 12  
**Transportation Network**

source: Michigan Geographic Framework v. 2a  
 Monroe County Road Commission

**Legend**

-  State Highway
-  County Road - Paved - Class "A"
-  County Road - Paved
-  County Road - Unpaved
-  Township Road - Paved
-  Township Road - Unpaved

0 2500 5000 7500 10000 Feet

0 0.5 1 1.5 2 Miles



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## **E. Public Utilities**

### **1. Water**

Milan Township relies entirely on private wells, with the exception of those areas of the Township which have been transferred to the City of Milan under Act 425 agreements. There is otherwise no public water service in the Township. There exist well records for 507 private wells in the Township, over 300 of which have had their locations mapped (Figure 13).

The quality of the well water in the Township varies for location to location, with the southeast portion of the Township being part of a larger area with high concentrations of dissolved hydrogen sulfide. Although this is not a public health threat, the sulphur gives the water an unpleasant odor and can cause corrosion of metal. Figure 14 depicts areas of Monroe County which possess groundwater with high levels of hydrogen sulfide.

There are also concerns with the quantity of groundwater in Milan Township. A noticeable drop in groundwater levels in recent years has resulting in many dry wells and the need for users to drill replacement wells. Figure 14 gives the number of replacement wells drilled in each square mile section of the Township, and shows that the area surrounding Azalia has been highly impacted. The exact reason for the drop in water levels is not known, although drought conditions in the early 1990s as well as quarry de-watering activities are suspected as being the primary causes.

The City of Milan is served by a municipal public water system which uses ground water as its source. The City of Milan has not been willing to extend public water service beyond its municipal borders. The City of Monroe and Frenchtown Township both have public water systems which have a shared raw water intake in Lake Erie. Both of these systems have extensive networks beyond their borders, with service currently extending as far as Exeter Township and the Village of Dundee. It is unlikely that the City of Monroe or Frenchtown could serve Milan Township anytime in the near future, although there have been proposals to bring water service to London Township. Water service from the Village of Dundee may be more likely, as their system currently extends to within 2 miles of the township line. Dundee, however, has held a similar position to the City of Milan, and has insisted on transferring property which is to be served by public water.

Milan Township could consider developing its own municipal water treatment and distribution system. There are several obstacles, however. Primarily, the low density of population would make the cost of such a system rather high if the total cost is to be borne by only those benefiting from the improvements. There is also the problem of a reliable source for such a system, as the ground water in Milan Township contains a high amount of sulphur in many locations, and there have also been problems with dry wells and declining ground water levels in recent years.

## **2. Sewage Disposal**

The Milan Township relies upon on-site sewage disposal through the use of septic systems. Similar to public water service, it is only those areas of the Township which have been transferred to the City of Milan under Act 425 agreements that are served by public wastewater treatment systems. Existing sewer service areas are limited to areas within the City of Milan. The Village of Dundee, to the south of Milan, also has a public sewage treatment plant, although no mains are within several miles of the Township.

The efficiency and design of on-site wastewater treatment depends highly on soil conditions and ground water levels. Areas with sandy soils which are well isolated from groundwater as well as from surface waters are preferred. Figure 15 depicts areas of the Township which have sand at a 36" depth. Concentrated in the northeast portion of the Township, it is these areas which are generally best suited for septic fields. Although raised bed systems other engineered solutions exist, the Monroe County Health Department conducts soil test before issuing a septic permit and will have different requirements in areas with high ground water and with soils which do not "perc."

It is unlikely that Milan Township will be served by public, sanitary sewers in the near future. Neither the Village of Dundee nor the City of Milan have been interested in providing sewer service outside of their municipal boundaries. Without participating in a 425 Conditional Land Transfer Agreement, Milan Township will most likely continue to rely on on-site treatment. Small "package" treatment plants have been constructed in other municipalities to serve individual developments. Shared septic fields have also been used in certain situations in other communities. The Township would have to carefully explore the public liability and responsibility involved in permitting these types of alternative facilities, as the Township may be ultimately responsible for the failure of a privately owned treatment plant.

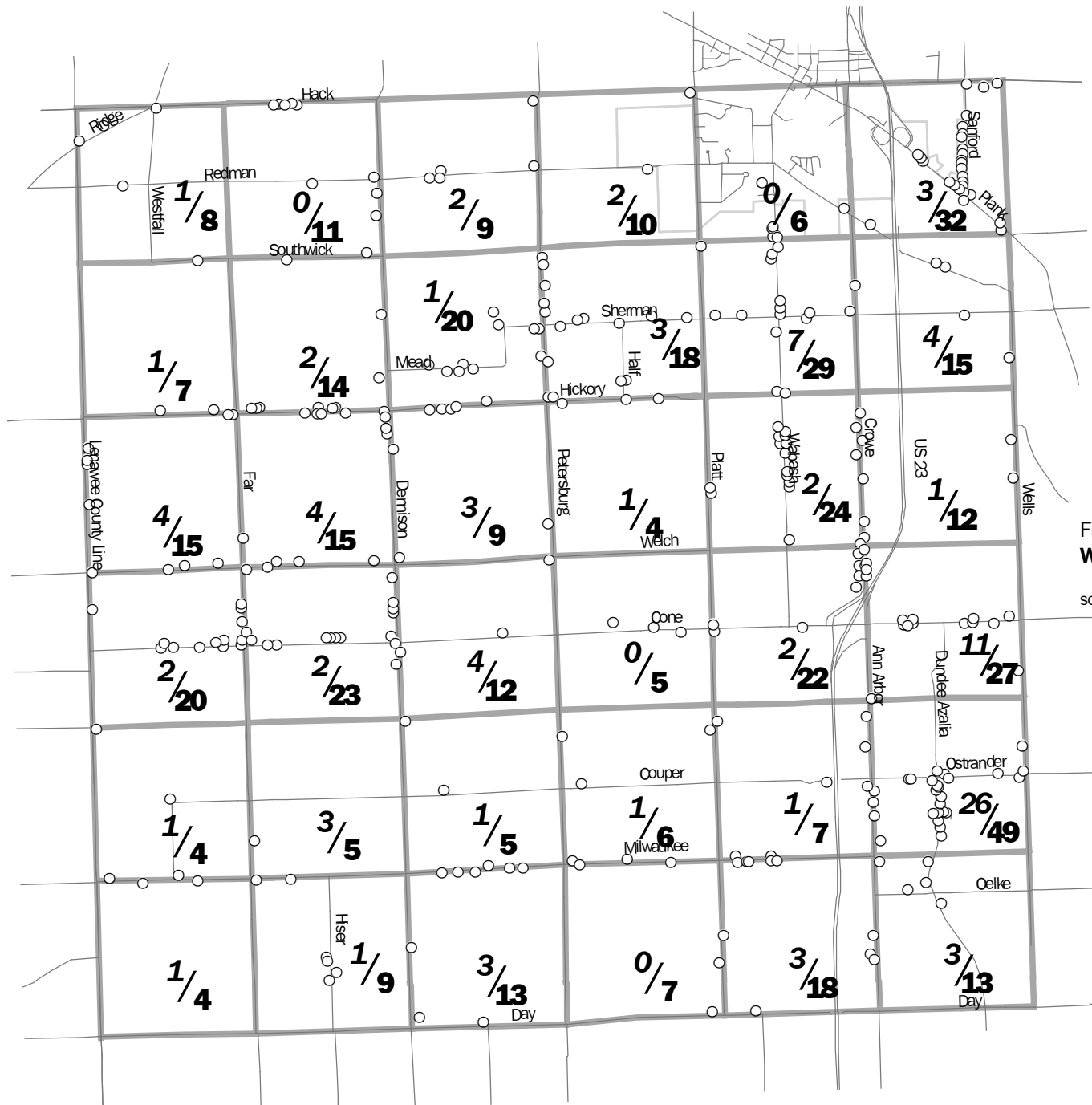


Figure 13  
Well Locations

source: Monroe County Environmental Health Department & Michigan Department of Environmental Quality

- Well Locations (wells drilled from 1962 -1995)
- 5/ --- number of replacement wells per section (1985 - 2002)
- 20/ --- total number of wells per section (1962 - 2002)

0 2500 5000 7500 10000 Feet

0 0.5 1 1.5 2 Miles



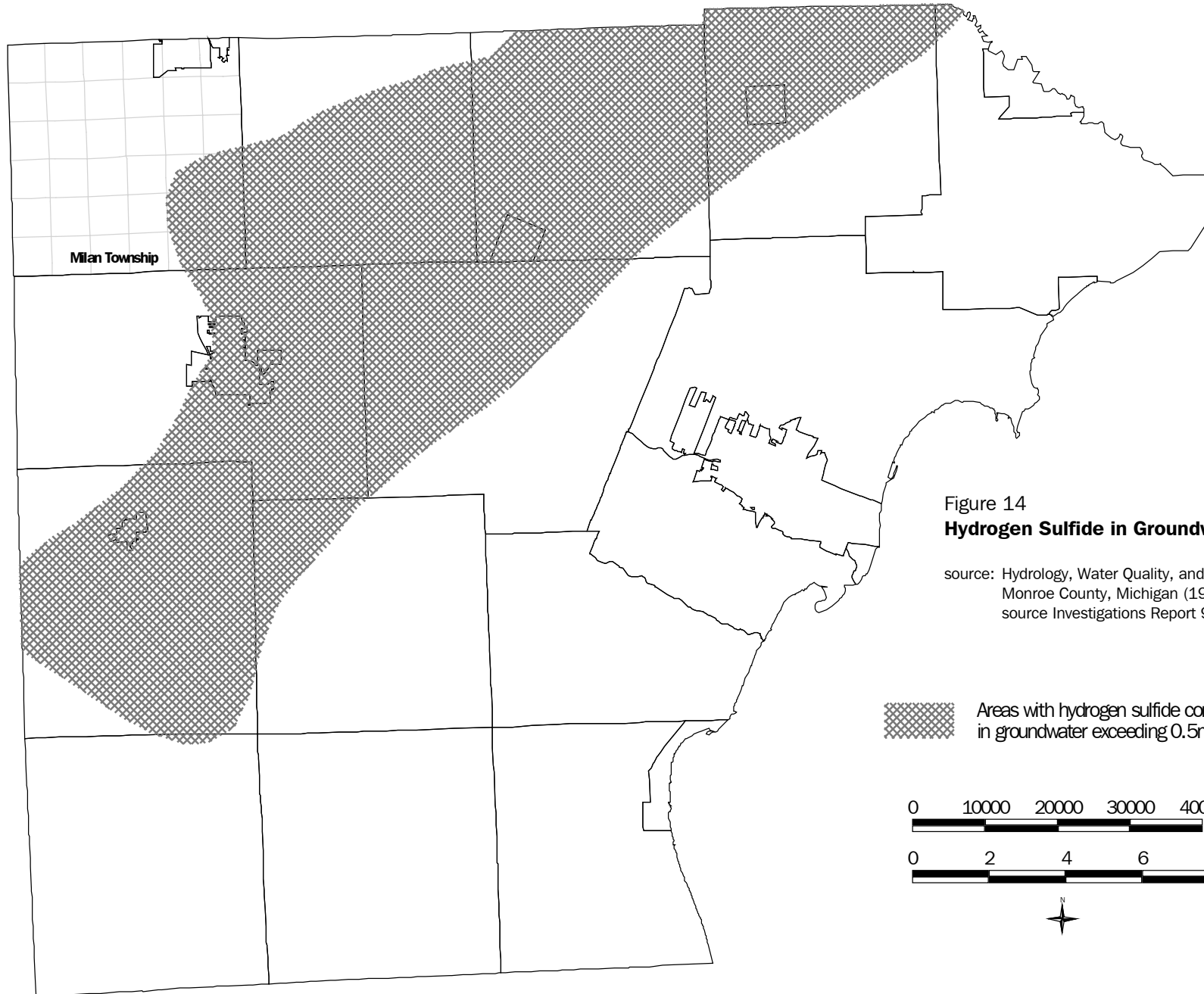



Figure 14  
**Hydrogen Sulfide in Groundwater**

source: Hydrology, Water Quality, and Effects of Drought in Monroe County, Michigan (1996) - USGS Water Resource Investigations Report 94-4161

 Areas with hydrogen sulfide concentrations in groundwater exceeding 0.5ml/l

0 10000 20000 30000 40000 Feet

0 2 4 6 8 Miles







## F. Existing Land Use

Milan Township is primarily an agricultural area, with residential land uses (including both single family homes and “farmsteads”) located primarily along the major roads in the Township. Other significant land uses include woodlands, wetlands, and transportation (roads). There are no large concentrations of single-family housing (i.e. subdivisions, multiple family housing or mobile home parks) with the exception of the small “town” of Azalia. The few commercial and industrial businesses are scattered in various locations throughout the Township, mostly close to the City of Milan. Figure 16 is a coded map indicating the existing land use within the Township. Table 4 summarizes the acreage and percentage of the Township within the various land use categories.

