

Addison Township

Land Use Master Plan

ACKNOWLEDGEMENTS

The participation and cooperation of numerous community leaders and residents is acknowledged in the preparation of the Addison Township Land Use Plan. Special appreciation is extended to the Addison Township Planning Commission who adopted the Plan and to the Addison Township Board for supporting creation of the Plan:

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I. PURPOSE OF THE PLAN

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A. need for the update

The Addison Township Land Use Master Plan represents a revision and update of the Master Plan, adopted in 1993. An increased understanding and appreciation for the rich natural resources of Addison Township and the critical value of such resources to the public health, safety and general welfare provides a basis for the update. Furthermore a desire to responsibly provide for present and future community needs within limited public resources is a foundation for strengthening the land use master plan as a policy basis for current and future decision-making. Finally the Township wishes to assure that the land use policies currently in place are adequately reflective of current and anticipated conditions in order to properly fulfill township government responsibilities to the public within constitutional constraints and financial resource limitations.

The results of the 2000 Decennial Census have been reviewed to determine whether any demographic changes have occurred or are projected which would impact the goals, objectives, policies or strategies which need to be contained in this plan. The historic growth rate of township population, households and employment as well as the projections contained in the Southeast Michigan Council of Governments (SEMCOG) "2030 Regional Development Forecast for Southeast Michigan" all support the assumptions upon which this plan is based. Section IV of the plan "Review of Community Context," contains observations on the stable nature of the Township. The factors which influence land use change in the Township present a challenge to maintain the character of the Township. Since general township services are paid for through a constitutionally limited one mill, and since studies have shown that townships similar to Addison Township do not generate sufficient revenue from residential assessments to pay for general township services, a moderate and managed growth rate is fiscally prudent to assure that township obligations for public health, safety and general welfare are fulfilled in a conscientious manner. The likelihood of increase voted mileages is remote since the most disliked feature of the 1991 Addison Township Community Survey was high taxes.

B. basis for the plan

The Township authority for the preparation of this Plan is from Section 6 of the Township Planning Act, P.A. 168 of 1959:

The planning commission shall make and adopt a basic plan as a guide for the development of unincorporated portions of the Township. As a basis for the plan, the planning commission is hereby empowered to

(1) make inquiries, investigations and surveys of all the resources of the Township and

(2) assemble and analyze data and formulate plans for the proper conservation and uses of all resources, including a determination of the extent of probable future need for the most advantageous designation of lands having various use potentials and for services, facilities and utilities required to equip such lands.

Particularly, the Plan is the basis on which the recommendations of the Addison Township Planning Commission are made regarding matters of land use, especially rezoning issues. The Plan is the officially adopted document which sets forth goals, objectives and policies for land use within the Township.

The purpose of this plan as stated in Section 3 of the Township Rural Zoning Act (Act 184 of the 1943 Public Acts of the Michigan legislature) as follows:

Sec. 3. The zoning ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare; to encourage the use of lands in accordance with their character and adaptability, and to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land; to insure that uses of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties.

This plan includes a basic inventory of community resources, an identification of current trends, a listing of land use related problems and opportunities. Finally, based on an evaluation of this information a proposed future land use map was developed to reflect this evaluation and serve as a basis of future zoning recommendations to the Addison Township Board.

C. purpose of this document

The purpose of this Land Use Plan is to provide the officials and citizens of Addison Township with an efficient and reasonable guide to the orderly growth and development of the community. The plan is designed to reduce zoning conflicts and promote a community-wide harmony.

II. THE PLANNING PROCESS

II. THE PLANNING PROCESS

A. sequence of events

The planning process involves eight basic steps: (1) organize for planning (2) review township history (3) review existing conditions and past trends (4) assess future conditions based upon current trends (5) determine needs and concerns based upon the assessment of current trends and future conditions (6) establish goals, objectives, policies and strategies to address identified needs and concerns (7) develop a recommended future land use policy pattern (8) develop recommendations to implement the recommended future land use policy pattern

The Addison Township Land Use Plan was developed in the following order:

1. Organize for Planning
2. Review Township History
3. Review Existing Conditions and Past Trends
4. Assess Future Conditions
5. Determine Needs, Concerns, Advantages and Opportunities
6. Establish Goals and Objectives
7. Develop the Generalized Land Use Plan
8. Develop Recommendations for Implementation

The Resource Conservation Through Community Planning process as identified in the manual "Conserve Oakland County's Natural Resources - A Manual for Planning and Implementation" and described in brief in Section III of the Plan was also utilized in developing the Plan.

The purpose of the foregoing process is to achieve community goals and objectives through the development of a document which provides the basis for land use decisions

B. outline of the planning process

The planning process which is described in detail below is intended to produce a decision-making guide which reflects the views of the Township residents.

1. Organize for Planning

This step includes setting up a group to do the planning, establishing the purpose for which we want to plan and deciding on the steps to follow in the planning. The Township Planning Commission is the appropriate public body to lead the development of the plan according to the authority conveyed to that body by the state legislature as described in Section I.B. of this document. The Planning Commission is appointed to be generally representative of all segments of the community. However, in order to assure that all points of view were considered in development of the plan, the Planning Commission meetings were open to the public and the public involvement process as described in Section C of this Section (II) was followed.

2. Review Township History

Before we can understand why things are the way they are today, or will be tomorrow, we need to review the history of our community. The history of the Township has determined the existing development pattern in the community and can give insight into likely trends in the future.

