



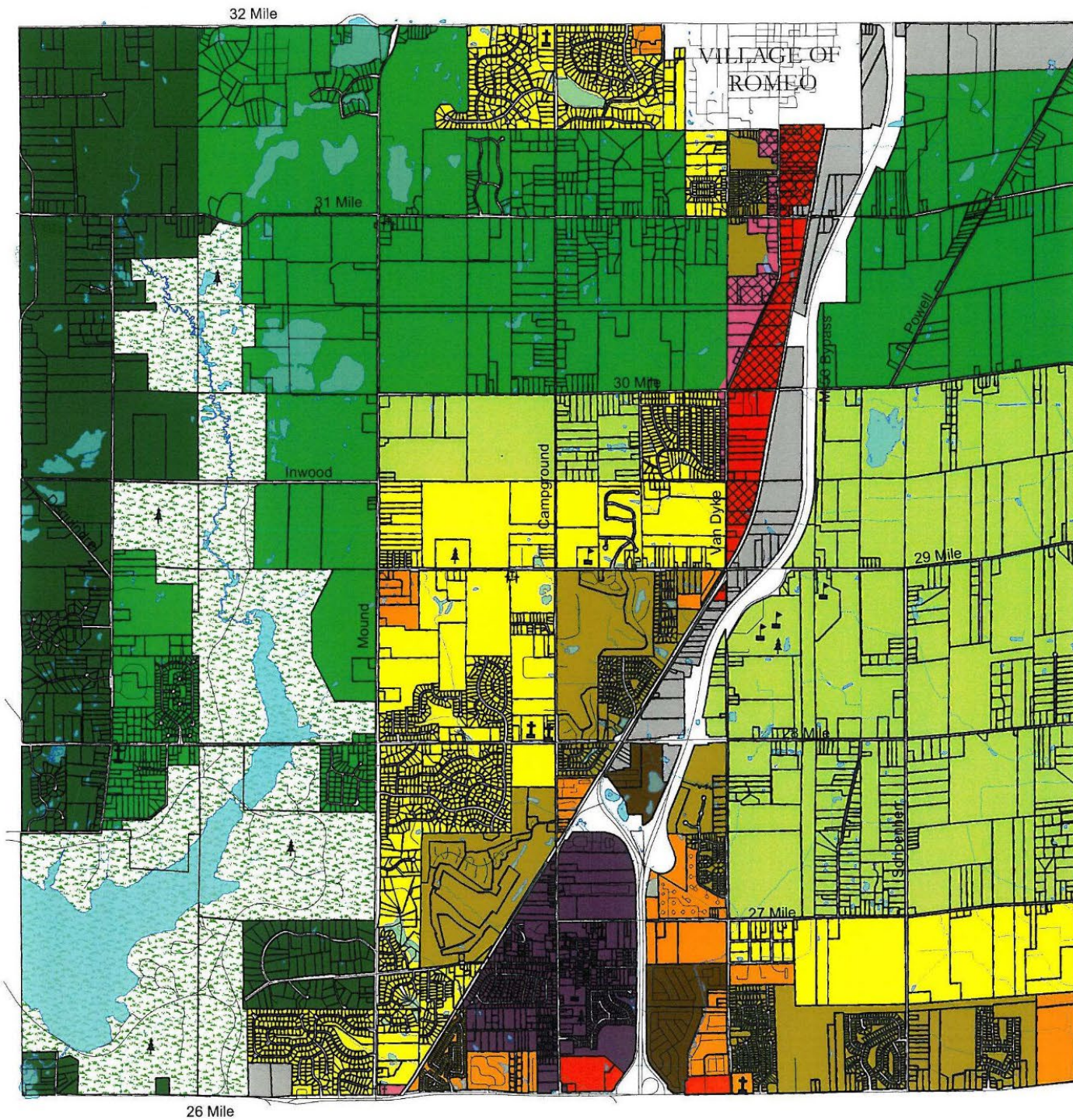
Master Plan Study Session

Washington Township
Work Session Wrap-Up
November 28, 2022

What Is a Master Plan?

A Master Plan is a document that sets forth goals for future development in a community and establishes a plan for future land use.

- A Master Plan is not a law, but provides the basis for zoning regulations.
- The Future Land Use Plan does not alter existing zoning, but provides the planning basis for the zoning map, and decisions on requests for rezoning will refer to this map when assessing the appropriateness of the requests.