Table 4

### 2000 Existing Land Use

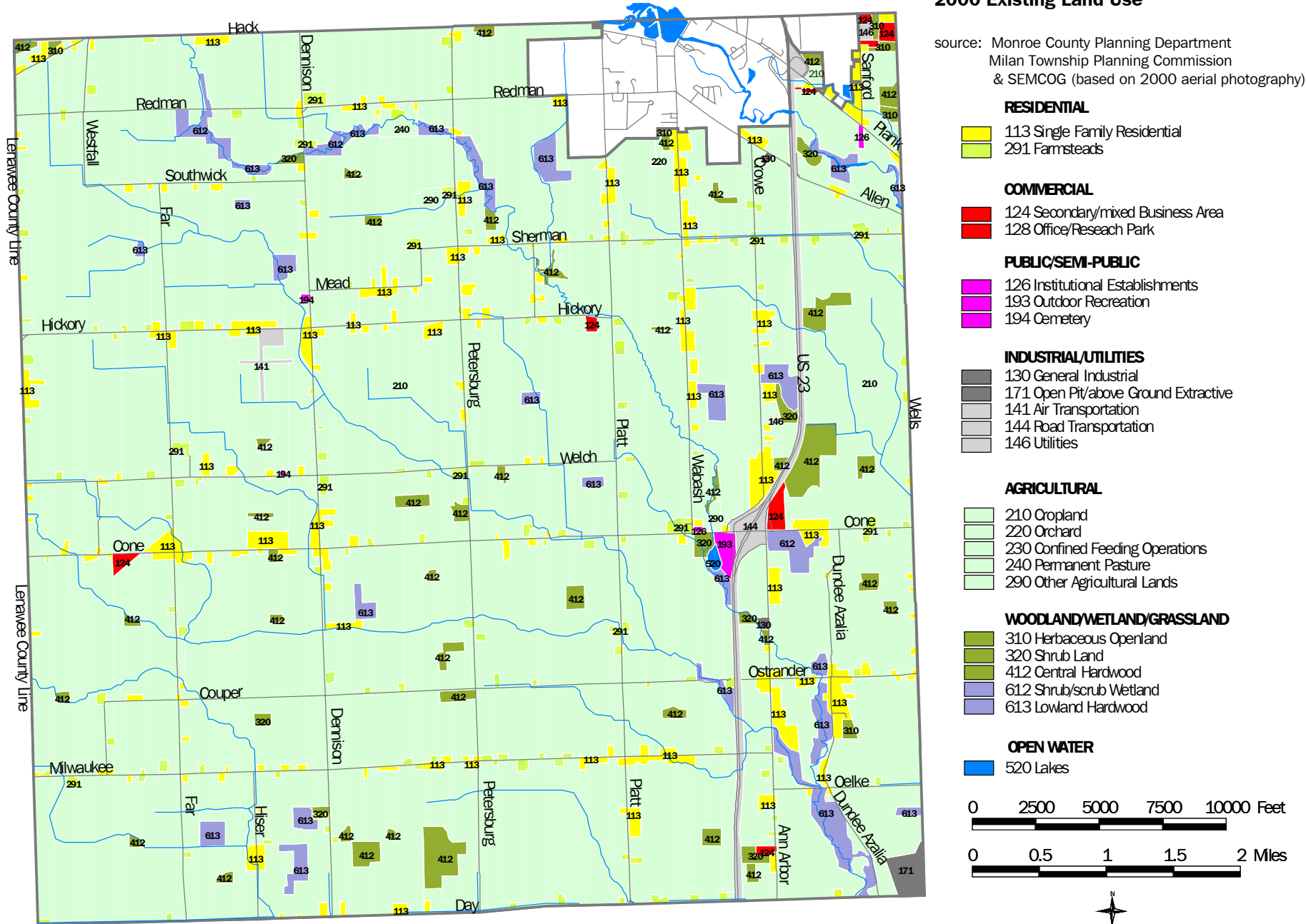
source: Monroe County Planning Department  
Milan Township Planning Commission  
& SEMCOG (based on 2000 aerial photography)

LAND USE CATEGORY	ACRES	PERCENT
<b>RESIDENTIAL</b>	<b>1,206.5</b>	<b>5.38</b>
113 Single Family Residential	859.5	3.83
291 Farmsteads	347.0	1.55
<b>COMMERCIAL</b>	<b>56.8</b>	<b>0.25</b>
124 Secondary / Mixed Business Area	56.1	0.25
128 Office Center or Research Park	0.7	0.00
<b>PUBLIC/SEMI PUBLIC</b>	<b>34.1</b>	<b>0.15</b>
126 Institutional Establishments	9.4	0.04
193 Outdoor Recreation	21.1	0.09
194 Cemetery	3.6	0.02
<b>INDUSTRIAL/UTILITIES</b>	<b>313.8</b>	<b>1.40</b>
130 General Industrial	6.8	0.03
141 Air Transportation Facility	26.7	0.12
144 Road Transportation Facility	229.1	1.02
146 Utilities	8.3	0.04
171 Open Pit / Extractive	42.9	0.19

LAND USE CATEGORY	ACRES	PERCENT
<b>AGRICULTURAL</b>	<b>19,714.0</b>	<b>87.87</b>
210 Cropland	19,646.5	87.57
220 Orchards	7.3	0.03
230 Confined Feeding Operations	10.0	0.04
240 Permanent Pasture	32.4	0.14
290 Other Agricultural Lands	17.8	0.08
<b>WOODLANDS/WETLANDS/GRASSLAND</b>	<b>1,102.3</b>	<b>4.91</b>
310 Herbaceous Open Land	33.8	0.15
320 Shrub Land	74.6	0.33
412 Central Hardwood / Oak	428.9	1.91
612 Shrub/Scrub Wetland	100.3	0.45
613 Lowland Hardwood	464.7	2.07
<b>OPEN WATER</b>	<b>7.3</b>	<b>0.03</b>
520 Lakes	7.3	0.03
<b>TOTAL ACRES</b>	<b>22,434.8</b>	<b>100.0</b>

Figure 16  
**2000 Existing Land Use**

source: Monroe County Planning Department  
 Milan Township Planning Commission  
 & SEMCOG (based on 2000 aerial photography)





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### **G. Surrounding Land Use Plans**

Milan Township is surrounded by seven townships (Saline, York, Augusta, Macon, Ridgeway, London, and Dundee) and the City of Milan. Each of these communities has their own future land use plans, a composite map of which is displayed in Figure 17.

As part of the current planning effort, each of these neighboring communities were notified of Milan's intent to update its land use plan, were issued a draft copy of this plan, and were given the opportunity to comment.



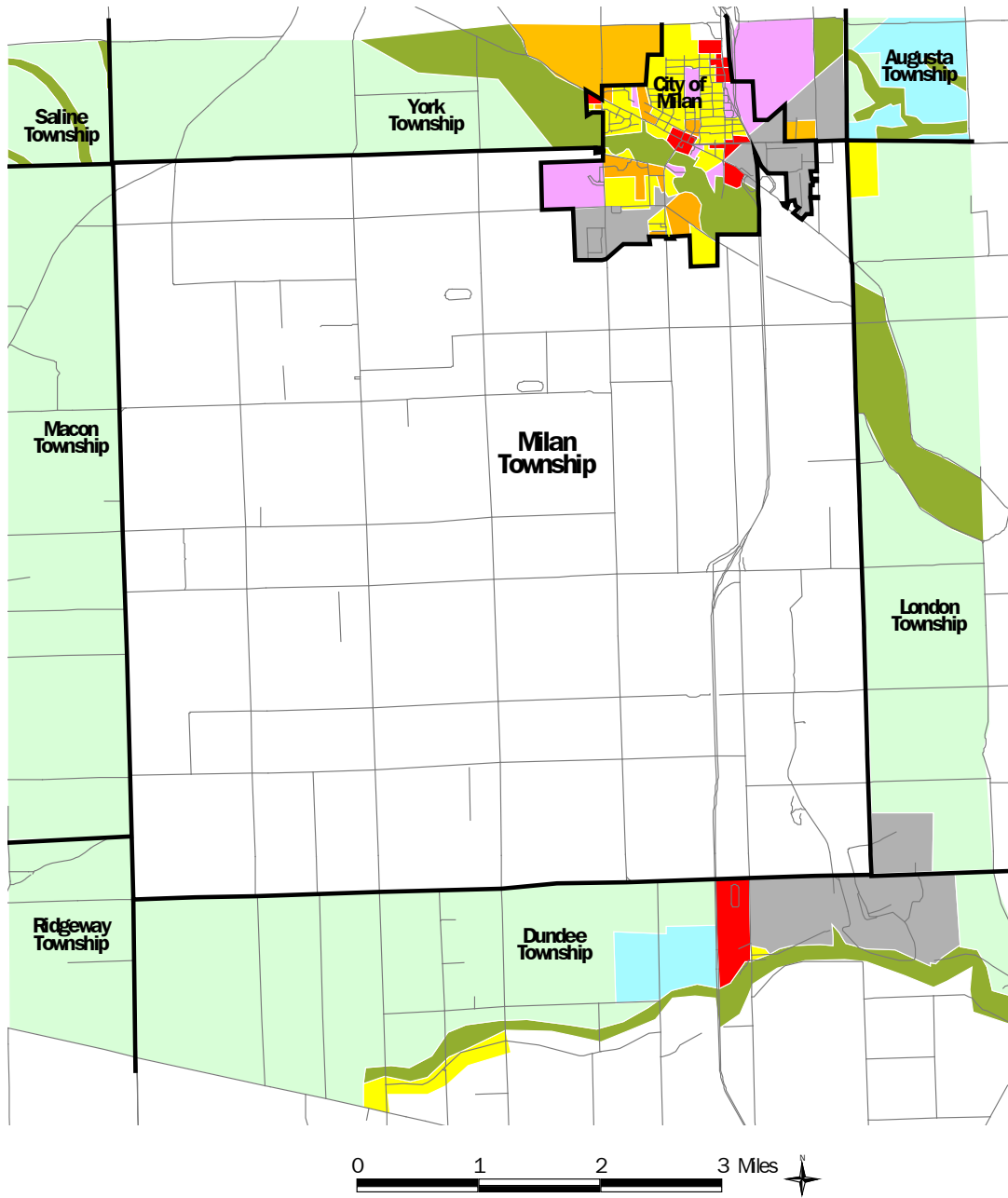
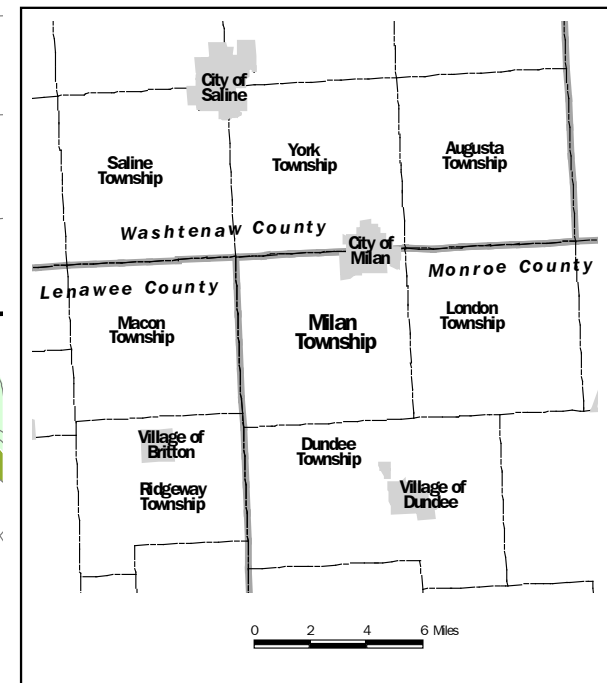


Figure 17  
**Surrounding Community Future Land Use Plans**

source: Southeast Michigan Council of Governments,  
 Region 2 Planning Commission,  
 Washtenaw County Planning Commission

Legend

- Agriculture
- Commercial, Office
- Conservation, Recreation, Open Space, Flood Plain
- Low Density Residential, Rural Residential
- High Density Residential, Urban Residential
- Industrial
- Public, Quasi Public, Schools
- Mixed Use, Planned Development







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## **IV. GOALS & OBJECTIVES**

This community vision was formulated by the Milan Township Planning Commission and was based on the input provided by the citizens of Milan Township, primarily through the results of a mail survey sent to all township residents in November, 2002, and from numerous public meetings and public hearings. The vision statement summarizes the overall mission and aspirations for the future of the Township. The remainder of this section breaks this statement down into categories and provides more detailed descriptions on how to accomplish this vision. For each category, a goal statement is provided, followed by specific objectives. For each objective there is a list of action strategies that will assist in accomplishing the objectives, and ultimately the goal. The following set of goals, objectives and strategies give the Master Plan the philosophical guidance it needs to address the present issues and advance the Plan and community into the future.

### **Vision Statement**

**The Milan Township of the future will be a community that is firmly committed to the preservation of its agricultural lands and natural environment; and will strive to protect those qualities that define the community by managing new growth in a manner that is consistent with the rural character, is environmentally sensitive, economically sound and supports a diverse human community.**

### **A. COMMUNITY CHARACTER GOALS**

#### **Goal**

Milan Township will maintain and continue to create a predominantly agricultural and low density residential community with productive agricultural areas and well-planned, low density residential areas that are consistent with the rural character and environmental quality of the community.

Milan township residents place a strong emphasis on their desire to keep the Township as a rural-residential community. Those qualities that contribute to Milan Township's rural character include its rivers and streams, woodlands and wetlands, open space, and of course, agricultural land. Maintaining the integrity of any one of these resources can be a challenge for the Township, however, without measures to ensure their protection, these features could be easily lost and/or degraded.

