



Handy Township 2022 Master Plan

Adopted TBD



WITH THANKS

This document is an update of the 2017 comprehensive plan and is a direct result of the ideas, opinions, and research shared by the many Township residents and other public and private sector stakeholders who volunteered their time and efforts. Their input was invaluable in forming this guide which will help shape the future of Handy Township.

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CHAPTER 1: INTRODUCTION

Purpose of the Master Plan

Planning is a process that involves the conscious selection of policy choices relating to land use, growth, and physical development of the community. The purpose of the Handy Township Master Plan is to establish the goals and identify the policies and strategies regarding land use and development that the Township will pursue to achieve those goals.

How Is the Plan to be Used?

The Master Plan is used in a variety of ways:

1. Most important, the Plan is a general statement of the Township's goals and policies and provides a single, comprehensive view of the community's desires for the future.
2. The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission, Township Board and other Township bodies in their deliberations on zoning, subdivision, capital improvements and other matters related to land use and development. The Plan provides a stable, long-term basis for decision-making providing for a balance of open space, agricultural lands, housing, recreational and commercial land uses.
3. The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Planning Enabling Act, PA 33 of 2008, requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map.
4. The Plan attempts to coordinate public infrastructure and private developments. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents. Private developers incur these infrastructure costs.
5. Finally, the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the Township's direction for the future.

In summation, the Handy Township Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the Township of Handy that compliments the goals of nearby governmental units, wherever possible. It helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

How is the Master Plan different from Zoning?

The Master Plan is not a Zoning Ordinance. The Master Plan is the long-range policy guide for the physical arrangement and appearance of the Township. The Zoning Ordinance more specifically regulates the manner in which individual properties are used. The Zoning Ordinance is only one of a number of tools used to implement the Master Plan. Formulating a Master Plan is the first step in providing a sound and legal basis for revising the Zoning Ordinance and other regulatory Ordinances, investing in public capital improvements, and guiding private land use decisions.

How has the community been involved?

The Master Planning Program has relied on the involvement of and input from various stakeholder groups including civic groups, citizens-at-large, non-residential property owners, farm owners, planning consultants, Township staff, Township Board, and Planning Commissioners

Who is responsible for Planning and Zoning?

The Township of Handy has a number of bodies that are actively involved in the planning and zoning decision-making process:

- Township Board - The Township Board is the chief governing body of the Township. By Michigan Statute, the Township Board approves rezoning requests, zoning and text amendments, and subdivision plats.
- Planning Commission - The Planning Commission is the principal recommending body to the Township Board on matters pertaining to the planning and development of the community. The Planning Commission approves site plans and special land uses and makes recommendations to the Township on rezoning requests, zoning text amendments, and subdivision plats. Michigan statutes require a Planning Commission to prepare and adopt a Master Plan.

- Zoning Board of Appeals - The Board of Appeals serves to interpret provisions of the Zoning Ordinance when requested and determines when variances should be granted when practical difficulties with property make it impossible to meet the strict provisions of the Zoning Ordinance.

Historic Context

This is the latest Master Plan for Handy Township. Prior to the adoption of this document the Township Planning Commission based decisions on the Zoning Ordinance, State and Federal Planning Laws and the previous Master Plan adopted in 2017.

The Township derives its authority for the preparation of a Master Plan from, The Michigan Planning Enabling Act, PA 33 of 2008 as set forth in section 7 of the act as follows.

A local unit of government may adopt, amend, and implement a master plan as provided in this act. The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

1. Is coordinated, adjusted, harmonious, efficient, and economical.
2. 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.
3. Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.
4. Includes, among other things, promotion of or adequate provision for one or more of the following:
 - A. System of transportation to lessen congestion on streets and roads.
 - B. Safety from fire and other dangers.
 - C. Light and air.
 - D. Healthful and convenient distribution of population.
 - E. Good civic design and arrangement and wise and efficient expenditure of public funds.
 - F. Public utilities such as sewage disposal and water supply and other public improvements.
 - G. Recreation.
 - H. The use of resources in accordance with their character and adaptability.

Planning Process

The process used to generate the Plan consisted of four phases: background studies; evaluation of Township character and development capability; identification of goals, objectives, and policies; and future land use plan development.

CHAPTER 2: BACKGROUND DATA

Prior to developing a Master Plan and Land Use Plan for Handy Township, a comprehensive inventory of cultural and natural resources was conducted. The information gathered through this process is critical to the accurate projection of future development patterns and the establishment of management policies.

Population Characteristics

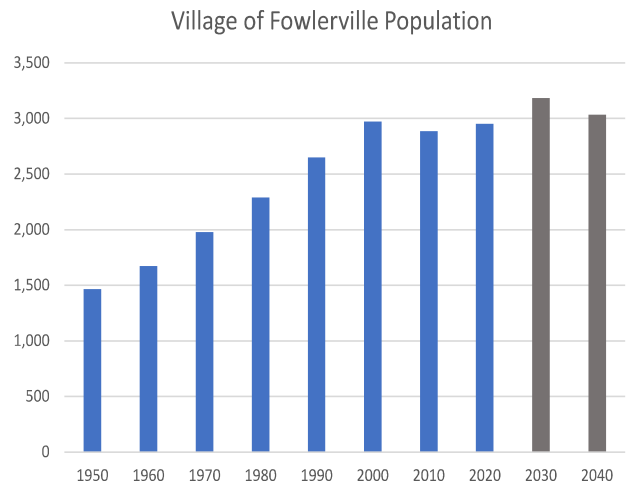
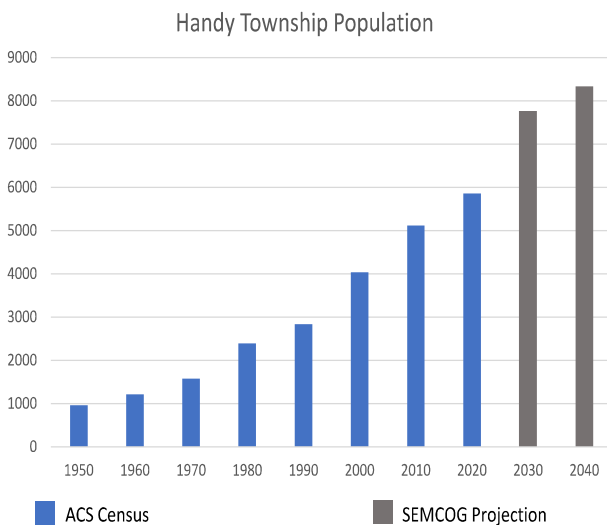
Historical Population Trends

The table below and those on the following pages depict population and housing trends for Handy Township and the Village of Fowlerville from 1950 to 2040. Since 1970, Handy’s population has increased by 4,283 people or 271%.

Table 1
Population History; Handy Township & Village of Fowlerville, 1950-2020

Year	Handy Township Population	Change	Village of Fowlerville Population	Change
1950	963	N/A	1,466	N/A
1960	1,216	26.3%	1,674	14.2%
1970	1,578	29.8%	1,978	18.1%
1980	2,392	51.6%	2,289	15.7%
1990	2,840	18.7%	2,648	15.7%
2000	4,032	42%	2,972	12.2%
2010	5,120	27%	2,886	-2.9%
2020	5,861	10%	2,951	2%
2030 estimated	7,759	37%	3,182	8%
2040 estimated	8,328	7%	3,031	-5%

Source: U.S. Bureau of the Census and SEMCOG 2040 Forecast



Source: U.S. Bureau of the Census and SEMCOG 2040 Forecast

Table 2
Population Characteristics
2020 Handy Township

General Characteristics -	Number	Percent
Total population	5,861	100%
Median age (years)*	35	-
Under 5 years	402	6.8%
5-17 years	847	14.5%
18-65 years	3,801	65%
65 years and over	596	10%
Population Density (per acre)	.27	-
White	5,114	87.3%
Black or African American	25	0.4%
Hispanic/Latino	200	3.5%
Other Race	312	5.3%
Average household size	2.8	-
Average family size	3.1	-
Social Characteristics -	Number	Percent
Population 25 years and over	4,769	81.3%
High school graduate	2,175	37.1%
Some college, no degree	1,328	22.7%
Bachelor's degree or higher	1,266	21.6%
Economic Characteristics -	Number	Percent
In labor force (population 16 years and over)	3,040	51.9%
Median household income (dollars)	\$77,185	-
Median family income (dollars)	\$69,073	-
Per capita income (dollars)	\$30,615	-
Total number of families	1,372	-
Families below poverty level	109	7.9%
Individuals below poverty level	394	7%
Housing Characteristics -	Number	Percent
Total housing units	1,900	100%
Occupied housing units	1,867	98.2%
Owner-occupied housing units	1,624	89.5%
Renter-occupied housing units	243	13%
Vacant housing units	33	1.7%