	Dwelling Units Per Acre
	Rural and Estate 0.2 to 0.5
	Large Lot 0.5 to 1.0
	Low Density 1.0 to 1.4
	Moderate Density 1.4 to 2.2
	Suburban Residential 2.2 to 3.5
	Multiple-Family 3.5 to 8.0
	Multiple-Family Overlay 3.5 to 8.0
	Manufactured Housing Community 4.0 to 6.0
	Local Commercial
	Community-Wide Commercial
	Washington Village
	Industrial
	Recreational
	School
	Park
	Church
	Cemetery

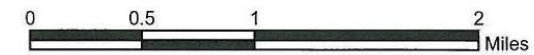
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LAND USE PLAN 2005

Washington Township
Macomb County, Michigan

Prepared by Washington Township Planning Commission

Adopted by Washington Township Board of Trustees: August 17, 2005



CPM
Community Planning & Management, P.C.
Professional Planning Consultants

What Is a Master Plan?

The Planning Enabling Act requires that communities review their master plans every five years.

- A community may find that its Master Plan is still relevant, and reaffirm it.
- Or, it may find that an update, amendment, or new plan is needed. At this point, the community will initiate the planning process.

Past Master Planning

Washington Township' last Master Plan was completed in 2005.

A full Future Land Use Plan was adopted at that time.

Two amendments to this plan were adopted in 2011 and 2018.

Planning Efforts So Far

The planning process was launched in 2021, and an informational workshop was held in October. Subsequent workshops were held in 2022:

- June: Review and discussion of past goals and objectives, Fair Housing
- July: Community Facilities, including Infrastructure
- August: Industrial Development
- September: Village Center
- October: Other Commercial Development

Planning Efforts So Far

The community profile of the township was updated with the most recent data from the U.S. Census and SEMCOG. The profile includes:

- Updated natural features and facilities maps
- Economic development data
- Demographic data and forecasting

June: Goals & Objectives/Fair Housing

This workshop focused on a discussion of the goals and objectives of the 2005 Master Plan, and included an informational component about Fair Housing.

- Each set of goals and objectives in the 2005 Master Plan was discussed; discussion focused on continued relevance/progress toward each item.
- Broad agreement that this new plan should strive to build an implementation plan that includes concrete action items.

July: Community Facilities

This session focused on community facilities, which includes water and sewer infrastructure.

- Many residents in attendance spoke to preserving natural beauty roads and recognizing the historical character of the township, particularly in the old Mount Vernon Village area.
- Others called for some portions of the Township to remain in a rural state as growth continues.

August: Industrial Development

The August session focused on industrial development and addressed trends in industrial development and land use.

- Industrial development is key to the Township's future economic development and tax base.
- Demand for industrial development is high and anticipated to remain so in the near future.
- There was agreement that industrial planning should consider impact mitigation.

September: Village Center

This session focused on the Village Center area, with discussion revolving around what is going well and what could be going better.

- In general, it was felt that progress has been made, history is being respected, and road widening should be avoided.
- However, traffic remained a major concern and must be addressed in planning.
- Public input indicated support for more concerted efforts, including establishment of DDA; emphasis on need for a cohesive district.

October: Commercial Development

The October session focused on our commercial development outside the Village Center area.

- General agreement that more retail/office services are coming to the Township; residents were given the opportunity to tell us what they'd like to see.
- Attention should be given to the look and feel of this development, as well as buffering from neighboring residential uses.

Surveys

The township has conducted several surveys over the timeframe of the Master Plan workshops.

- Results are under review and will be summarized in the Master Plan document

Next Steps: Plan Development

Input received to date will be taken to the Planning Commission, which will work with the consultant to develop a draft plan.

- Draft updated goals and objectives
- Draft development concepts/guiding principles for development
- Non-motorized plan (as required by statute)
- Community facilities plan
- Updated Future Land Use Map

Next Steps: Public Input

The draft plan will be presented to the public in two formats in the spring:

- A public open house
- On the Township website

Residents will be given a chance to provide their input.

The plan will be revised, and an implementation chapter will be developed.

Next Steps: Plan Adoption

When the draft plan is ready, the Planning Commission will forward the draft to the Township Board for release.

- Neighboring communities and relevant agencies are given the opportunity to comment; the draft can be posted to resident comment as well.
- After the comment period, revisions are made as necessary, and a public hearing is held by the Planning Commission.
- PC adopts plan.
- Township Board adopts plan.