Although residents acknowledge the need to have a balance of other uses, the preservation of natural features, rural character, open space and agricultural lands dominated the opinions expressed in the public survey. A majority of residents expressed that the Township should make every effort to preserve agricultural land, as well as woodlots, wetlands, and natural areas.

New development in the Township is generally not opposed by residents, as long as the growth is limited to certain areas, environmentally sensitive, and does not adversely affect the Township's rural character.

### **Objective 1**

**Promote the rural residential character of the Township by promoting design guidelines which foster open space within existing and future development.**

#### **Strategies**

- Protect agricultural and like uses from the impact of residential subdivisions by encouraging open space buffers around residential developments.
- Encourage greenbelts along roadways, incorporating existing trees, vegetation and existing tree canopy.
- Discourage frontage splits along roadways to preserve rural roadway character.
- Maintain a priority emphasis on future residential development patterns which focus on single-family ownership.
- Encourage new homes or lot splits to group together in areas most suitable for development so that large areas of undeveloped land remain open and uninterrupted for the purposes of agricultural production, the protection of views, and the preservation of wildlife habitat.
- Prohibit structures and/or uses that would substantially alter the character of the community.
- Encourage protection of floodplains, wetlands, groundwater resources, natural features, and other environmental features when reviewing development proposals.
- Recognize the potential for conflicts between agricultural and residential uses and support the needs of agriculture in Milan Township.

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## **Objective 2**

**Promote the preservation of rural character through institutional and regulatory techniques.**

### **Strategies**

- Adopt and implement ordinance provisions, such as exclusive use, or land division provisions, which ensure new residential development maintains the rural character of the Township, protects its natural features, and preserves agricultural land.
- Consider programs such as purchase or donation of development rights, conservation easements, scenic easements, P.A. 116, and the creation of a land trust.
- Identify areas of the Township which may need to be altered in order to maintain the rural character such as an overlay district with open space provisions.
- Continually evaluate the Master Plan as conditions change in the Township and in adjacent communities. This should include a complete reevaluation/update to the Plan when necessary.
- Adopt zoning and site plan review standards that require approaches to land development to take natural features, such as soils, topography, steep slopes, hydrology, and natural vegetation into account in the process of site and building design.
- Prohibit or significantly limit development or disturbance to floodplain and wetland areas.

## **B. LAND USE GOALS**

### **Goal**

**The Township will have a unique scenic quality and sense of place that is derived from the interrelationship between rural farmland, areas of undeveloped open space, residential nodes and small commercial centers.**

While Township residents appear to place great interest in the preservation of rural character, they also recognize that there will be a demand for new development; most of which is likely to be residential in nature. Residents also realize that development other than residential, such as commercial and industrial, is a possibility in the Township and should be planned for.

The public survey revealed that limits on the extent of new commercial or industrial development in the Township should be established, and that such development should not be allowed to locate just anywhere. The most suitable locations for new development must be carefully considered to avoid or at least minimize any potential negative affects upon natural features and farmland. As with nearly every land use issue, the key for the Township is to establish a proper balance between the needs of the community for goods and services, and the desire of its residents to maintain a rural residential and agricultural character.

### **Objective 1**

**Encourage land uses and development to respect the existing community's identity and promote the established scale and form of the community in future development.**

### **Strategies**

- Township review of site plans, land use and zoning changes of proposed development projects to ensure that adjacent land uses as well as the rural character, natural features, and agricultural lands of the Township are not adversely affected.

- 
- Use buffer areas to separate conflicting land uses, such as farm and non-farm uses, to limit potential land use conflicts.
  - Permit intensive development in the Township only where rural character and environmental quality will not be compromised and where such development will be consistent with future land use plans and policies.
  - Require development reviews to include information pertaining to the effects of the development on area groundwater sources.
  - Limit expansion of commercial and industrial land uses to areas which are on Class A roads or are adjacent to the City of Milan.
  - Plan for a land use pattern that facilitates the efficient sharing of utilities between the City and Township.
  - Maintain a medium and low density residential land use pattern only in areas adjacent to the City of Milan, a rural residential pattern in the general area bounded by Cone, Sherman, US 23, and Platt, and primarily agriculture elsewhere in the Township, with limited commercial and industrial development primarily at highway interchanges and on Class-A all-season roads.

## **Objective 2**

**Protect existing rural residential areas by preventing incompatible adjacent development which detracts from the Township's rural character.**

### **Strategies**

- Maintain low density or very low density residential uses in agricultural areas to prevent land use conflicts.
- Provide sufficient open space to serve each dwelling unit either by large lot sizes or large common open spaces.
- Maintain adequate lot sizes to ensure that residential development can meet County Health Department requirements for onsite well and septic systems.

- Plan higher density residential development only in areas that are adequately served by public utilities and roadways.

### **Objective 3**

**Manage new residential development to retain the rural character of Milan Township.**

#### **Strategies**

- Consider programs such as purchase or donation of development rights, conservation easements and scenic easements.
- Retain a high proportion of large lot areas to promote the maintenance of agricultural and associated activities.
- Consider cluster/open space development ordinances.
- Support county and regional efforts to develop greenways through coordinating the connection of recreational areas and natural areas.

### **Objective 4**

**Maintain commercial/office expansion in existing areas and in future designated areas/nodes.**

#### **Strategies**

- Maintain an atmosphere which encourages business investment, but keeps the commercial/office uses primarily consolidated near the existing business areas east of the City where shared utilities can be provided from the City.
- Establish standards for development which will permit the utilization of relatively small parcels of land for the purposes intended.
- Design new commercial/office development to reflect the rural character of Milan Township, with uses necessary for the daily needs of Township residents. Buildings and parking areas should be limited in size and have minimal impact beyond their site.

- Discourage the introduction of new commercial/office areas which, by their location and method of development, may encourage the creation of “strip” commercial zones.
- Develop design guidelines to encourage quality design and architecture.
- Promote shared service drives to adjacent commercial/office uses to minimize curb cuts.
- Ensure commercial/office uses are well separated/buffered from residential uses.

### **Objective 5**

**Within designated areas, cluster commercial/office uses to minimize impacts on less intensive land uses.**

#### **Strategies**

- Explore ways to cluster and/or stack commercial/office uses.
- Promote the placement of shared parking behind buildings.
- Consider the development of an office park to cluster uses and prevent any “strip-type” development.

### **Objective 6**

**Provide appropriate locations for low-impact, high quality industrial land uses.**

#### **Strategies**

- Ensure the environmental impact of existing industrial uses is minimized and adequately monitored.
- Designate limited areas for light industrial uses that are designed to have minimal impacts on surrounding areas, the natural environment, roadways and infrastructure.
- Maintain industrial uses in areas where transfer agreements may be made with the City to provide public utilities.

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## **C. COMMUNITY SERVICES GOALS**

### **Goal**

**Milan Township will provide community facilities and services in appropriate locations to existing residential areas and areas around the City and to reasonably accommodate anticipated growth and population changes.**

The Township will restrict the range of public facilities and services to eliminate excessive urbanization associated with expanded facilities which would diminish the rural-like characteristics of the Township.

The low density development pattern of homes and businesses in the Township make it difficult to provide public services in a cost effective manner. As a result, it is unlikely that widespread services will be available anytime soon.

### **Objective 1**

**The Township should explore options for shared services agreements with the City of Milan, with the School Districts (Dundee and Milan), and with the City and County Recreation Commissions for services such as educational and recreational programs, recreation facilities and senior citizen programs and services.**

### **Strategies**

- Explore the possibility of joint Township/City Community Center/Recreation Center with athletic fields, activities rooms and directed programs.
- Explore a joint Township/City venture for senior housing.

### **Objective 2**

**Provide quality and efficient governmental services and facilities for Township residents.**



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### **Strategies**

- Provide convenient access and one stop service for all residents.
- Develop a Township website for residents to access information via the internet.
- Regularly evaluate the provided governmental service and seek to maximize the value of the resident's tax dollar.
- Consider remodeling Township Hall.
- Provide adequate facilities and equipment for Fire Protection.

## **D. TRANSPORTATION GOALS**

### **Goal**

**The Township will pursue land development policies that foster a safe and efficient transportation network appropriate for a rural and agricultural community.**

The Public Survey revealed that there was strong support for improving the overall quality of the road system in Milan Township. One of the greatest problems cited by participants is the condition of unpaved roads. Additionally, participants expressed the desire for non-motorized pathways throughout the Township.

New residential development will likely affect resident perception of traffic when more cars and other vehicles appear along the major roadways. Residents may even ask that gravel roads be paved. The Township will have to balance the desires of residents for rural character (unpaved roads) with the need to provide a safe, high quality roadway system.

### **Objective 1**

**Promote the development of a safe and efficient road system and circulation network.**

### **Strategies**

- Promote a managed transportation plan/road improvements plan.

- Provide a road network based upon a functional hierarchy of roadways.
- In cooperation with Monroe County, develop and maintain a priority review system for the paving of streets, considering such factors as resident desires, traffic volumes, roadway function, land use, and other appropriate elements.
- Design roads that reflect, not dominate, the character of the community.
- Discourage the development of new private roads and require that all new development provide public roads.
- Reduce the number of access points for individual uses along major roadways by encouraging the development of shared driveways and the use of other access management techniques.
- Work in conjunction with the County Road Commission to evaluate ways in which the rural character of the Township can be maintained along the road network.
- Pursue available grant resources for roadway improvements.

## **E. INTERGOVERNMENTAL COOPERATION GOALS**

### **Goal**

**The Township will maintain constant communication with regional agencies and surrounding communities for more effective community leadership in achieving the prescribed visions and goals of the Master Plan.**

The Township recognizes that development in adjacent communities has a great effect on the future of Milan. Increased development in communities sharing boundaries with the Township (especially the City of Milan) can put undesired growth pressures on the Township and negatively impact the existing rural character. The working relationship between Milan Township and the City is pivotal in maintaining compatible land uses along the community boundaries. In addition, the County can be helpful in coordinating planning.

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## **Objective 1**

**Emphasize cooperation and coordination between adjacent governmental jurisdictions and provide for a more complete approach to land use planning and efficient delivery of services.**

### **Strategies**

- Provide opportunities for Township, City, adjacent townships and County planning commissioners and respective support staff to meet on a periodic basis to review respective long range plans and related land use planning issues.
- Share long range growth and development strategies and plans with adjacent communities to achieve improved coordination and communication on land use issues.
- Review development proposals of adjacent communities to determine the degree of estimated impact and recommend appropriate and reasonable control measures.



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## **V. LAND USE POLICIES**

The following chapter is intended to serve as a policy guideline for future land use within Milan Township. Industrial, Commercial, Residential, Agricultural and Open Space land uses are described in terms of existing conditions, opportunities, policies, and the process used to assign these land use categories to the future land use map. For each land use, a map showing generally suitable areas was developed. These maps were combined to assist in the preparation of the Future Land Use Map (page 91). These maps serve as general guidelines for determining the most appropriate areas for the various land uses recommended in the plan, but don't necessarily represent the exact areas recommended for those uses in the final map.

### **A. Residential Land Use**

#### **1. Existing Conditions**

Residential land uses in Milan Township consist primarily of single-family detached houses and farmhouses located along township and county roads. The largest concentrations of residential land uses are in Azalia, and along some of the major roads near the City of Milan, such as Wabash and Sanford. More intensive uses, such as large subdivisions, multiple family dwellings, and manufactured housing developments, are limited to the public utility service areas adjacent to the Township in the City of Milan.

Recent trends in Milan Township show no significant increases in building activity. According to building permit records, there have been no single family homes built in the Township since 2010, and a total of 44 new units built between 2000 and 2010.

The 2010 Census reported that there were 621 housing units in Milan Township, down from 632 in 2000 but more than the 588 in 1990. Thirty six percent of the housing stock was built prior to 1939, and about 16% has been built since 1990. The median housing value was \$174,400 in 2010.

#### **2. Opportunities**

There are limited opportunities for residential development in Milan Township due to the lack of public utilities. Opportunities exist mainly for new single-family housing. Without public utilities, the potential for the development of high density residential is severely limited.

Milan Township's location in a rural area, yet in proximity to employment opportunities in Monroe, Detroit, Toledo, and Ann Arbor, creates an attractive setting for residential development. A challenge exists in allowing new development while maintaining the rural character which makes the area attractive.

Specific areas of the Township with the greatest potential for new residential development include: the potential sewer and water service area adjacent to the City of Milan as well as the area to the south of the City which contains soils that are generally suitable for on-site waste water treatment systems.

Elsewhere in the Township, opportunities for residential development are more limited due to unsuitable soils and the lack of sewer service. The type of development in these areas would most likely be limited to farmhouses, renovation of existing housing, and housing on large parcels.

### **3. Residential Land Use Policies**

The following policies are intended to serve as a guide for planning future residential development in the Township and are the basis for the residential areas identified on the Future Land Use Map.

#### **a. Limit residential uses to areas which are suitable.**

- Suitable areas include the following:
  - Areas served by public sewers and/or water
  - Sites served by paved roads
  - Sites located near existing residential development
  - Residential development should be avoided in areas identified as flood zones, wetlands, woodlands, and prime agricultural areas.

#### **b. Develop residential areas as neighborhood units rather than as scattered development.**

- The timing and location of residential development should be planned to coincide with the expansion of public utilities.
- The location of residential neighborhoods should be designed to efficiently provide public services.