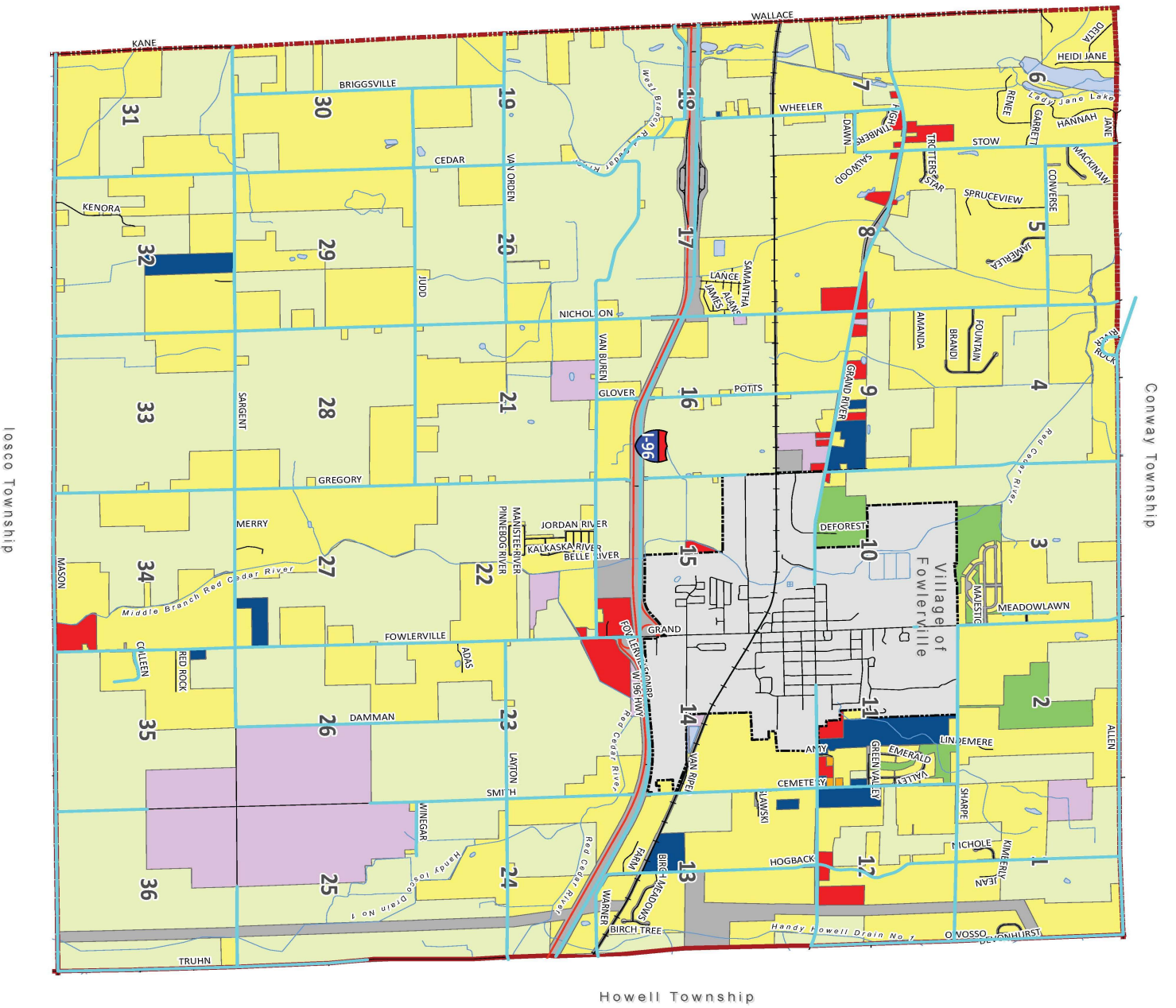
Source: U.S. Census Bureau, American Fact Finder, SEMCOG Community Profile

Table 3
Population Characteristics
2020 Village of Fowlerville

General Characteristics -	Number	Percent
Total population	2,951	100%
Median age (years)*	35.2	-
Under 5 years	162	26.8%
5-17 years	472	59.8%
18-65 years	1606	13.4%
65 years and over	391	13.25
Population Density (per acre)	1.93	-
White	2,606	88.3%
Black or African American	9	0.3%
Hispanic/Latino	128	4.3%
Other Race	24	4.4%
Average household size	2.34	-
Average family size	3.1	-
Social Characteristics -	Number	Percent
Population 25 years and over	1,703	57.7%
High school graduate	697	40.9%
Some college, no degree	462	27.1%
Bachelor's degree or higher	266	15.6%
Economic Characteristics -	Number	Percent
In labor force (population 16 years and over)	2794	94.6%
Median household income (dollars)	\$50,932	-
Median family income (dollars)	\$58,343	-
Per capita income (dollars)	\$26,108	-
Total number of families	701	-
Families below poverty level	134	10.8%
Individuals below poverty level	325	11.3%
Housing Characteristics -	Number	Percent
Total housing units	1,336	100%
Occupied housing units	1,245	93.2%
Owner-occupied housing units	832	62.3%
Renter-occupied housing units	413	31%
Vacant housing units	91	6.7%

Source: U.S. Census Bureau, American Fact Finder, SEMCOG Community Profile

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Conway Township

OSCO Township

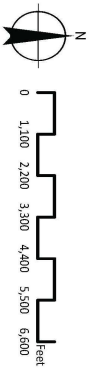
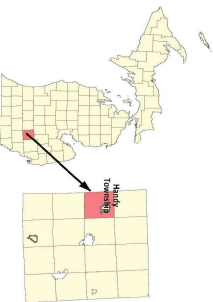
Howell Township

Legend

- Rivers and Streams
- Agricultural
- Commercial
- Governmental / Institutional
- Industrial
- Multiple-family residential
- Parks, Recreation, and Open Space
- Single-family residential
- TCU
- Water

EXISTING LAND USE MAP

Handy Township
Livingston County



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CHAPTER 3: COMMUNITY FACILITIES

RECREATION

Ideally, a community recreation system should integrate conveniently located facilities, which are well designed, equipped, and managed, and serve all local residential areas.

EXISTING RECREATION FACILITIES INVENTORY

The purpose of this section is to inventory the recreation facilities that are accessible to the Handy Township residents. The inventory briefly describes the major regional, community, and neighborhood outdoor recreation facilities. Outdoor and indoor school district facilities used by or available to Handy Township residents are also identified. The Fowlerville School District's programmed and supervised recreation activities and commercial and private recreation facilities in and near Handy Township are included.

Public Facilities

Three State parks and two Huron-Clinton Metropolitan Authority parks provide year-round recreational facilities including camping, boating, swimming, fishing, golf, picnicking, nature study, mobile recreation, and winter sports. Livingston County has two parks for the enjoyment of county residents:

- Lutz County Park, located in the Deerfield Township and just skirting Genesee County, is full out outdoor recreation opportunities. Taking a stroll, you can easily forget your fast-paced life on over 123 miles of trails. Opening in 2008, the 300-acre farm was a gift from Mr. Owen Lutz. Prior to his death, Owen Lutz laid out a one of a kind trail system with amazing views.
- Fillmore County Park is located in Genoa Township and was bequeathed to Livingston County in 2006 by Raymond Fillmore. The park opened in 2020 and features a 5k walking trail.

These regional facilities are accessible to the residents and fulfill regional recreation requirements for the Township recreational system.

While Handy Township does not have any recreational facilities or programs of its own, the recreation needs of township residents are served by the Community Recreation Agreement administered by Fowlerville Community Schools. The Village of Fowlerville currently has two parks; the 30-acre Fowlerville Community Park with a one mile walking

track and the 2.5-acre Centennial Park with a quarter mile walking track. Several active and passive recreational options are available in these parks. Regular year round organized athletic events take place ranging from soccer to softball and baseball. Handy Township provides 41% of the total funding for the community recreation program.

The Fowlerville Community Public School properties located in the Village of Fowlerville are available to area children and adults for recreation through the Community Recreation Program. Existing and new school development provides several athletic/recreational facilities. The high school has two football fields, a track field, softball diamonds, baseball diamonds, soccer fields, and outdoor and indoor basketball courts. Some of the outdoor facilities are available for public use without charge; however, all the programmed Community Education activities have a fee. Some of the activities that Community Education sponsors are football, volleyball, wrestling, cheerleading, track & field, archery, adult basketball, and volleyball. Community Education also sponsors travel soccer and baseball teams.

PRIVATE FACILITIES

- ***Mugg & Bopp's (Country Way)***, which is located on the corner of Fowlerville and Mason Road in Iosco Township, provides two privately owned ball fields to the local community.

QUASI-PUBLIC RECREATION

- The ***Fowlerville Fairgrounds***, located in Handy Township and privately owned by the Fowlerville Agricultural Society, is managed by a board of trustees who are elected by the Society members. The fairgrounds have a racetrack for horse racing and shows, and a 19th century-era historical village. The fairgrounds receive heavy use during the summer and fall months with the main event for the year being the annual Fowlerville Fair, which attracts thousands of visitors. (Other events held at the fairgrounds range from off-road auto racing to the annual Easy Rider show, which attracts motorcycle enthusiasts.)

RECREATIONAL STANDARDS

Classifications

For planning and management purposes, parks and recreation facilities are classified based on the type of facility and expected usage. A five-tier classification system is used, as follows:

- **Mini-Parks:** Small, specialized Parks, usually less than an acre in size, that serve the surrounding neighborhood. Recommended standard: 0.25 acres per 1,000 residents.
- **Neighborhood Parks:** Multi-purpose facilities, usually 1 and a half acres or more in size, which typically contain ball fields and play lots as well as areas for quiet recreation activity. Recommended standard: 2.0 acres per 1,000 residents.
- **Community Parks:** Contain a wide variety of recreation facilities to meet the diverse needs of residents from several neighborhoods, typically 25 acres or more in size. Recommended standard: 5.0 acres per 1,000 residents.
- **Regional Parks:** Usually located on sites with unique natural qualities which are particularly suited for outdoor recreation, such as picnicking, boating, fishing, swimming, and trail use; generally exceeding 200 acres in size. Recommended standard: 10.0 acres per 10,000 residents.
- **Private and Special Use Facilities :** Typically, single-purpose recreation facilities, such as golf courses, nature areas, canoe launching facilities, etc.

