



# Master Plan Study Session

Washington Township  
Vision and Strategies Discussion  
June 20, 2022



# Overall Vision Statement

A vision statement is a compact, high-level statement that will guide the master planning process and inform the guiding principles we develop for the plan.

- It applies to the whole township
- It should be brief, general, and comprehensive
- It reflects a community's hopes and values
- Establishes guiding principles for goal-setting

# Residential Vision: Previous Plan (pt 1)

A community where:

- Residential developments are designed to exist in harmony with the natural environment
- Residential dwellings are constructed of quality, durable, and aesthetically pleasing materials and designs
- Residential developments are designed with open space and recreational opportunities within close proximity to residential dwellings

# Residential Vision: Previous Plan (pt 2)

A community where:

- All residential lifestyles are accommodated by creating transitions from smaller lot, more intense single-family and multiple-family developments in the south and central portion of the community, to larger lot/lower density type developments in the north and the west
- Residential housing is provided for all ages and income levels at appropriate locations within the community

# Retail and Service Vision: Previous Plan

We envision that:

- The retail environment embraces market needs; while recognizing community needs such as aesthetics, safety, value, function, pedestrians, and infrastructure demand.
- The commercial and office developments will be of the highest aesthetic quality to match the current housing quality the Township is receiving.
- New commercial developments will be located in small accessible clusters where appropriate, rather than in a typical linear fashion.
- Agricultural uses are given the opportunity to co-exist with surrounding development while remaining economically viable commercial entities.

# Pedestrian and Vehicular Circulation

## Vision: Previous Plan

We envision:

- A safe and efficient circulation system for both pedestrian and vehicular traffic which acknowledges that visitors to the community identify the Township through its natural roadway surroundings and man-made streetscapes.
- Pedestrian pathways which are available throughout the entire community providing alternative means of transportation as well as recreation.
- A level of service of “C” or greater on all roadways in the Township.

# Environmental Quality Vision: Previous Plan

We envision that:

- Environmental systems such as woodlands, wetlands, and flood plains can co-exist with all types of developments while providing enhancements to those developments which maximize the quality of life for Township residents.
- The Township recognizes its significant role in the Stony Creek and Clinton River Watersheds and strives to protect all waterways and tributaries within the Watersheds.
- The Township recognizes its diverse setting and environmental resources; being rolling hills, woodlands and waterways in the west, and the relatively level, fertile and well-drained soils to the east.

# Industrial Vision: Previous Plan

We envision that:

- A larger, well-planned industrial development area in the Township. Such an area must be able to accommodate the basic needs of industry such as regional and major thoroughfare access, utility availability and strong work force demographic indicators.
- Attractive industrial areas that add value to the community without reducing the quality of life for Township residents.
- Industrial developments situated in park-like settings which afford a more palatable transition with adjoining uses.



# Community Facilities: Previous Plan

We envision that:

- Community facilities and parks will be accessible, functional, and appropriate to all areas of the Township.
- Township and other governmental developments (schools, libraries, etc.) will provide a model in terms of architecture, layout, landscaping, etc. for private sector developments.
- A wide array of governmental, recreational, community oriented services will be available to facilitate the diverse needs of Washington Township residents.
- The Township services, such as Municipal, Fire, Police, Parks and Recreation, etc. will continue to provide high quality services.

# What's Next?

## **July 18/August 15:**

- Community Facilities

## **September 19:**

- Village Plan
- Van Dyke Avenue





# Fair Housing

The right to choose housing free from unlawful discrimination



# Fair Housing: Prohibited Activities

The Federal Fair Housing Act (Title VII of the Civil Rights Act of 1968) prohibits:

- Refusing to rent
- Refusing to sell
- Refusing to make available or negotiate
- Refusing to make a mortgage loan, or provide insurance, etc.
- Disparate terms or conditions of a sale or lease
- Requiring different information from different people
- Threats, coercion, or intimidation (includes sexual harassment)
- Discriminatory advertising



# Fair Housing: Protected Classes

The Federal Fair Housing Act (FFHA) and Michigan laws shield people from discrimination in housing based on the following protected classes:

- race
- color
- religion
- sex
- national origin
- familial status
- disability
- marital status
- age



# Fair Housing: FFHA Prohibition

The FFHA prohibits local governments from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against individuals protected by fair housing law, whether intentionally or by discriminatory effect.

# Fair Housing: Discriminatory Effect

Discriminatory effect can be established by showing that an action, such as a zoning decision, while facially neutral, has either an adverse impact on a particular minority group or harm to the community generally by the perpetuation of segregation.

# Fair Housing: What Can Be Considered

- Ability to pay (income)
- Capital (property, savings, etc.)
- Credit history (dependability)



# **Fair Housing: Reasonable Accommodations**

The FFHA also requires municipalities and local governments to make reasonable accommodations to zoning and land use rules, policies, practices and procedures as necessary to provide an individual with a disability equal housing access.

# Fair Housing: Reasonable Accommodations

As defined by the FFHA:

- Changes in rules, policies, or practices that are necessary to afford persons or groups of persons with disabilities equal opportunity to use and enjoy housing.
- The FFHA requires municipalities to make reasonable accommodations in land use and zoning policies and procedures.