- Neighborhoods should be designed to provide amenities such as safe, quiet streets, open space and recreational areas, sidewalks, storm water drainage, and community centers.
- Encourage open space buffers around residential developments.

**c. The type and density of residential development should be limited according to the suitability of the area.**

- Residential development in areas not served by public utilities should be at densities which provide ample space for septic absorption fields, wells, yards, and setbacks.
- Residential development in areas to be served by public utilities should be of a more limited lot size in order to efficiently provide public services.
- Residential development other than single-family housing should be limited to areas designated as Medium Density Residential on the future land use map.

**4. Future Land Use Map**

The Future Land Use Map identifies three types of residential areas – Secondary Agricultural/Rural Estates, Low Density Residential, and Medium Density Residential.

Areas designated for **Medium Density Residential** were selected based on having all of the following criteria:

- Located within one mile of existing public utility service areas
- Located within one mile of highway interchanges
- Located within one-half mile of Class A roads.

The only areas of the Township which met these criteria were located near the intersection of Platt and Sanford Roads. These areas of the Township are intended to be the highest density residential areas and would consist of single-family housing, two-family or multiple-family dwellings, or manufactured housing communities. The intended density would be about 4 – 6 units per acre.

**Low Density Residential** areas are intended to provide for single family housing on individual lots or in subdivisions, including cluster developments, and would have a density of about 2 – 4 units per acre. The development of these areas of the Township should coincide with extensions of public utility service (sewer

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and water). These areas are generally intended to be either within one-half mile of the City of Milan's public utility service area or within areas surrounding the existing residential concentration in Azalia.

The **Secondary Agricultural/Rural Estates** area is intended to provide for single family homes and small farms located on larger lots (2 –5 acres and larger) in areas of the Township that are generally not considered as prime agricultural land, are within one half mile of paved, county roads and are located in areas with soils that are suitable for on-site septic systems.



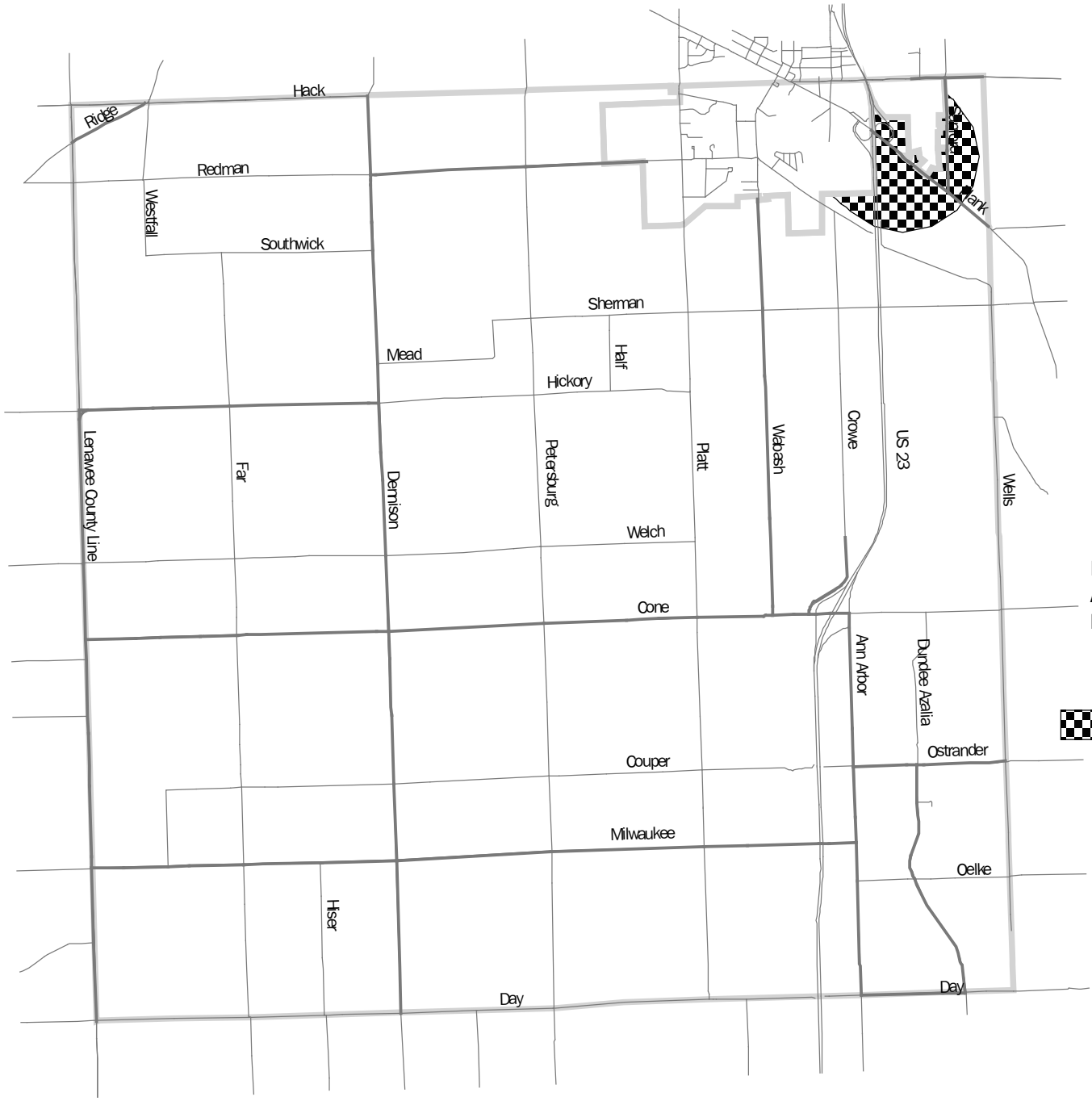



Figure 18  
**Areas Generally Suited for  
 Medium Density Residential**

-  Areas meeting all of the following criteria:
- within one mile of public utility service areas
  - within one mile of highway interchanges
  - within 1/2 mile of Class A roads

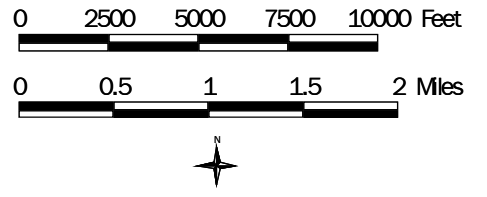





Figure 19  
**Areas Generally Suited for  
 Low Density Residential**

-  Areas meeting at least one of the following:
- within 1/2 mile of public utility service areas
  - areas surrounding the existing town of Azalia


0 2500 5000 7500 10000 Feet

0 0.5 1 1.5 2 Miles





Figure 20  
**Areas Generally Suited for  
 Rural Estate Residential**

 Areas meeting all of the following criteria:

- soils suitable for septic
- areas within 1/2 mile of paved roads
- areas not prime agricultural

0 2500 5000 7500 10000 Feet

0 0.5 1 1.5 2 Miles



## **B. Agricultural Land Use**

### **1. Existing Conditions**

Agriculture is the primary land use in Milan Township. There are approximately 20,000 acres of land currently under cultivation in the Township, with additional land in orchards, woodlots, and for grazing and livestock. Agricultural uses are located in all areas of the Township.

Most farms in the Township are between 40 and 160 acres in size, and generally include farmhouses and out-buildings. Major crops in the area include corn, wheat and soybeans, as well as hay, small grains, sugar beets, potatoes and tomatoes. Much of the Township is considered to be of prime farmland soils. A total of 8,900 acres of farmland in the Township are enrolled in Act 116 Farmland Preservation agreements.

### **2. Opportunities**

As a primarily agricultural community, there are vast opportunities for agricultural land uses in Milan Township. Opportunities include: row crops, livestock, vegetable and specialty crops, forestry, orchards, nursery and ornamental crops, sod farms, and other farming related enterprises.

The combination of high quality soils, a long growing season, level topography, and proximity to markets makes Milan Township an exceptional location for agricultural uses. The major limitations for agriculture include: wet and poorly drained soils, often requiring sub-surface drainage; conversion of farmland to other uses; and economic concerns related to the viability of farming.

In addition, the loss of farmland due to erosion is a concern. Both wind and water erosion can deplete topsoil and leave agricultural land with greatly reduced productivity.

Due to the nature of agriculture as a land use dependent on the soil, there are very limited opportunities to create new farmland in Milan Township, other than draining wetlands, removing woodlots, or bringing fallow land into production. Opportunities for agriculture in the Township are therefore focused on the preservation and improvement of existing agricultural lands. These opportunities include preventing the conversion of farmland to non-agricultural uses and taking efforts to preserve the viability of agriculture in the Township. Specific actions which can potentially be taken include:

- Enrolling land in farmland preservation programs.

- 
- Preventing the splitting of large farm parcels into smaller parcels less suited for farming.
  - Strict enforcement of agricultural zoning districts.
  - Encouraging soil conservation practices.
  - Encouraging new markets, crops, techniques, and educational opportunities aimed at increasing the productivity and profitability of farming.

### **3. Land Use Policies**

#### **a. Limit the conversion of agricultural land to non-agricultural uses.**

- Discourage the splitting of large parcels into smaller parcels upon which agricultural activities would become limited or impossible.
- Maintain effective zoning controls over agricultural districts.
- Maintain low density or very low density residential uses in agricultural areas to prevent land use conflicts.

#### **b. Encourage practices which preserve the viability of agriculture in the Township.**

- Encourage the preservation and planting of woodlots, fencerows, windbreaks, vegetative buffers, and other techniques and practices aimed at soil erosion and sedimentation control.
- Encourage cooperation with the Cooperative Extension Service, the Natural Resource Conservation Service, the River Raisin Watershed Council, and similar organizations, on agricultural practices and farmland preservation issues.
- Encourage the use of best management practices in all agricultural enterprises.
- Maintain large areas of exclusive agricultural use.
- Consider programs such as purchase or donation of development rights, conservation easements and scenic easements.

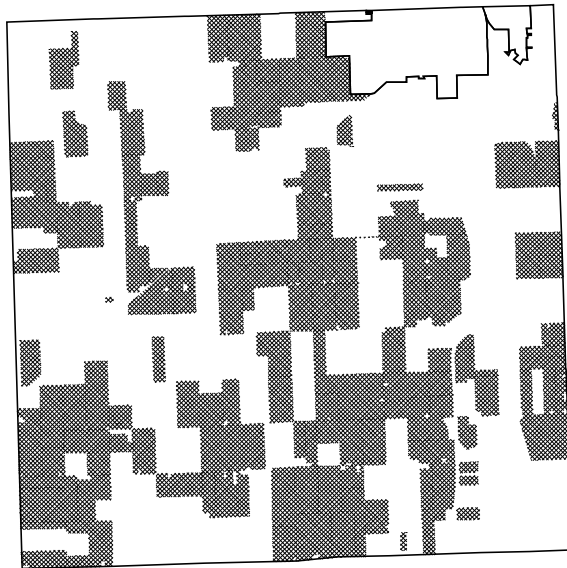
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#### **4. Future Land Use Map**

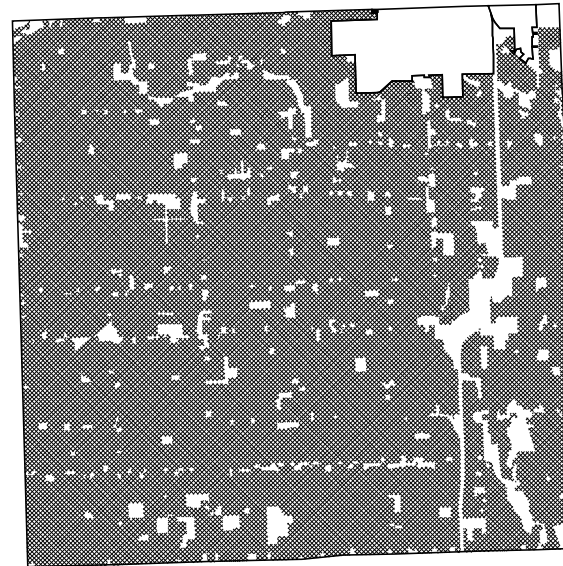
The process of selecting areas of the Township which would be best suited for maintaining as farmland, involved identifying those areas which had the physical and cultural characteristics best suited for continued agricultural production. Areas of the township were identified using a series of map overlays which had the following characteristics: land currently enrolled in Act 116 farmland preservation agreements, land currently in cultivation, large parcels (over 35 acres), and areas having prime farmland soils. Areas identified as Prime Agricultural were generally those areas which possessed at least 3 out of these 4 criteria.

Almost the entire western half of the Township is designated on the Future Land Use Map as Prime Agricultural, as well as the majority of the eastern half. These areas are intended to be solely for agriculture, open space and agricultural related uses. Residential densities in these areas should be approximately 1 unit for every 40 acres.