Recreation Units

The Fowlerville Community School Complex and the Fowlerville Community Park, both with large amounts of acreage and central community location, serve as the hub of the recreational programs for Handy Township residents. Future recreational planning should address the issue of park service areas for families living one or more miles from the parks. C

RECREATION RECOMMENDATIONS

The Township may wish to consider development of a Recreation Plan in addition to this Comprehensive Plan. Recreation plans provide a blueprint for park and trail development, and help to ensure that community owned facilities meet standards established by the National Recreation and Park Association, Americans with Disabilities Act, and others. In addition, a plan on file with the Michigan Department of Natural Resources (DNR) allows the community to apply for DNR-administered grants which can be used for both acquisition and development purposes.

Table 4
Existing Recreation Areas - 2020
Handy Township

Name	Location	Type	Area (Acres)	Facilities
Fowlerville Community School Complex	Sharpe Road between Cemetery and Fowlerville Roads	Community Park	300 plus acres	Indoor/Outdoor basketball courts, track field, two softball/baseball diamonds, soccer fields, and football fields (two of each).
Fowlerville Fairgrounds	Grand River Avenue	Regional Park	45 acres	Horse race track, open air fairgrounds, historical village, & camp grounds
Fowlerville Community Park	Grand Avenue & Addison Drive	Community Park	30 acres	Picnic area, two baseball diamonds, two temporary and permanent soccer fields, one mile walking track, sledding hill, three pavilions, and an amphitheater.
Centennial Park	Grand Avenue & South Street	Neighborhood Park	2.5 acres	Picnic area, walking track, two basketball courts, swing set, restrooms, pavillion, and a gazebo.

Table 5
Parks and Recreation Facilities Classification

Facilities	Recommended Acres per 1,000 population	Min. Recommended Park Area	Desirable Park Size (Acres)	Desirable Service Radius
Mini and Tot Lots	0.25 - 0.5 acres	1.4 - 2.8 acres	1 acre or less	1/4 mile
Neighborhood	1 - 2 acres	5.6 - 11.4 acres	5-15 acres	1/2 mile
Community	5 - 8 acres	40 acres	25+ acres	1 mile
Regional	5 - 10 acres	n/a	200+ acres	1 hour driving time

Source: Park, Recreation, Open Space and Greenway Guidelines, NRPA, 1996.



MUNICIPAL FACILITIES

Township administrative offices, fire station, and library are located within the Village of Fowlerville. Due to the rural characteristics of the area, most municipal services are on a shared regional basis.

- **Township Hall.** The Township Hall, which contains the administrative offices of the Township, is located at 135 and 137 N. Grand Avenue, in Fowlerville. The building was constructed in the mid-1800s, but it was completely gutted and remodeled in 1989, and the Township re-located their offices to this location in November, 1990. The Township has continued to upgrade these offices and meeting room.
- **Post Office.** The Fowlerville Post Office was relocated outside of the Village of Fowlerville in July 2008, to the corner of Cemetery Road and Grand River Avenue.
- **Fire Services.** Fire services for the Township are provided by a Fowlerville Fire Authority which serves an area of responsibility of 108 square miles and serves the municipalities of Iosco Township, Handy Township, the Village of Fowlerville, and Conway Township. The fire station is located at 200 North Grand Avenue, between Mill and South Street and a working substation is located south of I-96.
- **Law Enforcement.** Handy Township's law enforcement needs are addressed by the Livingston County Sheriff's Department. The Sheriff's department responds to several hundred calls per year within the Township. Unless Handy Township residents begin to encounter or perceive an increase in the per capita crime rate or a significant increase in population, the Livingston County Sheriff's department should continue to be the main law enforcement entity within Handy Township.
- **Cemeteries.** Handy Township presently has three public cemeteries. Briggs, Paige, and Coffey Cemetery are maintained by the Township with burial arrangements being made through the Township Clerk.
- **Public Library.** The public library which services Handy Township residents, located at 130 S Grand Avenue, is the Fowlerville District Library. The library serves Handy Township and other communities in the Fowlerville Community School District and is run by a seven-member elected library board.

The four main municipalities that are served by the Fowlerville School district will have an estimated population of 2,954 people by the year 2045. This is not a drastic increase from 2015 (2,889). Traffic will remain constant and resources will need to be invested in continuing education and the Fowlerville District Library.

- ***Fowlerville Community Schools.*** The Fowlerville Community School complex contains: Fowlerville Community High School, Fowlerville Junior High, Natalie Kreeger Elementary, H. T. Smith Elementary, and the John S. Munn Early Childhood Center. The total 2019 - 2020 enrollment for the School District is 2,718 students.

Transportation for school children is provided by the Fowlerville School District in the morning and evenings. The school buses also provide transportation for out-of-town athletic functions but not for after school practices.

- ***Public Utilities.*** Currently, Handy Township has limited areas for sewer and water services. The majority of the Township residents utilize wells and septic tanks. Handy Township has negotiated with Village of Fowlerville to extend water and sewage services to Silver Springs Condominium Complex. Silver Springs is in Section 3 of Handy Township, just north of the Village of Fowlerville. Sewer-only service has been extended west of the village on the south side of Grand River Avenue to just west of Nicholson Road.

Handy Township has its own water and sewage plant that serves the Red Cedar Crossing housing development in Section 22 of Handy Township, which is south of the I-96 expressway. Water services are exclusive to the Red Cedar Crossing. The sewer-only service is extended to Red Cedar Crossing and east along Van Buren Road to Fowlerville Road to south Layton Road then east along Layton Road to Smith Road, then south to FT Techno of America.

The future land use map indicates areas planned for future public sewer to be provided by the Township and in some cases in cooperation with the Village. Handy Township currently operates its own sewer plant on Van Buren Road approximately 1/2 mile east from the public water plant, which is also operated by the Township. Handy Township is currently served by the following utilities:

Table 6
Utility Companies Serving Handy Township

<i>Utility</i>	<i>Name of Company</i>
Telephone	WOW and AT&T
Electricity	DTE
Natural Gas	Consumers Energy
Cable Television	WOW
Internet	WOW,SURF, and AT&T

CHAPTER 4: TRANSPORTATION ANALYSIS

OVERVIEW

The road system is of vital importance for the overall well-being of the Township and its residents. At its most basic level, the road system provides the means of moving people and goods within and through the Township. The road system serves many other functions, however.

Roads and road rights-of-way provide locations for public utilities, such as water, sewer, gas, electric, and telephone lines. Roads provide the means by which emergency and public services are delivered to residents. Roads provide access to parcels of land, thereby increasing the development potential of vacant and agricultural lands. Most important, the road system establishes the basic form of the Township.

Because of the many functions of the road system, transportation has a significant impact on the economy, environmental quality, energy consumption, land development, and the general character of the Township. Accordingly, it is prudent to identify and understand deficiencies in the road system and to prepare alternatives to address those deficiencies.

EXISTING CIRCULATION NETWORK

Roads in Handy Township are under the jurisdiction of two agencies, the Michigan Department of Transportation (MDOT) and the Livingston County Road Commission. MDOT has jurisdiction over the only major highway that runs through Handy Township, I-96. All other roads are under the jurisdiction of the County Road Commission.

The existing road system has sufficient capacity to serve the existing population and businesses of the Township without persistent or excessive congestion. As might be expected, east-west routes are well-developed, providing access to the Lansing/E. Lansing, Howell, and Brighton areas for the many daily commuters. I-96, Grand River Avenue, and Mason Road are the primary east-west routes in the Township.

Continuous north-south routes are less well-developed. Fowlerville and Nicholson Roads are the only north-south roads that provide uninterrupted access across the entire Township. Fowlerville Road (South Grand Avenue within the Village limits) is the only road in the Township with access to I-96 North.

ROAD CLASSIFICATIONS

The purpose served by each road or highway in the circulation system is best described through classification of the roads. Road classifications identify the type and volume of traffic that are appropriate for each segment of the road network. The classifications establish expectations among residents, Township officials, and transportation engineers concerning the operational characteristics of each road.

For the purposes of transportation planning, a functional classification of roads has been developed. This system includes the following road classes.

- **Freeways.** Freeways are designed to handle large volumes of traffic moving at high speeds over long distances or between urban areas. The principal freeway serving Handy Township is I-96. The interchange at Fowlerville Road, about one mile south of Grand River Avenue, provides access to I-96. Handy Township has six miles of interstate highway within its borders.
- **Principal arterial.** Principal arterial roads and highways serve the major centers of activity, the highest traffic volume corridors, and the longest trips. Principal arterials serve major traffic movements within the Township. Handy Township has one principal arterial, Grand River Avenue.
- **Minor arterial.** Minor arterial roads interconnect with the principal arterial system and provide trips of moderate length with a lower level of traffic mobility. Minor arterial roads place more emphasis on land access than do principal arterials. Minor arterials in Handy Township include Fowlerville Road, Howell/Mason Road, and Nicholson Road.
- **Collector roads.** Collector roads provide access to abutting properties and traffic circulation within residential, commercial, industrial, and agricultural areas. The purpose of a collector road is to collect traffic from throughout the Township and channel it to the arterial system. Generally, in the design of new road systems, efforts are made to discourage direct residential access onto collector or arterial roads, since the added curb cuts increase traffic conflicts and congestion. However, in communities like Handy Township, direct residential access is not uncommon because many paved county roads serve a dual purpose, as collector and local roads. Van Buren Road, between Nicholson and Fowlerville Roads, and some of the unpaved mile roads serve as collector roads.
- **Local roads.** Local roads primarily provide direct access to abutting land and to collector and arterial roads. Movement of through-traffic is usually discouraged on local roads. Examples of local roads in Handy Township include local subdivision streets, most county gravel roads, and certain county paved roads.

Another road classification system is used by the County to establish funding priorities in accordance with Michigan Public Act 51 of 1951. The Act requires county road commissions to classify roads as either Primary or Local roads. In comparing the two classification systems, principal and minor arterials are generally classified as County Primary roads, and collector and local roads are generally classified as County Local roads. As of August 2013, Handy Township had approximately 21.5 miles of County Primary roads and 49.72 miles of County Local Roads.