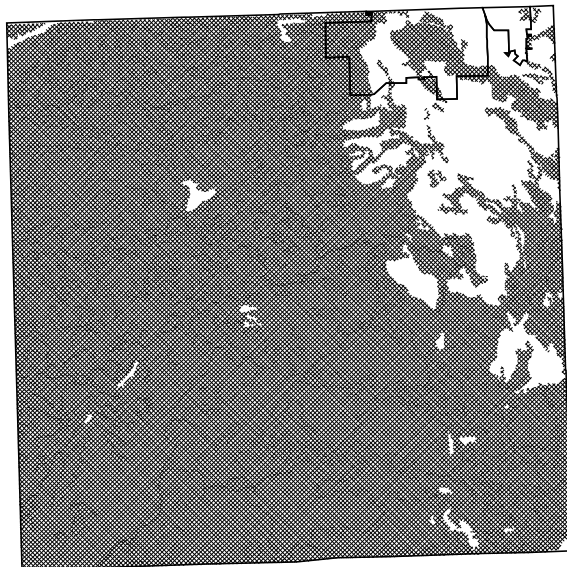
Figure 21  
**Characteristics of Prime  
Agricultural Areas**



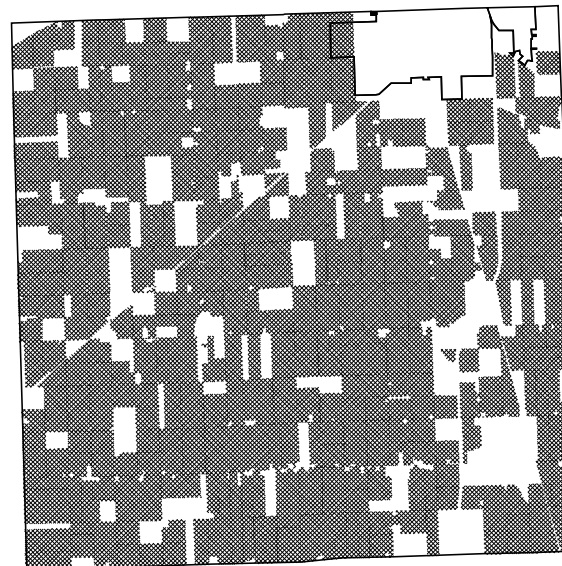
Land in Act 116  
Farmland Preservation  
Agreements



Land Currently in Farmland



Prime Farmland Soils



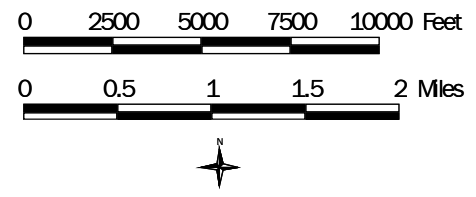
Parcels over 35 acres



Figure 22  
**Areas Generally Suited for  
 Prime Agricultural**

 Areas meeting at least three of the following:

- prime farmland soils
- currently farmed land
- parcels over 35 acres
- enrolled in Act 116





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## **C. Open Space / Conservation Land Use**

### **1. Existing Conditions**

Existing open space land uses in Milan Township include mainly woodlots, wetlands, and floodplains. There are no public parks, golf courses, or recreational areas. Heath Beach is a private outdoor recreation facility with a swimming beach, pond, and picnic grounds.

The woodlots and wetlands in Milan Township represent significant areas of open space in a natural condition. Woodlots are scattered throughout the Township and range in size from one acre to almost 100 acres. Most of the woodlots are parts of larger farm parcels and often include land that was too wet or for other reasons was impractical to farm. These woodlots represent important habitat for wildlife and act as wind breaks which help reduce wind erosion of farmland. Woodlots also provide important scenic benefits in the Township and help to break up the monotony of the relatively featureless flat land of the area.

Wetlands in the Township consist mainly of wooded wetlands and have characteristics similar to woodlots, in terms of size, location, and benefit. In addition, there are significant amounts of wetlands associated with the streams and drains in the township.

The narrow areas surrounding the smaller streams and drains in the Township represent a network of valuable open space and wildlife habitat, as well as buffer zones which can help prevent flooding and sedimentation. These corridors also have value in that they connect larger areas of open space, they serve as wind-breaks, and they add scenic value to the Township. Many of these areas are designated as flood zones as part of the Federal Emergency Management Agency's (FEMA) Flood Hazard Mapping Program.

### **2. Opportunities**

Open space opportunities in Milan Township include protection of existing open space resources and providing additional open space to meet future needs.

Woodlands and wetlands can be protected through a variety of means. Many woodlands are part of a parcel enrolled in an Act 116 Farmland Agreement and are therefore protected from development. Woodland and wetlands preservation ordinances can prevent landowners from removing certain trees from their property.

The State of Michigan Wetland Protection Act makes the development of wetlands difficult other than for agricultural purposes. Finally, owners of wetlands and woodlands can be encouraged to manage their property for wood production, wildlife, or for aesthetic purposes. Landowners can also be encouraged to plant additional woodlands, as well as to plant trees along fencerows to create windbreaks. Landowners can also enroll land in conservation programs which provide incentives for creating windbreaks, stream buffers, and other conservation practices.

Open space can also be developed in conjunction with residential developments. Developers can be required to dedicate land for parks and open space to serve the needs created by new development. Clustering provisions can also create permanent open space in exchange for allowing higher densities on a portion of a development site.

### **3. Land Use Policies**

#### **a. Preserve existing woodlots, wetlands, natural areas and flood plains.**

- Avoid development in areas indicated as Open Space on the Future Land Use Map.
- In the interest of health, safety, and welfare of Township residents, no development shall be permitted in flood plains.
- Although woodlots may provide an attractive setting for residential land uses, development practices which protect the viability of woodlots should be encouraged over practices which simply clear land for conversion to other uses.
- Although clearing of woodlots and draining of wetlands may be necessary to protect the viability of farming operations, efforts should be taken to avoid the net loss of wetlands and woodlands in the Township.

#### **b. Provide for the recreational needs of Township residents.**

- Encourage the dedication of parks and open space in new residential developments.
- Encourage greenbelts along roadways, incorporating existing trees, vegetation and existing tree canopy.

- 
- Support county and regional efforts to develop greenways through coordinating the connection of recreational areas and natural areas.

#### **4. Future Land Use Map**

The Future Land Use Map identifies areas in the Township intended for preservation as open space. These areas include: woodlots, wetlands, open water and flood plains. A buffer zone along all drains and streams is also indicated as open space. Although the identification of these areas does not preclude their conversion to other uses, especially agricultural-related uses, it is the intent of the map to indicate that it is a goal of this plan to preserve, wherever possible, existing natural areas, flood plains, and stream corridors for the long term benefit of the Township's residents and for the benefit of nature itself.

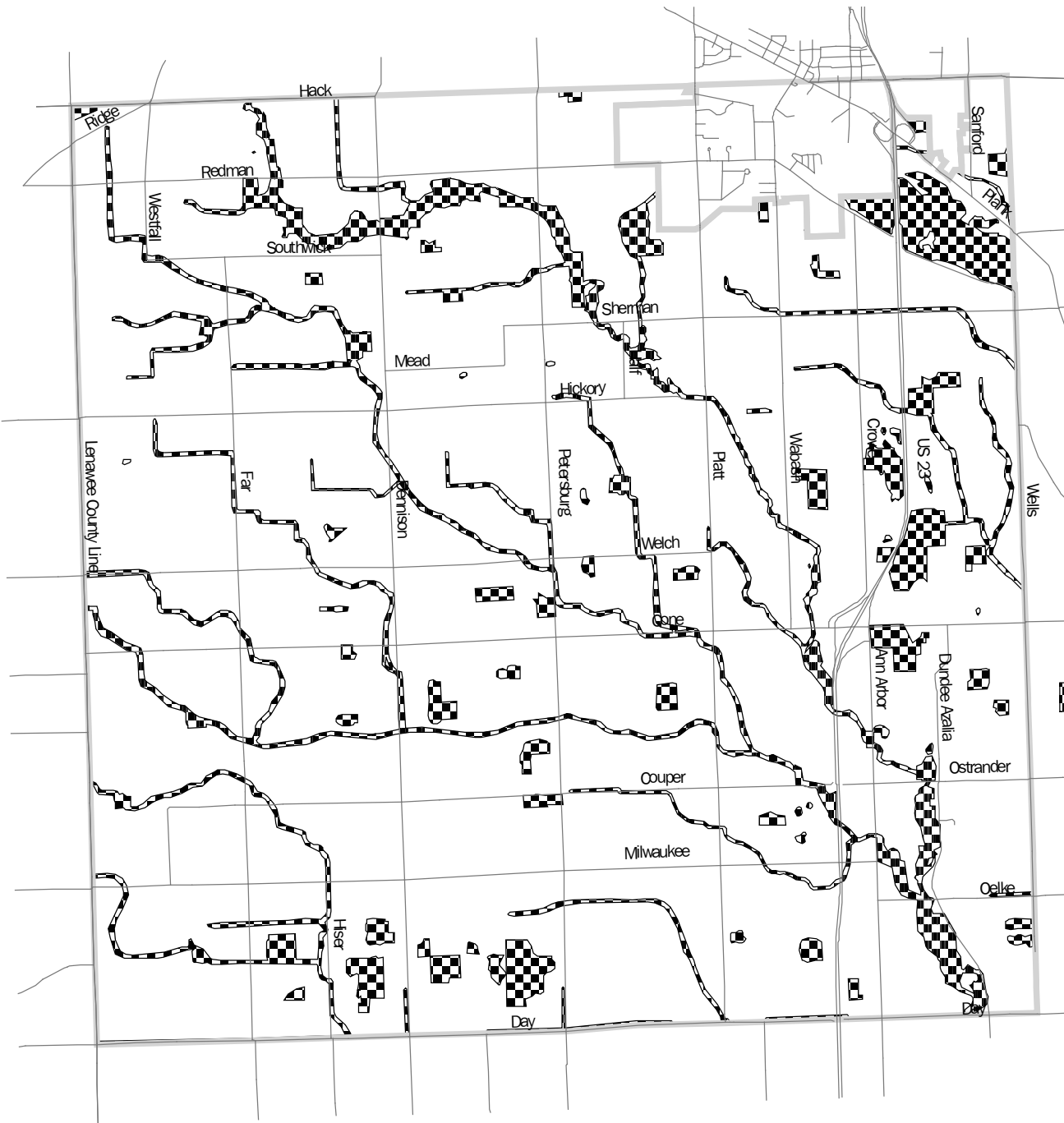
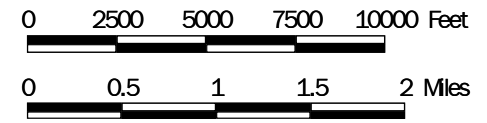


Figure 23  
**Areas Generally Suited for  
 Open Space/Conservation**

-  Areas meeting at least one of the following:
- within 50 feet of drains and streams
  - 100-year flood zones
  - wetlands
  - woodlands



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## **D. Commercial Land Use**

### **1. Existing Conditions**

Commercial land uses are limited to only a few sites within Township. There are no commercial centers in the Township, although the City of Milan can serve many of the commercial needs of Township residents. The commercial uses in the Township include: a large site at the Cone Road / US 23 interchange, several uses along Sanford Road, the grain elevator in Cone, and a few other smaller uses.

### **2. Opportunities**

Opportunities for commercial development in Milan Township include commercial centers, highway related commercial and small, independent commercial locations.

Commercial centers, including uses such as retail as well as offices, could potentially be developed in those areas of the Township served by major transportation routes and in sewer and water service areas. The lack of sewer and water would limit this type of use to those areas of the Township adjacent to the City of Milan where there is possibility of public utility extensions.

Highway commercial uses could be located in association with the two highway interchanges in the Township – Cone Road and Plank Road. Again, it is only the Plank Road interchange that could reasonably be served by public utilities in the short-term future.

Opportunities for smaller commercial uses also exist in the Township. Uses such as grocery stores, agricultural supply stores and garden and nursery centers, as well as similar uses which would serve primarily local residents, could be located in Milan Township. Such uses would tend to be acceptable within the community if they could be developed with minimum impact on surrounding uses and on the rural character of the Township. Appropriate sites for such uses would depend on the size and type of commercial use, but in general, sites on major roads with access to either public utilities or on-site disposal systems are potentially suitable.

### **3. Land Use Policies**

#### **a. Limit the type and location of commercial development to areas which can support this type of use and which can minimize conflict with surrounding land uses.**

- Commercial land uses should be limited to those areas designated as Commercial/Office on the Future Land Use Map. Areas suitable for commercial development were chosen on the basis of being associated with both paved primary roads and with highway interchanges.
- Permit commercial development in the Township only where rural character and environmental quality will not be compromised.
- Design new commercial/office development to reflect the rural character of Milan Township, with uses necessary for the daily needs of Township residents. Buildings and parking areas should be limited in size and have minimal impact beyond their site.

#### **b. Commercial development should be designed to avoid problems related to traffic, congestion and impact.**

- Commercial uses should be required to provide adequate setbacks, parking areas, and site improvements, including service drives and shared entrances, in order to improve traffic safety and limit the number of access points.
- Discourage the introduction of new commercial/office areas which, by their location and method of development, may encourage the creation of “strip” commercial zones.
- Promote shared service drives to adjacent commercial/office uses to minimize curb cuts.
- Promote the placement of shared parking behind buildings.
- Adequate buffers should be provided between commercial and residential land uses.

### **4. Future Land Use Map**

The Future Land Use Map identifies three areas in the Township which are potentially suitable for commercial land uses: areas adjacent to the US-23/Cone Road interchange; areas adjacent to the US-23/Plank Road interchange, and the northeast corner of the Township off of Sanford Road. The introduction of additional

commercial uses in the Cone Road area is intended to coincide with the availability of future public utilities, as the use of groundwater and on-site waste water disposal at commercial levels should be carefully controlled. A greater potential exists in areas adjacent to the City of Milan, where public utilities and existing commercial activity is currently concentrated.