CIRCULATION SYSTEM DEFICIENCIES

The road system adequately handles existing traffic. Anticipated growth, however, will create the need for road improvements to avoid unacceptable congestion and accidents.

When evaluating roads, transportation engineers use a Level of Service classification system, with ratings A (free flow operations) through F (severe congestion, stop and go traffic). Level of Service C is generally considered acceptable, allowing for stable traffic operations but at lower travel speeds than average and some restriction of vehicle maneuverability. At Level of Service C, a 2-lane rural highway can carry about 9,500 to 11,000 vehicles per 24-hour period and about 1,000 vehicles at peak hour.

Based on analysis of existing traffic volumes, traffic volume trends, accident data, and anticipated growth, improvements will be needed on Grand River Avenue to maintain Level of Service C in the future.

Two intersections along Grand River Avenue in the Township, at Cemetery and Nicholson Roads, are of concern. According to 2020 traffic count data, Grand River Avenue carries about 11,360 trips per day in the vicinity of Cemetery Road and about 7,900 trips per day in the vicinity of Nicholson Road. With an average of 4 crashes per year between 2016-2020, the intersection of Grand River Ave. at Cemetery Road has the highest frequency of crashes in the Township, and 70th highest in the County.

Other road and intersection improvements will be needed to maintain capacity as new development occurs. Such improvements may include additional lane width, shoulder improvements, changes in horizontal and vertical alignment, removal of obstructions adjacent to the road, and so forth. Intersection improvements may include the addition of turn lanes, signalization, improvements in corner sight distance, and improvements to intersection geometrics. The exact locations of these improvements will depend chiefly on the locations where growth occurs (i.e., where traffic is generated).

Capacity problems are also anticipated along other roads and at other intersections within the Township, such as at the I-96/Fowlerville Road interchange (9,400 plus trips per day in 2020). Transportation planning cannot be done in isolation, though, because roads outside of Township boundaries affect the function of the road system within the Township.

River Crossings. The issue of “road deficiencies” deals with much more than just road capacity. Of equal importance are efficient movement of traffic, public safety, and convenience. The crossing at Van Buren Road currently has load limitations.

Access Control. The capacity of a highway or road and traffic safety can quickly deteriorate if development is allowed to occur without proper attention to access control. Access control is a particular concern along Grand River Avenue and Fowlerville Roads, where most commercial development in the Township is planned to occur. As developments are proposed, attention must be focused on spacing between driveways, driveway design, and potential for shared access, the need for acceleration/deceleration lanes, and number of driveways per site, sight lines, and similar considerations.

Non-Motorized Traffic. As more families move into the Township, there will be more bicyclists and pedestrians. Bicycles can almost be considered a necessity for children, since most recreational facilities are located in Fowlerville or along Grand River Avenue, beyond walking distance for most of the Township residents. As the number of cars, bicyclists, and pedestrians increase on Township roads, the potential for conflict exists. For the purposes of public safety, eventually it will be necessary to construct pathways on certain roads to accommodate non-motorized transportation. There are several alternatives to accommodate non-motorized traffic: conventional sidewalks, paved shoulders that are dedicated and marked for bicycle use, or separate bicycle pathways adjacent to the road.

RECOMMENDATIONS

Two major considerations form the basis for the road system improvement:

1. The projections of future trip generation on Township roads. Trip generation is based on projected population growth and other development activity, as reflected on the Township's future land use map and in regional forecasts.
2. Road system deficiencies identified previously in this chapter.

Based on these considerations, the following recommendations are offered as possible solutions to the transportation deficiencies in Handy Township:

- **Balance Growth.** Preserve the Township's natural resources and character by incorporating new development in a manner that pays attention to its constraints. The Township should limit paving existing gravel roads as it creates opportunity for more dense housing. Considering residents' desire to preserve the rural character of the community, road design will be very important.
- **Upgrade the Existing Road System.** Upgrading and improving the existing roads should take precedence over new road construction proposals. While the current road system is adequate for the needs of the current Handy Township population, key roads should be upgraded to prepare for future residential development. Straight, five-lane paved roads which provide for maximum speeds do not preserve rural character. If more lanes are needed to address capacity problems, additional lanes should be added only in the road segments where needed. Further, turning lanes, passing flares, and deceleration lanes should be located where they would achieve the same purposes as large-scale road widening.
- **Upgrade the I-96/Fowlerville Interchange.** The I-96/Fowlerville Road interchange is the main point of entry into the Township and Village. The interchange does not function well under current conditions. Traffic safety concerns will worsen as growth generates more traffic. The Township and Village must work together with MDOT to plan for a major upgrade for the interchange. The Township's industrial development goals will be affected by the success of this effort.

- ***Railroad Crossings.*** As the population within Handy Township increases, the threat of an accident BETWEEN trains, cars, bicyclists, and pedestrians at railroad crossings increases. To alleviate this problem, Livingston County Transportation Engineers should monitor population and traffic levels within the Handy Township area. When counts and patterns warrant, upgrades should be made including crossings with signs, flashers, and gates as necessary.
- ***Accommodate Non-Motorized Traffic.*** A plan for accommodating pedestrians and bicyclists is needed, especially for the most densely developed portions of the Township.
- ***Preserve Future Road Corridors.*** As the Township develops, efforts must be made to preserve future public road corridors along section and quarter section lines so as to build on the existing road network. Road corridors can be preserved by working with developers to provide for such road corridors within the design of subdivisions and other developments.
- ***Designate Natural Beauty Roads.*** Michigan Public Act 150 of 1970, as amended, provides for the designation of certain roads as Natural Beauty Roads. Once designated, the County Road Commission must adhere to special practices “to preserve native vegetation in a natural beauty road right-of-way from destruction or substantial damage by cutting, spraying, dusting, salting, mowing, or by other means.” The designation of “country” roads in Handy Township as Natural Beauty Roads would be consistent with residents’ overriding goal to preserve the rural character of the Township. It is recommended that a committee be assembled, composed of residents and Township officials, to identify roads that should receive this designation.
- ***Coordinate Efforts with Other Public Agencies & Communities.*** The roads in Handy Township are a small part of a much larger system that is under the jurisdiction of the Michigan Department of Transportation and Livingston County Road Commission. A successful transportation system for the Township depends on coordination with the state and county agencies, as well as with the plans of surrounding communities.



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CHAPTER 5: GOALS AND OBJECTIVES

Goals and objectives formulated by Handy Township establish the framework for public and private decision-making. While goals and objectives tend to be general in nature, strategies set forth a particular approach or position to be taken when resolving a planning issue. Strategies are specific actions aimed at achieving particular goals and objectives. Clearly defined statements of strategy can go far to minimize arbitrary decisions and substantiate intelligent, objective decisions. The following goals, objectives, and strategy statements provide the basis for wise and consistent public decisions for future development proposals in Handy Township.

Goals

The following statements reflect the primary goals of Handy Township. These are followed by more detailed objectives and strategies on the subsequent pages.

- Preserve the rural character of Handy Township through the management of growth and preservation of natural resources and open space.
- Protect the integrity of existing and future residential areas, and develop future residential areas of a character and density consistent with the Township's goal to preserve its generally rural character.
- Promote the limited development of commercial uses in appropriate locations of the Township to serve the everyday needs of Township residents.
- Promote the limited development of light industrial uses in appropriate areas of the Township that generate little or no environmental impact.
- Protect the environment and the Township's natural resources.
- Provide the highest quality public facilities and services possible at an affordable rate for the residents of Handy Township.
- Provide adequate infrastructure to safely, effectively, and efficiently service the residents of Handy Township, in a manner consistent with the Township's growth management objectives.
- Develop and maintain a safe and efficient transportation system throughout the Township, for vehicular as well as pedestrian and non-motorized circulation.



PRESERVATION OF RURAL CHARACTER

Goal: Preserve the rural character of Handy Township through the management of growth and preservation of natural resources and open space.

OBJECTIVE I

Focus future growth and development around the I-96 Interchange and the Village of Fowlerville and along the Grand River Corridor, in order to maintain the rural residential character of the remainder of the Township.

STRATEGIES

1. Plan for the highest densities of future development around the I-96 Interchange and the Village of Fowlerville and along the Grand River Corridor, in accordance with the Future Land Use Map.
2. Limit the future extension of sanitary sewer lines to the established sewer district.

OBJECTIVE II

Protect and encourage active farming in Handy Township.

STRATEGIES

1. Identify the Township's prime farmland and agricultural soils.
2. Through planning and zoning, discourage the encroachment of non-agricultural uses into the agricultural areas of the Township.
3. Continue to regulate the division of land and development of private roads in the Township.
4. Limit development along roads adjacent to active farming operations to minimize traffic conflicts with farming equipment.
5. Support the enrollment of property in P.A. 116 farmland agreements in order to allow tax savings for those wishing to continue farming.



RESIDENTIAL LAND USE

Goal: Protect the integrity of existing and future residential areas, and develop future residential areas of a character and density consistent with the Township's goal to preserve its generally rural character.

OBJECTIVE I

Protect and enhance the integrity of the Township's current and future residential areas.

STRATEGIES

1. Residential areas should be separated from high density commercial and industrial areas by functional elements such as open space, parkland, landscaped streets, or similar separation. This strategy is not meant to preclude thoughtfully conceived and executed mixed-use projects wherein residential and commercial elements are combined, however.
2. Require new developments to provide sidewalks, bike paths/safety paths, street trees, parks and other amenities in residential areas, as appropriate.