## **E. Industrial Land Use**

### **1. Existing Conditions**

Existing industrial land use in Milan Township is quite limited, with some small, scattered industrial uses, as well as related facilities, such as communication towers and utility stations. The quarry of the Holcim cement plant extends into the southeast corner of the Township, where a cement kiln dust disposal site also exists.

### **2. Opportunities**

Opportunities for industrial development in Milan Township include industrial parks, small industrial facilities, and office buildings. Due to the rural/residential nature of the Township, facilities such as heavy industrial plants, additional extractive operations, and other industrial uses which have adverse impacts on natural resources and surrounding home values are considered inappropriate uses for the area.

The major limitations on industrial development include the lack of extensive public utility service areas and the scarcity of Class A roads, as well as the above noted incompatibility with the Township's rural residential character.

Although much of the infrastructure necessary for large scale industrial development is not available within the Township's borders, the Township does offer limited Class A all-weather roads (Ann Arbor Road, Day Road, and a portion of Plank Road), potential access to public sewer and water, highway interchanges and rail access.

The best opportunities for industrial development are limited to the small portion of the Township which is adjacent to Class A all-weather roads. Opportunities exist for facilities such as light manufacturing, research and development, offices, warehousing, food processing, agricultural-related concerns, intensive commercial uses (such as lumber yards, nurseries, and equipment sales) and similar uses which have minimal impact on surrounding land uses, minimal impact on natural resources, and which do not require excessive needs with regard to sewer or water service.

Ann Arbor Road and Day Road offers some of the best potential for industrial development in the Township. This area is already impacted by its proximity to the Holcim Plant and US-23, is on the proposed traffic route for the planned automotive manufacturing plant as well as other industrial uses in Dundee Township, is on a Class A road, and is close to a highway interchange. However, the lack of utilities, the existing concerns re-



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garding groundwater quality and quantity in this area, and the potential impacts on the rural character of the community provide severe limits on the type and intensity of industrial development that would be appropriate.

A second potential industrial area is located in the triangular area bounded by US-23 to the east, the Ann Arbor Railroad to the west, and Sherman Road to the north. This area has the advantage of being close to the Milan utility service area, being visible from US-23, and having railroad frontage.

### **3. Land Use Policies**

#### **a. Limit the type and location of industrial development to areas which can support this type of use and which can minimize conflict with surrounding land uses.**

- Industrial land uses should be limited to those areas designated as Industrial on the Future Land Use Maps. Areas suitable for industrial development were chosen on the basis of having access to Class A all-weather roads and their proximity to the highway corridor and to existing industrial uses. Areas which front US-23, have rail access, and which area adjacent to proposed utility service areas may also be suitable.
- The types of industrial uses permitted should be limited to those uses which create minimal impact on existing infrastructure, on natural resources and the environment, and on surrounding areas and which are appropriate for the area proposed. Office buildings and light industrial types of development should be encouraged.

### **4. Future Land Use Map**

The Future Land Use Plan designates three industrial districts: Light Industrial, Heavy Industrial, and Tech / Research / Office Park.

The Light Industrial area is located primarily in the US 23 / Ann Arbor Road area and is intended for those types of industrial uses which have a low potential for environmental impact and land use conflict, have minimal public utility and infrastructure requirements, and are generally compatible with the surrounding agricultural and residential areas. Uses such as storage and warehousing, light assembly, contractor's yards, and equipment sales are examples of the types of uses which would be generally appropriate for this area.


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The Heavy Industrial area is located on Day Road and is adjacent to the existing quarry, cement plant, land-fill site, and railroad. This area would be suitable for light industrial uses, as well as those uses which may have a higher potential for off-site impacts. Uses such as general assembly, manufacturing, food processing, metal working, and similar uses should be limited to this area of the Township.

The Tech / Research / Office Park designation is intended to serve uses which would benefit from visibility off of the highway and would generate a moderate amount of traffic, yet would have relatively minor infrastructure needs. Uses such as laboratories, research and development, office centers, professional buildings, and similar uses would generally be considered appropriate for this area, which is located in the US 23 / Crowe Road corridor.



Figure 25  
**Areas Generally Suited for  
 Light Industrial Development**

-  Areas meeting all of the following:
- within 1/2 mile of highways
  - within 1/2 mile of Class A roads

0 2500 5000 7500 10000 Feet

0 0.5 1 1.5 2 Miles



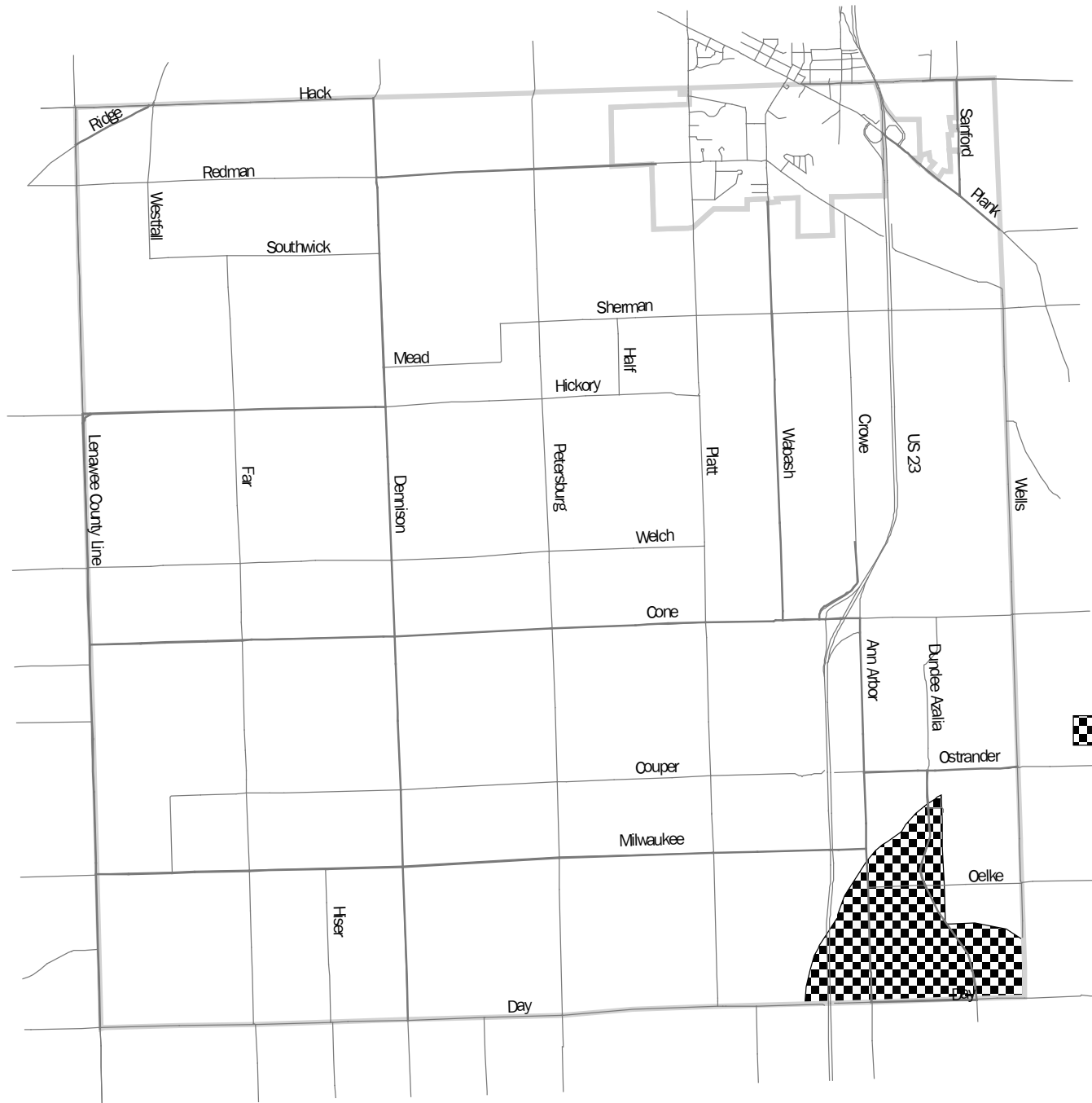


Figure 26  
**Areas Generally Suited for  
 Heavy Industrial Development**



Areas meeting all of the following:

- within 1 mile of existing heavy industry
- within 1/2 mile of Class A roads

0 2500 5000 7500 10000 Feet

0 0.5 1 1.5 2 Miles



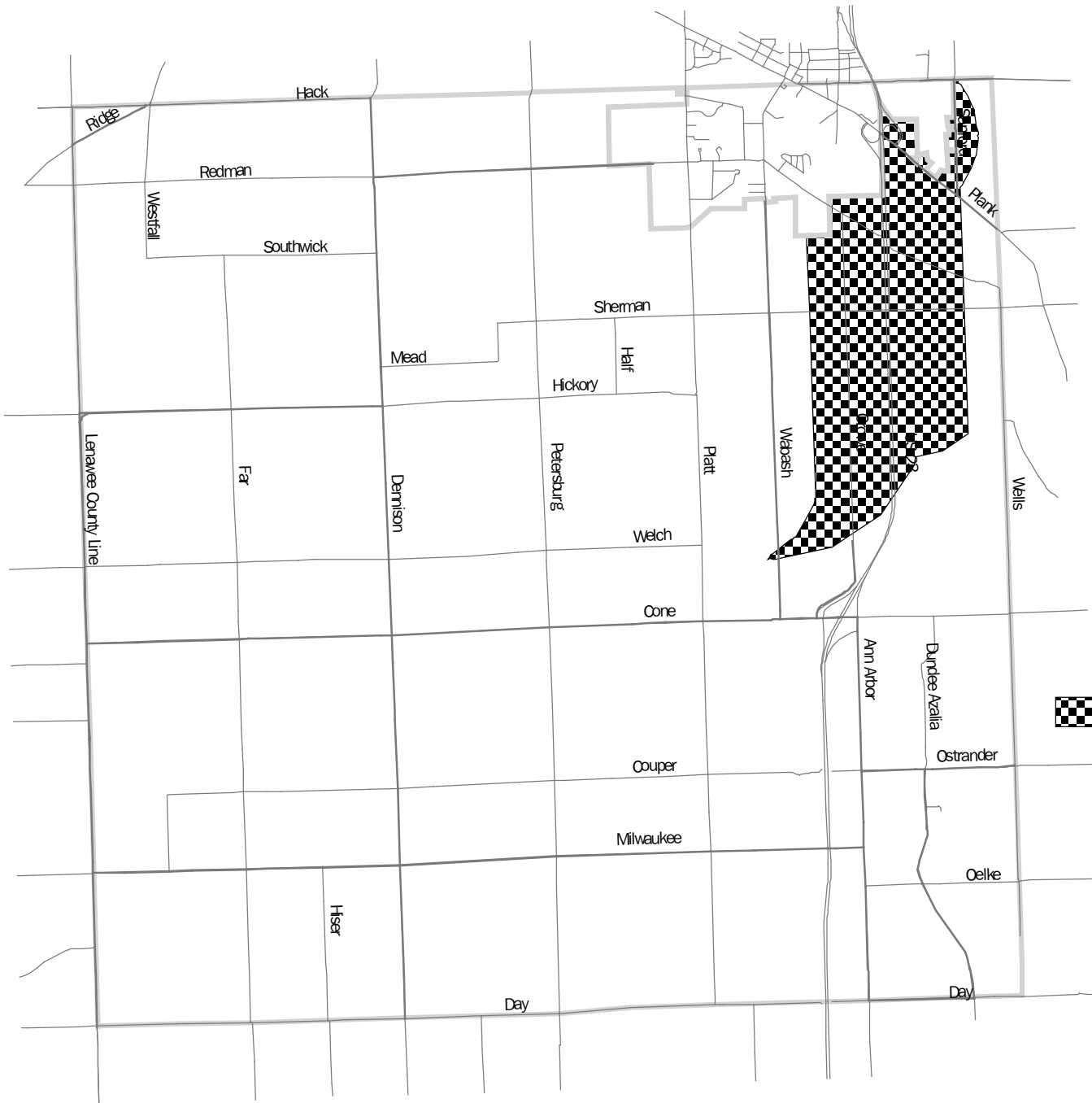



Figure 27  
**Areas Generally Suited for  
 Tech / Research / Office Park  
 Development**

-  Areas meeting all of the following
- within 1 mile of proposed Act 425 agreement
  - within 1/2 mile of highways

0 2500 5000 7500 10000 Feet

0 0.5 1 1.5 2 Miles



## **F. Additional Facilities**

The planning effort for Milan Township also involved investigating the need for additional public facilities, including: streets, roads, highways, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments, flood prevention works, drainage, sanitary sewers and water supply systems, works for preventing pollution, and works for maintaining water levels; and public utilities and structures.

The following are the recommendations for the future development of the township:

- As long as Milan Township retains a low population density and its rural residential character the Township will not face extensive demand for public facilities. All proposed developments should be evaluated for their potential impact on the need to provide additional public facilities and public services, such as fire and police protection, road improvements, utility extensions, downstream flooding, water quality impacts, noise, light, smoke, traffic, and other impacts related to urban development.
- The Township should continue to explore the possibility of providing water and sewer service areas, with the understanding that the cost burden of these utilities should be borne primarily by those with direct benefits. The Township should also evaluate the potential undesirable impacts of public utility service, such as increased population density, increased property values, land speculation, and impact on agriculture and rural character. The Township should especially seek to provide water service to areas of known groundwater quality and quantity problems, including the Azalia area. The Township should explore gaining water and sewer service from the City of Milan to serve proposed residential and commercial uses, as well as potential utility service extensions from the Village of Dundee, the City of Monroe or Frenchtown Township. The potential may also exist for a small Township owned water plant or sewage treatment plant.
- The Township should require developers to build and dedicate roads which serve new developments rather than place all of the increased traffic on the existing road network. Developers should also be required to provide public utilities, open space, pedestrian routes, and other amenities which would lessen the impact of growth on the community. Bicycle lands and pedestrian routes will be especially relevant in those areas of the Township in proximity to the City of Milan and its existing schools, parks, and pathways.

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- The capacity of the unpaved roads in the Township limits the amount of residential or other development which can be accommodated. The expense to the Township of road and bridge maintenance may not be offset by the additional tax revenues which new development in rural portions of the township would provide.
  - The Township should strictly regulate development within flood plains, flood ways and wetlands. The Township should also investigate the potential of proposed development to cause downstream flooding due to increased runoff, alteration of drainage patterns, and the creation of impermeable surfaces.
  - The Township should strictly regulate potential pollution causing uses, including any potential discharges, whether accidental or by design, to the Township's surface water, ground water, air, or general environment.





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## **VI. FUTURE LAND USE MAP**

The following map represents the recommended future land uses for various areas within the Township. The table below provides a definition of the types of uses intended within the different land use categories.

The initial draft of the Future Land Use Map was created using an overlay process -- by combining together the recommendations for each of the land use categories discussed in the previous chapter. When combining the different maps for the different land uses, there were areas of the Township where more than one land use type was deemed suitable for a given area and some areas of the Township for which no particular land use was recommended. The next stage of the planning process involved creating a grid map based on the previous map which was broken down into 40-acre (quarter-quarter section) grid cells, each coded with one of the different recommended uses. The Planning Commission then discussed each 40-acre block and arrived at a draft plan. This plan received further refinement and scrutiny, and after considering various alternatives, a final Future Land Use Map was developed.

The purpose of this map is to serve as a guide for the future development of the Township. As conditions within the Township change, it may become necessary to revise or update this map. However, the map is intended to serve as a basis for updating the Township's zoning map, as well as to review the appropriateness of proposed future land use changes.

LAND USE	GENERAL LOCATION CRITERIA	EXAMPLES OF INTENDED USES	INTENDED DENSITY
<b>Open Space / Conservation</b>	Areas with any of the following criteria: <ul style="list-style-type: none"> <li>• Flood hazard zones</li> <li>• Existing woodlands and wetlands</li> <li>• Within 50 feet of river, drain, or stream</li> <li>• Open water</li> <li>• Existing parks, recreational areas, cemeteries</li> </ul>	Permanent Open Space <ul style="list-style-type: none"> <li>• Natural areas</li> <li>• Parks</li> <li>• Recreation areas</li> <li>• Conservation</li> <li>• Forestry</li> </ul>	n/a
<b>Prime Agricultural</b>	Areas with at least 3 of the following criteria: <ul style="list-style-type: none"> <li>• Prime Farmland Soils</li> <li>• Parcels over 35 acres</li> <li>• Areas in Act 116 agreements</li> <li>• Land currently under cultivation</li> </ul>	Agricultural Preservation <ul style="list-style-type: none"> <li>• Farming</li> <li>• Forestry</li> <li>• Livestock</li> <li>• Orchards</li> <li>• Specialty farms</li> </ul>	1 unit / 40 acres
<b>Secondary Agricultural / Rural Estates</b>	Areas which meet the following criteria: <ul style="list-style-type: none"> <li>• Soils generally suitable for septic systems</li> <li>• Located within 1/2 mile of paved roads</li> <li>• Land not considered Prime Agricultural</li> </ul>	Agricultural Use <ul style="list-style-type: none"> <li>• Farming</li> <li>• Forestry</li> <li>• Livestock</li> <li>• Orchards</li> <li>• Specialty farms</li> </ul> Rural Estates Hobby Farms	1 unit / 2 - 5 acres

<b>LAND USE</b>	<b>GENERAL LOCATION CRITERIA</b>	<b>EXAMPLES OF INTENDED USES</b>	<b>INTENDED DENSITY</b>
<b>Low Density Residential</b>	<p>Areas with at least one of the following criteria:</p> <ul style="list-style-type: none"> <li>• Areas within 1/2 mile of existing public utility service areas</li> <li>• The area surrounding the existing town of Azalia</li> </ul>	<ul style="list-style-type: none"> <li>• Single family housing on individual lots or in subdivisions</li> </ul>	2 - 4 units / acre
<b>Medium Density Residential</b>	<p>Areas with all of the following criteria:</p> <ul style="list-style-type: none"> <li>• Areas within one mile of existing public utility service areas</li> <li>• Areas within one mile of highway interchanges</li> <li>• Areas within 1/2 mile of Class A roads</li> </ul>	<ul style="list-style-type: none"> <li>• Single family housing</li> <li>• Apartments</li> <li>• Public facilities</li> <li>• Townhouses</li> <li>• Manufactured housing communities</li> </ul>	4 - 6 units / acre
<b>Commercial</b>	<p>Areas with all of the following criteria:</p> <ul style="list-style-type: none"> <li>• Areas located within 1/2 mile of highway interchange</li> <li>• Areas with access to paved roads</li> <li>• Areas adjacent to existing commercial districts</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial businesses</li> <li>• Offices</li> <li>• Retail sales</li> <li>• Services</li> <li>• Professional buildings</li> </ul>	n/a
<b>Light Industrial</b>	<p>Areas with the following criteria:</p> <ul style="list-style-type: none"> <li>• Areas located within 1/2 mile highways</li> <li>• Areas located at least 1/2 mile of Class A roads</li> </ul>	<ul style="list-style-type: none"> <li>• Light manufacturing</li> <li>• Warehousing / storage</li> <li>• Offices</li> </ul>	n/a

LAND USE	GENERAL LOCATION CRITERIA	EXAMPLES OF INTENDED USES	INTENDED DENSITY
<b>Heavy Industrial</b>	Areas with all of the following criteria: <ul style="list-style-type: none"> <li>• Areas within 1/2 mile of Class A roads</li> <li>• Areas within 1 mile of existing heavy industry</li> </ul>	<ul style="list-style-type: none"> <li>• General manufacturing</li> <li>• General assembly</li> <li>• Food and material processing</li> </ul>	n/a
<b>Tech / Research / Office Park</b>	Areas with the following criteria: <ul style="list-style-type: none"> <li>• Areas within 1/2 mile of highways</li> <li>• Areas within 1 mile of existing or proposed public utility service areas</li> </ul>	<ul style="list-style-type: none"> <li>• Office and research parks</li> <li>• Laboratories</li> <li>• Professional buildings</li> </ul>	n/a

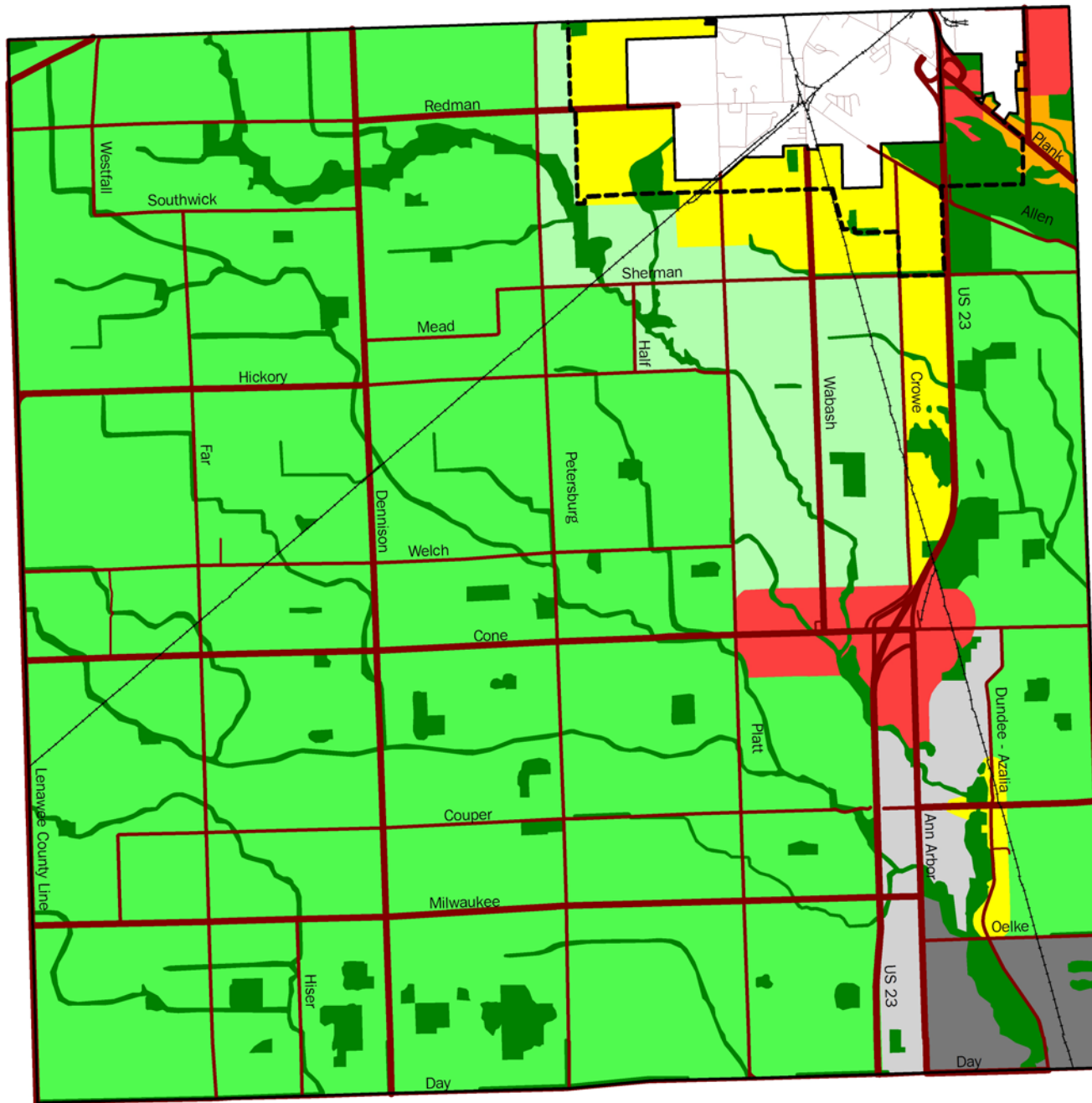


Figure 28  
**Future Land Use Map**

- Prime Agricultural
- Secondary Agricultural / Rural Estates
- Commercial
- Light Industrial
- Heavy Industrial
- Tech / Research / Office Park
- Open Space / Conservation
- Low Density Residential
- Medium Density Residential

--- Act 425 boundary (proposed)

0 2500 5000 7500 10000 Feet



0 0.5 1 1.5 2 Miles





## **VII. PLAN IMPLEMENTATION**

Milan Township has a variety of tools and techniques at its disposal in order to help assure that the Township's growth and development will occur in a manner consistent with the recommendations of its Plan. Without consistent and concerted efforts, the Township will be unable to control growth and to develop in a manner in which the public and the Township officials have envisioned for the future.

### **Zoning**

Perhaps the most important tool in implementing the future land use plan is the use of zoning. The Township's zoning ordinance divides the Township into different zones and regulates the types of uses, their densities, and other site development requirements for different land uses. It will be important for the Township to keep the zoning map and regulations up to date, and also to explore innovative zoning techniques which will help to direct the Township's growth.

### **Farmland Preservation**

A variety of tools are available to preserve agricultural lands from development. Enrollment in Act 116 Farmland Preservation Agreements is a voluntary program which keeps farmland from being developed for a specified period of time. The Purchase of Development Rights is a technique which can permanently preserve farmland by purchasing from the owner the rights to development the property. Other tools, such as lot split regulations, transfer of development rights, and the purchase of conservation easements are all aimed at maintaining the long-term viability of agriculture as an important land use.

### **Provisions for Infrastructure**

By providing infrastructure such as roads and public utilities the community makes an investment in the community which has an impact on future land development patterns. Careful planning of infrastructure improvements will often determine where development will occur, although the location of new development may also dictate the need for infrastructure improvements.

### **Open Space and Natural Area Protection**

The presence of flood plains, wetlands and forested areas in the Township, as well as potential public open space for recreation creates the need for special tools to protect these areas. Flood plain regulations, wetlands regulations, woodland

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ordinances, and soil conservation practices can all be used to protect areas which have public and environmental value when preserved. Land development practices which conserve land can also be encouraged, such as cluster housing, open space zoning, and site maintenance agreements. The Township could also purchase land for future use as parks and recreational areas, or could purchase the development rights or conservation easements, which would protect the natural values of property while keeping the land in private hands.

### **Community Review of Development Proposals**

The future development of the Township depends on the willingness of the community to plan, protect, and guide development in a manner which produces the type of community which the Township desires. Requiring the review of development proposals through tools such as site plan review, performance guarantees, architectural guidelines, building codes, and similar techniques can help assure that proposed developments are created in a manner which protects the public's interest and surrounding land uses.