OBJECTIVE II

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

STRATEGIES

1. Develop additional residential areas to provide a mix of housing types that addresses the housing needs of all Township residents, with respect to size, expense, and location.
2. Encourage the development of housing within and in close proximity to the Village of Fowlerville.
3. Emphasize design considerations such as pedestrian circulation, public open spaces, quality design and architectural diversity, front porches, side-entry garages, etc., in new housing development.

4. Develop a manual of design guidelines for the vicinity surrounding the Village of Fowlerville, whereby elements such as streetscape, landscaping, lighting, signage and architecture can be coordinated, so that a high-quality, cohesive community can be created in this area of the Township.
5. Encourage coordination of adjacent residential development, in terms of road and pedestrian connections, regional detention, coordinated open space, etc.
6. Develop new housing only where it can be adequately served by recreation and open space, streets, emergency services, storm drainage and utilities.
7. In general, the development of multiple-family residential units should be primarily within the Village of Fowlerville.
8. Limit the development of additional manufactured housing communities.

OBJECTIVE III

Promote the development of accessible, affordable housing opportunities for Handy's senior citizens at appropriate locations in the Township.

STRATEGIES

1. Senior housing should be pedestrian-oriented, in close proximity to the Village of Fowlerville, existing or planned commercial areas and/or Township facilities.
2. To the greatest extent possible, senior housing should be integrated with other residential areas of the Township.
3. Support the development of senior housing in the Township, with incentives such as density bonuses in PUD developments where units for seniors are proposed.
4. Explore avenues to subsidize senior housing in the Township, to increase its affordability.



COMMERCIAL LAND USE

Goal: Promote the limited development of commercial uses in appropriate locations of the Township, to serve the everyday needs of Township residents.

OBJECTIVE I

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

STRATEGIES

1. Future commercial development should be limited to the Village of Fowlerville and the Fowlerville Road and the Grand River Avenue corridors.
2. Creative design of future commercial areas should be sought. Commercial strip development that detracts from the character of the Township should be avoided.
3. Commercial development should include pedestrian circulation facilities, landscaping, appropriate setbacks along major streets, well designed signage, adequate parking, and other amenities to create an aesthetically attractive shopping environment.
4. Develop landscaping standards for required screening and buffering of conflicting land uses, and landscaping of parking lot areas.
5. Access management techniques should be employed in commercial developments to minimize impacts on adjacent roadways.

OBJECTIVE II

Promote the commercial redevelopment of the Village of Fowlerville to support Handy's "small town" atmosphere and to provide specialized retail and personal services.

STRATEGIES

1. Develop a mixed-use zoning district for the areas adjacent to the Village to compliment the current and intended mix of uses found there. This could include residential, commercial/ retail services, and office space within the district. Mixed-use developments promote walkability and bikeability, increase density, and help to create a sense of place within the community.

2. Improve Fowlerville's image at their border through streetscape improvements, landscaping, and signage controls.
3. Support Livingston County parks and trails.



INDUSTRIAL LAND USE

Goal: Promote the limited development of light industrial uses in the Township that generate little or no environmental impact.

OBJECTIVE I

Encourage the development of future light industrial and Research and Development uses within the Public Water & Sewer District boundary specifically with easy access to the I-96 interchange and in the vicinity of railroad access.

STRATEGIES

1. Continue to plan for light industrial development in areas near the I-96 interchange.
2. Prohibit the encroachment of non-industrial uses into established or planned industrial areas.

OBJECTIVE II

Minimize the impact of light industrial land uses on the environment and non-compatible uses.

STRATEGIES

1. Tailor zoning regulations to promote clean industrial uses, and discourage large, heavy industrial uses in inappropriate locations.
2. Enforce regulations controlling industrial nuisances such as noise, odor, dust, vibration, outdoor storage, and intensive truck impacts, and revise, improve or create regulations when deemed necessary.
3. Separate industrial development from residential uses by open space and landscaped buffers and/or other transitional land uses.



ENVIRONMENTAL PROTECTION

Goal: Protect the environment and the Township's natural resources.

OBJECTIVE I

Protect the Township's surface and groundwater resources.

STRATEGIES

1. Minimize surface water pollution from lawn chemicals, road salt, and sediment contained in urban stormwater by implementing innovative stormwater best management practices (BMP's) in developments throughout the Township.
2. Investigate the development of supplementary stormwater regulations for the Township, such as impervious surface regulations and natural feature buffer requirements.
3. Maintain the health and integrity of the Red Cedar River.
4. Acquire land (or development rights) with frontage along the Red Cedar River and its major tributaries, whenever feasible.
5. Provide adequate buffers and/or setbacks between potential polluters and resource areas.
6. Site commercial and industrial land uses that use or process hazardous materials away from environmentally sensitive lands or aquifer recharge areas.
7. Eliminate groundwater pollution from industrial contaminants and partner with the EGLE Environmental Support Division to pursue to the cleanup of any contaminated sites in the Township.
8. Coordinate with the Livingston County Health Department to establish a regular ground water monitoring and testing program.
9. Maintain zoning regulations such as secondary containment buffers, and Pollution Incident Protection Plans for commercial and industrial developments.

OBJECTIVE II

Protect the Township's valuable natural areas.

STRATEGIES

1. Develop a Recreation-Conservation zoning category for critical and sensitive aquatic resource areas such as wetlands, woodlands and creeks.
2. Encourage the clustering of new residential developments on properties that contain significant natural resources.
3. Identify land areas for protection and/or acquisition, with an emphasis on connectivity between open space areas within the Township.
4. Apply for public and private grants to purchase open space and critical natural areas throughout the Township.

OBJECTIVE III

Protect the Township's air quality.

STRATEGIES

- Ensure the Township's air quality by discouraging the establishment of industries that produce excessive air pollution.
- Adopt regular air quality monitoring programs in conjunction with county health department and DNRE air quality officials.



TOWNSHIP FACILITIES AND SERVICES

Goal: Provide the highest quality public facilities and services possible for the residents of Handy Township.

OBJECTIVE I

Explore clustering Township and other community facilities in one location.

STRATEGIES

1. Acquire available property for a community center complex at a location that is in reasonable proximity to the denser population center of the Township as well as the intended center of future development in the Township.
2. Retain any existing Township property in the event that such a community center is developed, to be used for other Township purposes.

OBJECTIVE II

Provide recreational facilities to meet the needs of Township residents, especially teens and seniors.

STRATEGIES

1. Continue to seek the development of parks in residential developments.
2. Develop a Parks and Recreation Plan, to be approved by the MDNR, to qualify the Township for state recreation grant funding.
3. Pursue the development of a continuous recreational greenway along the Red Cedar River through the Township.
4. Apply for public and private grants to purchase open space and recreational land throughout the Township.

OBJECTIVE III

Provide adequate and timely information and services to Township residents.

STRATEGIES

1. Maintain and promote the Township website to facilitate the dissemination of Township information.
2. Ensure that Fowlerville Fire Authority facilities are adequate in terms of location, number and condition, to provide sufficient fire protection to the entire Township.



INFRASTRUCTURE

Goal: Provide adequate infrastructure to service the residents of Handy Township safely, effectively, and efficiently, in a manner consistent with the Township's growth management objectives.

OBJECTIVE I

Develop an effective and efficient sanitary sewer and water system to serve appropriate areas of the Township.

STRATEGIES

1. Continue to maintain the Township's sanitary sewer and water service that supports the future land use plan.
2. Develop long-range capital improvements plans for public utilities.

OBJECTIVE II

Ensure that adequate drainage is provided throughout the Township.

STRATEGIES

1. Identify areas of the Township where flooding is a concern and identify necessary improvements.
2. Coordinate with the Livingston County Road Commission where roadside drainage improvements are needed.
3. Encourage the development of regional storm water management facilities (detention and/or retention basins, etc.) in areas of the Township where development is intended.
4. Coordinate with the Livingston County Drain Commissioner to address those areas of the Township where there is insufficient drainage. This could involve drain rehabilitation or the establishment of new drainage districts.
5. Ensure that storm water management concerns are adequately addressed by the land development activities which create them.



TRANSPORTATION

Goal: Develop and maintain a safe and efficient transportation system throughout the Township, for vehicular as well as pedestrian and non-motorized circulation.

OBJECTIVE I

Maintain and expand the Township's road network for safe and efficient vehicular circulation.

STRATEGIES

1. Roadways in new developments should be designed to enhance the Township's overall road network.
2. Limit paving existing gravel roads.
3. In the interest of an efficient road system, cul-de-sacs, and dead-end streets should be avoided to the greatest degree possible.
4. Preservation of space to facilitate future road connections to adjacent property where development is likely to occur.
5. Regulate on-street parking to ensure adequate vehicular circulation and protect community appearance.
6. Access management techniques, wherever possible, should be employed to improve vehicular circulation.
7. Identify necessary road improvements to provide a safe and efficient road system in the Township.
8. Ensure that sufficient dust control is provided on the Township's gravel roads.
9. Continue to coordinate planned road improvements with the Livingston County Road Commission on an annual basis.
10. Seek assistance from developers in the funding and/or construction of road and intersection improvements necessitated by the development of their property.
11. Coordinate roadway improvements with land developers and the LCRC as future development are proposed along the Fowlerville, Owosso, Grand River, Nicholson, and Gregory Road corridors, including coordinated analysis of traffic impacts.

12. Coordinate with the Livingston County Road Commission to investigate the installation of traffic-calming devices along roads with significant pedestrian traffic to slow vehicular traffic and improve pedestrian safety in that area.

OBJECTIVE II

Provide for pedestrian and non-motorized circulation throughout the Township.

STRATEGIES

1. Development of Township-wide greenways and paths/trails for walking, hiking, biking, and horseback riding.
2. Pedestrian and non-motorized transportation paths should be provided throughout developments to link homes, schools, recreation areas, shopping areas, and other facilities.
3. Provide sidewalks in all new developments.
4. Promote a pedestrian-friendly and barrier-free environment through the using crosswalks and ramps.
5. Promote a pedestrian-friendly and barrier-free environment, through the construction of a combination of sidewalks, bike paths, and crosswalks, to facilitate access to and from the Village of Fowlerville.