### **Monitoring and Updating Community Plans and Ordinances**

The final step, but an ongoing one, will be to monitor growth in the community, to keep the Township's plans and ordinances up to date, and to assure that the community provides ample opportunity for public review, comment, and participation in the planning process.



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## VIII. APPENDIX – MILAN TOWNSHIP SURVEY



Information in this appendix taken from:

**A report on Defining Future Development in Milan Township - A Study of Township Households' Desires**

**Prepared for:**  
**Milan Township Planning Commission**  
**Milan, Michigan**

**Prepared by:**

**Gurrieri Associates**  
**Monroe, Connecticut**

**February 2003**

**Introduction**

This investigation aspires to ascertain resident's desires for future development in Milan Township for the purpose of crafting a modern and up-to-date Land Use Plan. This report is organized in sections that have various levels of focus and detail. The **Conclusions** section presents the most important findings. The **Introduction** offers a succinct technical overview of the project including background, method, sample, and objectives. The **Main Results** section provides the results in an easy-to-read format.

Within the **Main Results** section, the information is divided into categories depending on the topic of inquiry. This investigation involved a self-administered, structured survey, which sought to determine residents' level of agreement with various statements concerning future growth, housing needs, environmental needs, utility & infrastructure use, and the appropriateness of Township regulations. This investigation also delved into residents' preferred location for various types of development as well as issues regarding resident's water wells and water usage. With the results from these topics of inquiry, an accurate picture of household's future developmental goals can be formulated and then translated into an acceptable Land Use Plan.

## **Background**

The Milan Township Planning Commission, along with residents, needs to revise the current Land Use Plan. The commission believes redefining the out-dated Land Use Plan will better meet the needs of residents as well as protect the Township from undesirable future development projects. The overall goal is to designate certain areas for development, given that some development is evident, while maintaining resident's desires for a quasi-rural environment.

To achieve this goal, the Township Planning Commission enlisted the assistance of professional planners to aid in the formulation of future plans and conducted a confidential survey of Township households to identify resident's desires and expectations for future development. This report provides the information gathered through the survey of Milan Township households.

According to the Planning Commission, Township development may include the construction of residential housing, subdivisions, multifamily housing, manufactured housing communities, commercial stores, small businesses, light industry, parks and recreational facilities.

The results will provide the Milan Township Planning Commission with information to understand resident's preferences for future development. Consequentially, the Planning Commission will be able to effectively identify acceptable development in the Township.

## **Method**

This investigation employed self-administered questionnaires sent through the US mail to all households in Milan Township. The questionnaires contained both structured and open-ended questions that provide for a basic statistical assessment of household preferences regarding various development, infrastructure, environmental, housing, and regulatory issues currently affecting the Township.

From 610 households in Milan Township, 263 households returned questionnaires. This is a 43% return rate, considered a good return rate given that no additional attempts (i.e. follow-up mailings or telephone calls) were made to collect more questionnaires.

All 610 households in Milan Township received a paper questionnaire in the mail during November 2002. Of these households, 263 returned their questionnaires. This sample is a non-random, self-selected sample.

Participation in this investigation increases with the length of time lived in Milan Township. Sixty-one percent of households responding have occupied the Township for more than 20 years. One-sixth (15%) has lived in the Township between 11 and 20 years. These results are not surprising given that households, that have greater tenure in the Township, are more likely to feel they have a significant investment in the community and its future development. As a result, they desire to have their opinions counted in this investigation.

An interesting result is participation in this investigation is more likely among those households with less than 5 acres (57%) and those with over 40 acres (16%). Households with 5 to 10 acres (13%) are the third largest acreage group participating. This result may be a consequence of the current controversies in the Township. For example, those households with fewer acres are very interested in preserving the Township's rural character and its farmland. In contrast, those households with large plots of land, who may benefit from the sale of their land, tend to be more interested in Township growth (See Main Results section - Growth by Acreage). Given these two conflicting interests, each group may have participated to have their opinions counted.

Finally, more households (54%) located in the three areas West of Platt Rd (agricultural zones) participated in the investigation than the other areas. Households (16%) in the area US23 to Platt & Sherman to Cone Rd also have relatively heavy participation in this investigation. Interestingly, households located close to US23 (within 1 mile of the interchange, Along Ann Arbor Rd, and US23 to Well, Sherman to Cone Rd) are the least likely to participate (7% or fewer households), yet have the highest risk of experiencing development in their areas.

### **Objectives**

The overall objectives can be summarized as follows:

- Establish households' (residents') level of agreement with various aspects of development (Growth, Housing, Environment, Regulations).
- Determine the areas for which residents believe certain types of development is appropriate.
- Understand how Location, Length of time lived in Township, and Acreage influence resident's opinions about the various development issues.
- Understand residents' opinions on water & sewer use as well as their experiences with their private well systems.

## Conclusions

- The Township is almost equally divided on whether growth will be desirable. Furthermore, there is no sizable majority that believes there is a need for development that would benefit its tax base or provide employment opportunities. Only one-third of households feels the need for commercial development and shopping.
- The Township overwhelmingly prefers to maintain the Township's rural character and agriculture lands. However, a sizable majority will accept growth/development if it is limited to certain areas of the Township. Nevertheless, the Township is divided over whether development should be restricted to the US 23 corridor: Wabash Rd., Ann Arbor Rd., Azalia.
  - More households in the agricultural area and in the Azalia/US23 interchange/Ann Arbor Rd area support keeping the Township rural than those in the E. of Platt/N. of Cone areas.
  - Fewer households in located in the US 23 Corridor support restricting growth to this area than those households located in the unaffected areas.
- The Township tends to prefer all future growth to be located East of Platt Road (map areas 4, 5, 6, 7, 8, 9). Residential Housing and Apartment/condominiums are also tolerable in the Platt to County Line, N. of Hickory area (map area 1). Light Industry is also acceptable in the Platt to County Line & S. of Cone area (map area 3).
- The Township is also divided over the encouragement of more residential housing and whether new housing should be built only in certain areas. However, a somewhat sizable majority believes new homes should be built on large lots (e.g. over 5 acres) because home building on small lots (e.g. under 3 acres) in the agricultural district will destroy the Township's rural character. They believe new housing developments should be discouraged for the same reason.
  - More households in the primarily agricultural area, W. Platt, believe homes built on small lots (under 3 acres) will destroy the rural character than households in the other areas.
  - Only half of households in the agricultural area, W. Platt, support the continued practice of limiting one home per 40 acres. Significantly fewer households in the other areas support the continuance of this practice.

- The Township overwhelmingly believes there is no need for mobile home parks or for apartment/multi family housing in the Township.
  - More households in the W. Platt and the Azalia/US23interchange /Ann Arbor Rd area are against the Mobile Home Park than those in N. Sherman and Cone/Platt/Sherman areas.
  - With apartments or multi family housing, fewer disagree with this proposal than with the mobile home park, however, a sizable majority overall is still against it. Significantly fewer households in the Azalia/US23interchange /Ann Arbor Rd area disagree with this proposal than those in the other areas.
- The Township supports the current zoning and blight ordinances.
- The Township strongly supports restricting the division of agricultural land, however, the Township is divided over specific acreage division options (40 to 20 acres or 40 to 5 acres).
  - More households in the actual agricultural areas, W. Platt, support restricting the splitting of property for new houses than those in the other areas.
- The Township overwhelmingly believes the environment is an important issue and encourages the preservation of wood lots, wetlands, and natural areas as well as open spaces and green areas in any development project.
- The Township is divided over whether it should provide water and sewer to people. However, most households support the Township providing water and sewer to those with poor water quality with the understanding that those receiving these services should pay for them.
  - Less than half of households in W. Platt and N. Sherman supports providing these services. However, in the Cone/Platt/Sherman area and Azalia/US23interchange /Ann Arbor Rd area, where the water quality is questionable, more households believe the Township should provide water and sewer.
  - More households in the Cone/Platt/N. Sherman area and in the Azalia/US23interchange /Ann Arbor Rd area, where water quality is questionable, support approaching the city of Milan for these services.
  - Overall, the quality of well water in Milan Township is acceptable. One-fifth does not find the water quality acceptable. Of these households, half has water delivered on a

regular basis while still using some well water. The worst quality water appears to be located in the area 'Along Ann Arbor Rd' and in 'Azalia'.

- One-quarter of the Township reports their wells have dried out. A large amount of households in Azalia report their wells have gone dry with two-fifths of households in the along Ann Arbor Rd area and 'US23 to Wells & Sherman to Cone' claim dry wells.
- The Township is divided over the proposal to increase the existing millage to provide better road repairs.
  - Significantly more households in W. Platt would be willing to increase taxes for roads improvements than in the N. Sherman area. About two-fifths of households in the Cone/Platt/N. Sherman area and in the Azalia/US23interchange /Ann Arbor Rd area would support a tax increase initiative.

The following tables show the actual results from the survey questions. Results are shown in percent of persons responding:



<b>GROWTH</b>	<b>Strongly/ Somewhat Agree</b>	<b>No Opinion</b>	<b>Strongly / Somewhat Disagree</b>
1. Significantly more growth is expected in the Township during the next 5 year.	68	5	22
2. Only certain parts of Milan Township should be designated for development and the rest should be kept rural or agricultural as it is now.	74	5	22
3. Milan Township should be working to preserve agricultural land.	80	5	15
4. We need more commercial development and shopping areas in Milan Township.	35	5	60
5. We need more employment opportunities in Milan Township.	47	13	40
6. Milan Township should set aside an area for light industrial or commercial development.	58	6	36
7. Development should be encouraged in order to increase Milan Township's tax base.	55	7	38
8. Some growth would be good for Milan Township, but only if it is limited to certain areas.	77	3	21
9. Milan Township should continue to be rural in character.	82	4	14
10. Recent growth trends in the Milan/Dundee area are lowering the quality of life in Milan Township.	34	12	54
11. Residential and commercial development should be restricted to the US 23 corridor (Wabash Rd., Ann Arbor Rd., Azalia).	47	9	44
12. It would be desirable to see more growth in the Township during the next 5 years?	51	10	39

ENVIRONMENT	Strongly/ Somewhat Agree	No Opinion	Strongly / Somewhat Disagree
1. The environment is an important issue in Milan Township.	93	4	3
2. Milan Township should encourage the planting of windbreaks and buffer strips.	63	27	11
3. Milan Township should encourage the preservation of wood lots, wetlands, and natural areas.	93	4	3
4. Milan Township should require open spaces and green areas in any proposed subdivision or development.	86	7	7
5. Billboards should not be allowed in Milan Township.	62	19	19
6. Additional cell towers should not be allowed in Milan Township.	47	23	30
7. Environmental problems are affecting the quality of life in Milan Township.	51	23	26

<b>HOUSING</b>	<b>Strongly/ Somewhat Agree</b>	<b>No Opinion</b>	<b>Strongly / Somewhat Disagree</b>
1. Milan Township should encourage more residential housing.	51	6	43
2. Milan Township should encourage new housing only in certain areas of the Township.	57	6	37
3. New housing developments should be discouraged because they are taking away farmland.	57	6	38
4. We should encourage housing only in subdivisions and not along roads.	32	13	55
5. Requiring new houses to be built on large lots (e.g., over 5 acres) will help keep the rural nature of Milan Township.	60	4	36
6. Requiring new houses to be built on large lots (e.g., over 5 acres) will take too much farmland out of production.	54	11	35
7. There is a need for mobile home parks in Milan Township.	11	7	82
8. There is a need for apartments/multiple family housing in Milan Township.	19	6	75
9. Allowing unrestricted home building on small lots (e.g., under 3 acres) in the agricultural district will destroy the rural character of the Township.	66	6	27
10. In the agricultural district, Milan Township should continue to allow only one house on lots under 40 acres in order to preserve farmland.	46	6	48

<b>UTILITIES and INFRASTRUCTURE</b>	<b>Strongly/ Somewhat Agree</b>	<b>No Opinion</b>	<b>Strongly / Somewhat Disagree</b>
1. Milan Township should work to provide water and sewer to people.	47	6	47
2. Milan Township should work to provide water, but not sewers to people.	43	12	45
3. Only those people served by water and/or sewer should pay for it.	83	6	11
4. Without water and sewer, Milan Township will never become a desirable place to live.	27	6	67
5. We shouldn't try to get water and sewer service because it will attract too much growth.	42	10	48
6. Milan Township should approach the City of Milan to provide water to the Township.	55	16	29
7. Milan Township should limit the number of communication towers in the Township.	60	22	18
8. Milan Township should work to provide water and sewer to areas with poor quality water.	74	5	21
9. Milan Township should increase the existing millage to provide better road repairs.	44	11	45

REGULATION	Strongly/ Somewhat Agree	No Opinion	Strongly / Somewhat Disagree
1. Milan Township's zoning ordinances are too strict.	26	32	42
2. Milan Township's blight ordinance is too strict.	7	45	48
3. Splitting of agricultural property for new houses should be restricted.	68	6	26
4. Milan Township should continue to restrict the size of accessory buildings on residential lots.	52	19	29
5. In the agricultural district, Milan Township should consider reducing the number of acres required to build a house from 40 acres to 20 acres.	48	10	42
6. In the agricultural district, Milan Township should consider reducing the number of acres required to build a house from 40 acres to 5 acres.	50	6	44