CHAPTER 6: LAND USE PLAN

The Future Land Use Plan presented on the following pages illustrates the proposed physical arrangement of land uses within Handy Township. The Future Land Use Plan offers a narrative and graphic illustration of the community goals and objectives articulated in the previous chapter. It is based largely upon the existing land use, current zoning, and input from Township officials and the public.

The plan is prepared to serve as a policy for the Township regarding land use issues and decisions, investments in public improvements and future zoning decisions. The plan is intended to be a working document which will provide for the orderly development of the Township, assist the community in its effort to maintain and enhance a pleasant living environment, while fostering development and redevelopment where needed.

The Future Land Use Plan is based in large part upon comments and opinions gathered during the planning process, including input from citizens and public officials received at a visioning session held for that purpose. In addition to this input, the Future Land Use Plan is also based upon a number of other elements, including:

- Existing Land Use Patterns
- Existing Zoning
- Existing Plans & Studies
- Population Projections and Characteristics
- Economic Outlooks
- Socio-Economic Considerations
- Traffic and Circulation
- Environmental Considerations
- Utilities
- Community Goals, Objectives, and Strategies

In some instances, these factors can play against one another. It is important to stress that the Future Land Use Plan is the product of the careful balancing of these factors, guided by citizen input, and the best interests of the Township as a whole.

Key Concepts

The Township's Future Land Use Plan is, in fact, the integration of several key concepts that embody the community's vision for the future. The various concepts contained in this plan include:

- Fowlerville Village
- Public Water and Sewer District
- Open Space Preservation
- Red Cedar River and Natural Features Protection
- Housing
- I-96 Interchange and Grand River Corridor
- Coordinated Infrastructure Improvements

Each of the land use concepts listed above are discussed in greater detail in the following sections.

Fowlerville Village

This plan envisions the Village of Fowlerville as the commercial center and school campus area for the Township.

Design Guidelines

Careful attention to layout, architectural detail, landscaping, and signage in the vicinity surrounding and adjacent to the Village will be necessary to create a unique, meaningful gateway area that reflects positively on the community for years to come. Traditional architectural styles and traditional relationships between buildings, roadways, and open spaces should be sought throughout this area. The quality of building materials used is also of the utmost importance. To this end, a set of design guidelines must be prepared to serve as a template, upon which all future development activity in this area is based.

Public Water and Sewer District

The availability of public utilities, namely sewer and water, is a guiding force behind the distribution of land uses and residential densities depicted on the Future Land Use Plan. Limited amounts of additional sanitary sewer capacity should be planned as part of the Township's future land use plan. To allow for the orderly, coordinated development of the Township, the Future Land Use Plan makes use of what has been termed "Public Water & Sewer District" These

districts are the primary method of managing growth envisioned in this Plan, and are intended to represent areas of the Township within which the sanitary sewer system is meant to be extended. Therefore, the proposed utility districts intentionally correspond with the higher-density areas proposed in the Future Land Use Plan.

Development pressures are coming into conflict with the Public Water & Sewer Districts. Properties located outside the districts may desire connection to the Township's sanitary sewer system. Because of this, guidelines must be established to govern considerations of whether to expand a district to include a particular piece of property.

Public Water & Sewer District Policies

The Public Water & Sewer District's are utilized in order to finance, provide or maintain for the district's services, facilities and functions for the Township. Development activity proposed within Handy Township shall adhere to the following policies related to the Public Water & Sewer Districts, particularly in regard to sanitary sewer service:

- Sanitary sewer service shall generally be limited to areas located within the Public Water & Sewer Districts, unless the extension of a district would address public health or safety concerns. Such exceptions could include: the need to support an area where septic systems are failing; the need to respond to changes in land use and/or traffic patterns that rationally support the extension of a particular district; the receipt of community benefits made possible by the extension of a particular district that amply counterbalance the utility and growth management impacts caused by such extension.
- Sanitary sewer service shall not be extended to areas outside of the current Public Water & Sewer District until such time as additional capacity as paid for by the development is made available to the Township.
- In the interest of maintaining orderly, coordinated development, greater consideration will be given to expanding the Public Water & Sewer Districts to include property that is immediately adjacent to an existing district, rather than creating new, isolated district areas.

Lack of adherence to these policies will reduce the volume of sanitary sewage capacity available for areas within the Public water & Sewer Districts, and therefore undermine the orderly manner in which Handy Township desires to develop over the life of this Plan.

Open Space and Agricultural Preservation

Given the soils and farming heritage of the Township, the continuance of viable agricultural activity is seen as another critical component to the Township's overall land use strategy. Certain areas of the Township, characterized by the predominance of large parcels, prime farmland soils, and the presence of active farming, are desired to continue their agricultural use into the future. Many factors, such as market forces related to particular farm products, have an effect on the long-term viability of agriculture in certain areas and are generally beyond the control of local government. However, there are a number of approaches that can be taken by the Township to facilitate the preservation of agriculture.

Agricultural Zoning

Although the Township currently has an "Agriculture Residential" zoning district in which agricultural activities are a principally permitted use, the district's thirty-five thousand (35,000) square feet minimum lot size is insufficient to stem the encroachment of subdivision activity that threatens to push out farming activities. In response to this, the "Agriculture" land use designation included on the Future Land Use Map is meant to be implemented via a new zoning district with a larger minimum lot size, within which agriculture is the primary land use permitted. By providing for an increased minimum lot size, residential development within primary agricultural areas will be discouraged, and those developments that do occur will be of lower densities and thus pose less impact to the farming of these principally agricultural areas.

Purchase of Development Rights (PDR)

Purchasing development rights is an avenue for preventing the development of a piece of property while allowing some compensation for the landowner in lieu of selling the property for development. When the development rights to a piece of property are purchased, the landowner maintains possession of the property, but is prohibited from developing it. In return, the landowner is generally compensated for the difference between the agricultural value of the land and the regular market value. There is limited funding at the state level for the purchase of development rights on agricultural property.

P.A. 116 Enrollment

Many agricultural properties in the Township are currently enrolled in the tax incentive program created under P.A. 116 (the Farmland and Open Space Preservation Act) of 1974.

Protection of the Red Cedar River and Other Natural Features

Another central element of the Township's future land use strategy is the protection of the Red Cedar River and its tributaries, as well as the Township's other natural features, such as wetland areas and woodlands, particularly remnant lake plain forest, which are rare to most parts of southeastern Michigan.

Red Cedar River Greenway

Central to the Township's plan to protect the Red Cedar River is the development of a continuous greenway corridor along one or both of its banks. Development activity along the river will be encouraged to donate land adjacent to it (much of which is located in 100-year floodplain areas), and acquisition of additional portions of this greenway will be sought via grant funding and through coordination with area land conservancies (such as the Livingston County Land Conservancy). It is envisioned that the resulting greenway would provide public access (via continuous non-motorized trails) and opportunities for education and naturalist interpretation, recognizing that public education and outreach will be central to the Township's long-term success in protecting the Red Cedar River.

Innovative Stormwater Management

In an effort to forestall the negative impacts that often accompany development activity, such as increased and more rapid runoff, sedimentation and thermal pollution, the Township will partner with the Livingston County Drain Commissioner (LCDC) to seek the most innovative, highest quality stormwater management improvements in new developments in the Township. This approach could also involve the Township adopting supplemental regulations to those of the LCDC, such as impervious surface regulations or alternative runoff discharge standards.

Land Acquisition, PDR, and PUD Open Space

Truly the most effective way of protecting natural features is by purchasing them. While outright purchase is the most familiar approach to land acquisition, the purchase of development rights and/or conservation easements can also ensure the long-term preservation of valuable natural areas. Programs for such acquisition are available through the Livingston County and Southeast Michigan Land Conservancy, as well as the Michigan Department of Natural Resources and other local land conservancies.

Planned Unit Developments offer an exceptional opportunity for the Township to seek the acquisition of land or development rights, or the placement of conservation easements as a demonstration of the project's benefit to the community. This is especially true given recent amendments to the Michigan Planning Zoning Enabling Act, PA 110 of 2006, which allow open space required as part of a PUD to be satisfied off-site. This offers the Township another vehicle by which to preserve designated areas, although it will require amendment of the PUD regulations contained within the Zoning Ordinance to take best advantage of these new provisions.

Natural Features Setback

In addition to a potential Red Cedar River Overlay Zone, a generalized setback from all wetland/water features in the Township (wetlands, streams/drains, etc.) is envisioned to offer added protection of these critical landscape features. By requiring such as setback, the Township will seek to minimize the threat posed by encroaching development by maintaining a buffer area to ensure stream bank stability, sediment filtration, and protection of wildlife habitat.

Recreation Development Grants

The Michigan Department of Natural Resources (MDNR) distributes money for the acquisition of property and the development of park and trail facilities through a variety of grant funds. The two most commonly used sources, the Land and Water Conservation Fund (LWCF) and the Michigan Natural Resources Trust Fund (MNRTF) both require that applicant communities prepare a recreation master plan prior to applying for funds. The MDNR's Recreation Passport fund requires either a recreation master plan or a current annual Capital Improvement Plan (CIP). Each of the grant funds require a match from the community ranging from 25% for the MNRTF and RP grants, to 50% for the LWCF. Grant amounts range from \$7,500 to \$300,000; minimum and maximum amounts vary for each program.

The Michigan Department of Transportation (MDOT) administers the Transportation Alternative Program (TAP), which is commonly used for trail projects. A minimum 20% match is required, but the average community match is 32%.

A number of other public, semi-public, and private funding sources offer money for trail development, including Safe Routes to School, the Bikes Belong Coalition, Access to Recreation, and more. Grant amounts and requirements vary from fund to fund.

Senior Housing

One of the key concerns in many Michigan communities is the need for senior housing within the Township. Many of Handy's aging residents may not wish to leave the community in order to find housing that suits their needs. Housing that is responsive to the needs of the senior population generally has the following characteristics:

- Ranch-style homes, with few or no stairways that may limit mobility;
- Smaller, one- to two-bedroom units that are of a size and expense suitable to empty-nester's and those on fixed incomes;
- Condominium form of ownership, in which yard maintenance, snow removal, etc., is contracted out and managed by an association on behalf of the residents;
- Significant pedestrian focus, with ample pedestrian amenities such as benches and picnic tables, to meet the health and recreation needs of seniors;
- Close proximity and pedestrian connection to existing or planned commercial areas and the Village of Fowlerville, where possible, to minimize the need for vehicular circulation. Major pathways should generally be wide enough to permit shared use between pedestrians and other users (cyclists, etc.).
- Location on local roads having relatively low traffic volumes, allowing safe circulation in and out of such a housing development for those seniors that continue to drive.

While there is no specific land use category or area of the Township in which senior housing is contemplated, it is envisioned that such uses would be incorporated as a component of single-family residential developments in appropriate places throughout the community. In this fashion, locations identified for senior housing development can be, to some extent, market-driven. Clearly, the densities and other design considerations appropriate for a senior housing development would not fit in a traditional subdivision of one-acre or even $\frac{1}{4}$ -acre lots. Therefore, it is envisioned that the Township's PUD Ordinance, which allows for a mix of uses, would be modified to allow attached single-family residential condominiums, at somewhat higher densities than would ordinarily be allowed for detached single-family development, as an incentive for them to be incorporated into future community development activities.

Coordinated Infrastructure Improvements

Without the careful coordination of needed infrastructure improvements, many millions of private and public dollars could be spent without actually meeting the needs of the community. Necessary improvements, as well as discussion of how they are envisioned to be coordinated, are found below.

Transportation

Road improvements such as those listed below are typically the responsibility of the Livingston County Road Commission (LCRC). However, budgetary constraints often hinder the Road Commission's ability to install needed road improvements on pace with development activity. Thus, it is recognized that a coordinated, proactive approach to seeking road improvements is necessary. For this reason, whenever development is proposed in proximity to one or more of the various road improvements listed below, the Township will seek to partner with the developer and the LCRC, seeking to match developer resources with LCRC funding so that road improvements are made in the most efficient, logical fashion possible.

When multiple developments in a particular location of the Township are proposed at one time, traffic impacts should be considered jointly, so that the global impacts of all development activity can be determined. This will also allow coordinated solutions to traffic and circulation problems to be identified, again in an effort to maximize the efficiency of road improvement activity. Below, a number of road improvement needs throughout the Township are provided:

Road Paving

- Layton Road – East and West
- Sharpe Road to Owosso
- Cemetery Road to Van Riper Road

Access Management Improvements

- Promote shared driveways
- Explore parallel service drives adjacent to high density.
- Limit curb cuts on major roads
- Develop future right-of-way plan

See Page 19 for Transportation Analysis

Intersection Improvements

- Van Buren and Fowlerville Road
- Van Buren and Nicholson Road
- Cemetery and Grand River
- Owosso and Grand River
- Gregory and Grand River
- Nicholson and Grand River
- Sharpe and Cemetery

Safety Paths

- Fowlerville Road
- Grand River
- Along proposed Greenway Trail System

Future Road Network

- Widen South Fowlerville Road
- Improve traffic flow at I-96/Fowlerville interchange
- Upgrade intersection of Fowlerville and Van Buren
- Upgrade Layton Road East to Township border (at Red Cedar River bridge)
- Left turn lanes at Silver Springs entrance
- Widen and improve Van Buren from Fowlerville to Nicholson

Utilities

Sanitary Sewer

As future development is proposed within Handy Township, the Township will consider requests from developers to coordinate sewage collection system improvements. The coordination of such improvements will seek to achieve the following criteria:

1. Minimize the number of additional sewage pump stations.
2. Maximize the service area for all new sewage pump stations.

Water Supply

As future development is proposed in the Township and potential water mains are planned, the Township will consider requests from developers to coordinate water distribution system improvements. Development of a growth management boundary area will help to define expansion activities, and should be solidified prior to any planned water or sewer service expansion based on existing capacity. As with the sanitary sewer collection system, coordination of improvements with developers and other partners will seek to achieve the following criteria:

1. Minimize the number of additional water pump stations.
2. Maximize the service area for all new and existing water pump stations.

ISSUES AS COORDINATED WITH TOWNSHIP ENGINEER

Stormwater Management

Because the vast majority of Handy Township's ground surfaces are generally flat with high ground water elevations, adequate drainage is often a concern. Future developments proposed adjacent to county roads will require the coordination of the Township, developers, and the Livingston County Drain Commission, to ensure effective management of stormwater. Emphasis should be placed on the construction of regional and/or combined stormwater basins wherever possible.





CHAPTER 7: FUTURE LAND USE CATEGORIES

In order to guide the development of future land uses throughout the Township, distinct land use categories are established. The nature and arrangement of these uses was developed in concert with the former future land use plan and the key land use concepts discussed above, and play a primary role in implementing the land use strategy articulated in this Plan. The following provides a brief description of the land use categories set forth in the Handy Township Future Land Use Plan.

Agricultural

The Agricultural land use category calls for the development of single-family residential neighborhoods with at least 35,000 sq. ft. or larger minimum lot sizes. These areas are planned to maintain low densities and provide transition between areas where greater density is proposed and the solidly-agricultural portions of the Township. The Agricultural category is also intended for areas of the Township that, due to natural features, road conditions, and/or existing land uses, are not as suitable for more dense development.

Figure 3: Kreb's Farm, Agricultural



Medium Density Residential

The Medium Density Residential land use category is intended to provide for existing and future single-family detached residential neighborhoods with individual lot sizes of between approximately one-half (½) acre and 35,000 sq. ft., as well as typical support uses (such as schools, churches, parks, etc.). Overall densities within these areas, taking into account roads, stormwater management, and open space, should generally not exceed one (1) dwelling unit per 35,000 sq. ft.

Figure 4: Lindemere Estates, Medium Density Residential



High Density

The High Density Residential land use category is intended for single family homes at a density of less than ½ acre. Public water and sewer is required.

Figure 5: Red Cedar Crossings, High Density Residential



Multi-Family Residential

The Multiple-Family Residential land use category is intended to provide for existing and future multiple-family dwellings with two (2) or more units per structure. The overall densities of such areas should generally not exceed eight (8) dwelling units/acre.

Figure 6: Example of Multi-Family Housing



Manufactured Housing Community

The Manufactured Housing Community land use category is intended to provide for existing manufactured housing communities within the Township. Given the size and extent of manufactured housing developments in the Township, no areas for additional manufacturing housing communities have been identified on the Future Land Use Map. The MHP zoning district is intended to implement this land use category.

Figure 7: Alan's Mobile Home Park, Manufactured Housing



Mixed-Use

The Mixed-Use category is intended to allow a compatible mix of uses that rely on public services primarily in the form of water and sewer. Development within these areas should be primarily residential, commercial and office uses that complement each other in regards to pedestrian activity, landscaping, and design. These areas are primarily planned along County Road corridors with an anticipated right-of-way of one-hundred (100) feet. Planned Unit developments are preferred in these areas allowing for a relaxation of standards to provide more innovative design and protection of natural features.

Figure 8: Sharon's Heating & Cooling, Mixed-Used Commercial District



Local Commercial

The Local Commercial land use category is intended to provide for existing and future commercial development of a local shopping, convenience, and personal/professional service nature. These commercial areas are intended to meet the day-to-day shopping needs of the Township's residents. The Neighborhood Service Commercial (NSC) zoning district is intended to implement this land use category where commercial uses are provided at major crossroads within the Township and along the Grand River Corridor.

Figure 9: Randy's Service Station, Local Commercial



Highway Service Commercial

The Highway Service Commercial land use category is intended for areas along the Fowlerville Road corridor near the I-96 Interchange. These commercial areas are intended to meet the need of primarily the commuting and traveling public.

The Ancillary Commercial (AC) zoning district is intended to implement this land use category.

Figure 9: Highway Service Commercial



Industrial

The Industrial (I) land use category includes both Prime (I-1) and General (I-2) industrial activities. These zoning district are intended to accommodate primarily light industrial activities that pose minimal environmental impacts upon surrounding areas and uses.

Figure 10: Rhetch, Industrial District



Planned Development

The Planned Development land use designation is intended for large land areas that could consist of a well-planned mixture or single use of commercial, light industrial, high-tech, research, office, and residential land uses, with potential environmental preservation areas. Design standards, setbacks, and buffer areas are expected to be significant.

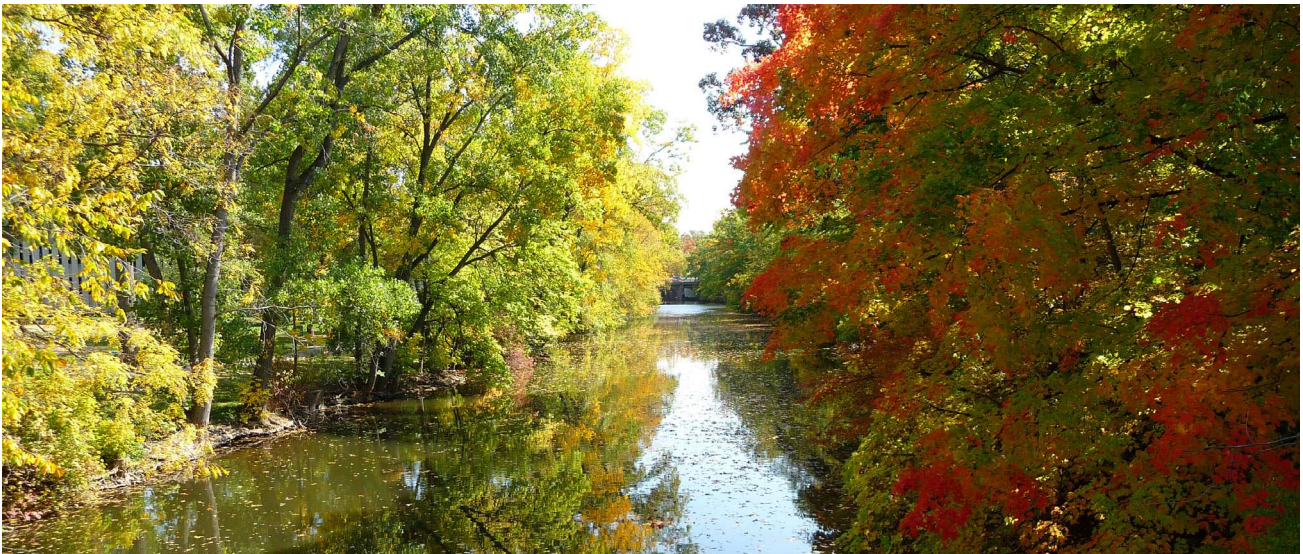
Figure 11: Emereld Estates, Planned Unit Development



Conservation

The Conservation land use designation provides for the preservation of the Township's waterways and adjacent floodplains, drainage corridors, wooded areas, open space, and many of its contiguous wetland areas. The maintenance of these areas is essential to the preservation of fish and wildlife habitat, water quality, and scenic amenities. The Open Space/Recreation districts on Future Land Use Map include this category.

Figure 12: Red Cedar River



Municipal Property District

The Municipal Property District designates land use for municipal services and public property. This district is comprised of properties that are managed by the Township and provide municipal services. Including: Township Water Plant, Township Sewer Plant, Livingston County Road Commission, Landfill, Fowlerville Fire Authority, Fowlerville Community Schools, and Briggs, Paige, and Coffey Cemetery.

Figure 13: Municipal Property District



Research & Development

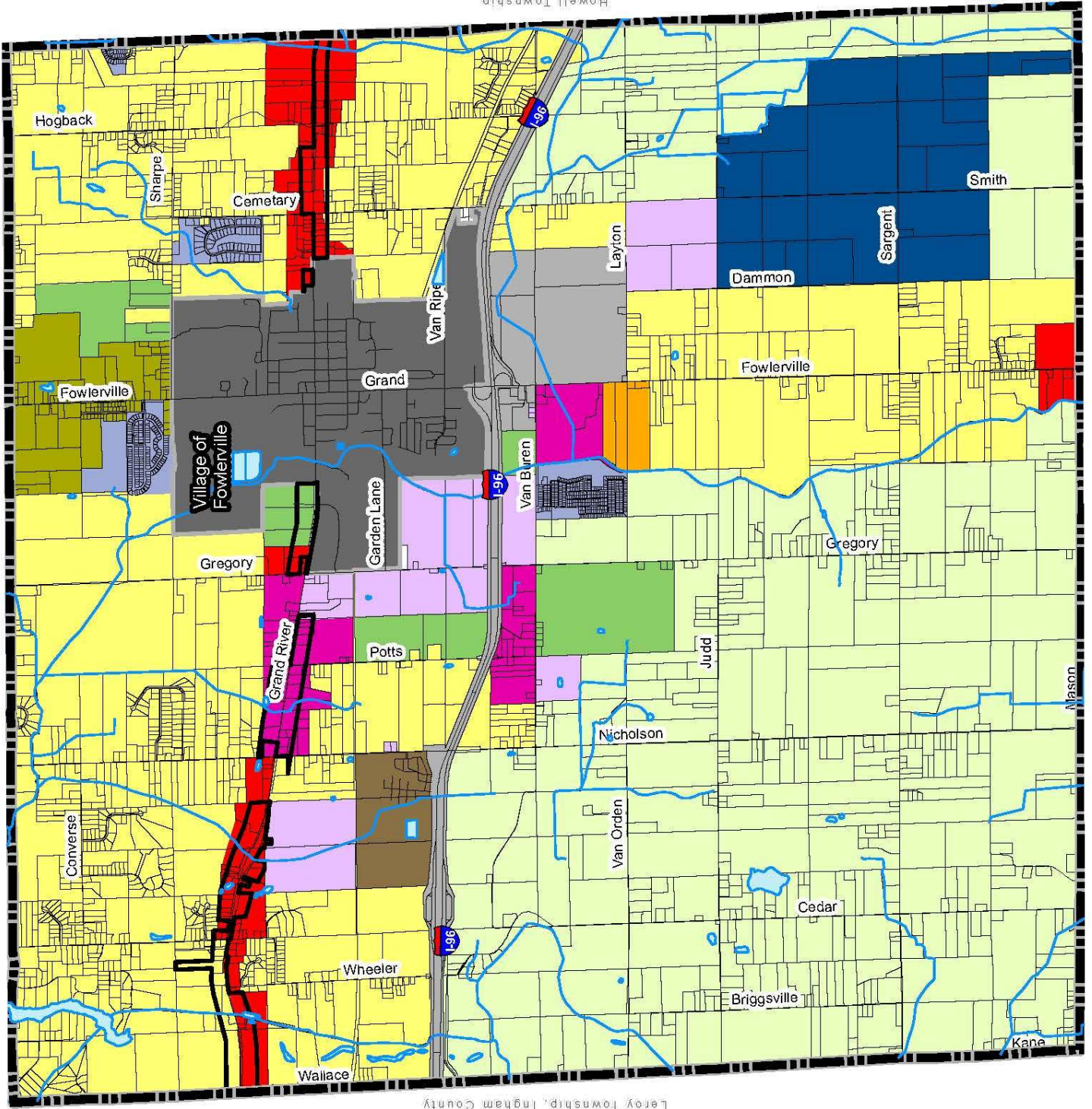
The Research and Development land use designates land for innovation and research. This land use was created for the installment of leading technological institutions such as the Fowlerville Proving Grounds on an open expanse of land and earth berms to further add to the aesthetic beauty of Handy Township and the Village of Fowlerville. Additionally, this area serves as a hub of employment and scientific advancement.

Figure 12: Fowlerville Proving Grounds, Research and Development



Conway Township

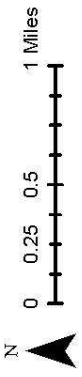
Leroy Township, Ingham County



- Agriculture
- Medium Density Residential
- High Density Residential
- Multi Family Residential
- Manufactured Housing Community
- Highway Service Commercial
- Mixed Use
- Planned Development
- Local Commercial
- Research and Development
- Industrial
- Recreation/Open Space

FUTURE LAND USE MAP

Handy Township
Livingston County



Iosco Township

CHAPTER 8: IMPLEMENTATION & ZONING PLAN

The Master Plan is essentially a statement of policies, objectives, and goals designed to accommodate future growth and redevelopment. The Plan forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning, and that the Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs, which will be useful if the plan is to be followed.

A variety of programs or administrative "tools" are available to help the plan succeed. These include:

Zoning Requirements

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve additional purposes, which include:

1. To promote orderly growth in a manner consistent with land use policies and the Master Plan.
2. To promote attractiveness in the Township's physical environment by providing variation in lot sizes, etc., and appropriate land uses.
3. To accommodate special, complex or unique uses through such mechanisms such as planned unit developments, overlay districts, or special use permits.
4. To guide development away from conflicting land uses (i.e. commercial uses adjacent to residential areas).
5. To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
6. To promote the positive redevelopment of underutilized areas of the Township.

The Zoning Ordinance and Land Use Plan Map in themselves should not be considered as the major long range planning policy of the Township. Rather, the Master Plan should be regarded as a statement of planning policy, and zoning should be used to assist in implementing that policy.

Zoning Adjustments

Certain areas of the Township have been designated for a land use classification in the Master Plan, which may conflict with either existing zoning or existing land uses. These designations were developed in order to guide the desired development of these areas. Certain areas may benefit from a Township-initiated rezoning in order to provide more consistency. Additionally, other areas may continue with an existing zoning designation which, although may currently conflict with the Master Plan land use designation, may be rezoned in the future once the existing use terminates or conditions change. It is at this future time that the land use recommendations will provide guidance as to the proper zoning. The Township Planning Commission should further study and make decisions in regards to which areas warrant Township initiated rezoning.

Capital Improvements Program

Capital improvements programs consider the funding and timing of all municipally related capital needs including such items as roadways, utilities, parks and recreation, Township Hall expansions/development, etc. Yearly ongoing review provides the opportunity to keep the plan up to date and add new projects. The Master Plan should be used as a key reference document in the preparation of a Capital Improvements Plan to ensure public dollars are spent where the most benefit will be received.

Plan Education

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures, which make citizens more aware of the planning process and the day to day decision making, which affects implementation of the Plan. A continuous program of discussion, education, and participation will be extremely important as the Township moves toward realization of the goals and objectives contained within the Master Plan.

Plan Updates

The Plan should not become a static document. The Township Planning Commission should attempt to re-evaluate and update portions of it on a periodic basis. The land use portion should be updated at least once every three (3) to five (5) years, and the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis.

Other Ordinances

The Township should also consider researching and adopting ordinances, separate from the zoning ordinance, such as a: subdivision control ordinance, wetlands ordinance, and a woodlands ordinance.