3. Review Existing Conditions and Past Trends

With an understanding of the history of the Township, the next step in the planning process is to review the existing conditions and past trends in such areas as regional setting, natural conditions, population and household characteristics, economy, land use characteristics, public and quasi-public facilities, open space and recreation resources, and transportation facilities. Once we have reviewed existing conditions and past trends we can turn our attention to the future.

4. **Assess Future Conditions**

Future conditions can be assessed with sufficient accuracy for general planning purposes through the use of projection techniques. Basic to all projection techniques is an understanding of the present conditions and past trends. Projections give us a "best guess" concerning future conditions. As more refined information is made available we can adjust our estimates of future conditions.

5. **Determine Concerns**

A listing of the Township's concerns is possible once the preceding steps are completed. This list will be a valuable aid in comparing the present conditions, and expected future conditions of the community, with the goals, objectives, strategies and policies of the community which will be developed in the next step of the planning process. Such comparison permits the community to begin thinking of ways to achieve the goals and objectives which they have established. The implementation techniques which are included in this document are a reflection of this process.

6. **Establish Goals, Objectives, Strategies and Policies**

Once the planning process is complete up to this point the community will have a good basis on which to either initially formulate goals, objectives, strategies and policies for development or revise preexisting ones. As stated in the introductory paragraphs to this Outline of the Planning Process Section, the purpose of 'Planning' is to achieve community goals and objectives. Township goals and objectives should be reflected in the product of the planning process - the RECOMMENDED FUTURE LAND USE PLAN.

7. **Develop the Generalized Land Use Policy Pattern**

In this step of the planning process the most appropriate, adequate and acceptable development pattern, based upon the previous development goals for improving present and future development, is determined for use in developing future zoning recommendations.

The Land Use Plan will show the cumulative results of the planning process which include the determination of the best land use patterns as expressed by the desires of the community and as reflected in the goal, objective, strategy and policy statements.

8. **Develop Recommendations for Implementation**

Once the Land Use Plan is complete, the community should decide how to get from here (existing development conditions), to there (the general land use development pattern as shown on the Land Use Plan). For that reason, a list of recommendations on how to implement the provisions of the development plan are usually developed as part of the planning process.

Typical recommendations often include the development of township ordinances and programs to achieve township goals and objectives as reflected in the Land Use Plan. The recommendations of the Addison Township Planning Commission are shown in the IMPLEMENTATION OF RECOMMENDATIONS Section of this document.

C. public involvement

The public involvement process consisted of eight open meetings over the course of the development of the plan, a citizen workshop session to actually layout possible future development patterns, focus group sessions to assure a cross-section of opinion and a public hearing as required by statute. Twenty to thirty participants were involved at each of the public participation sessions. The citizen opinion survey was reviewed to assure that opinions as expressed in the last plan remained valid for the current (proposed) plan.

D. intergovernmental cooperation

The plans of neighboring communities were reviewed during the development of the plan. Each adjacent community was invited to participate in the public sessions and public hearing to provide an opportunity to address any areas of concern. The plan is submitted to the County Planning Commission for further intergovernmental cooperation.

III. RESOURCE CONSERVATION THROUGH COMMUNITY PLANNING

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The Oakland County Development & Planning Division has provided a variety of resource boards for the use of Addison Township in developing a recommended future land use pattern. The County has developed a manual "Conserve Oakland County's Natural Resources - A Manual for Planning and Implementation" (publication 131-1980) which describes the conservation planning process. An adaptation of part of that manual is included in this chapter. A set a resource overlays is included in the appendix of this document which have been used to develop the recommended future land use policy pattern.

This chapter of the plan summaries the steps in the Resource Conservation Through Community Planning Process.

Resource Conservation Through Community Planning

SUMMARY OF STEPS

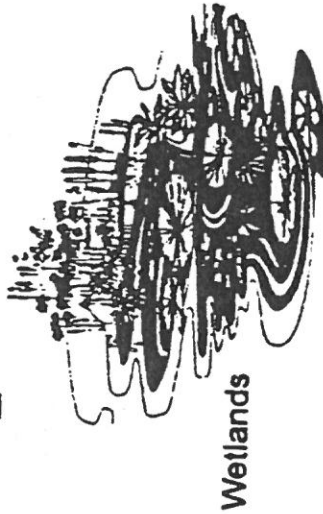
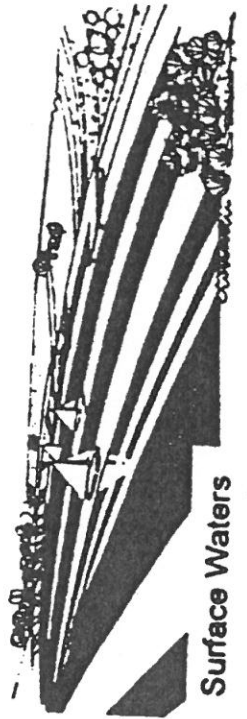
- Step 1. *Identify the natural and cultural resources.*
- Step 2. *Map and Quantify Natural Resources and Jurisdictional Open Space*
- Step 3. *Review Collected Data.*
- Step 4. *Formulate Development and Resource Conservation Policies.*
- Step 5. *Develop Classifications that allow for the Conservation of Resources as well as provide for Alternative Land Uses.*
- Step 6. *Establish Development Priorities.*
- Step 7. *Identify Linkages or Resource Connecting Areas (Greenways).*
- Step 8. *Identify Options Available to Accomplish Resource Conservation.*

Step I *Identify the natural and cultural resources*

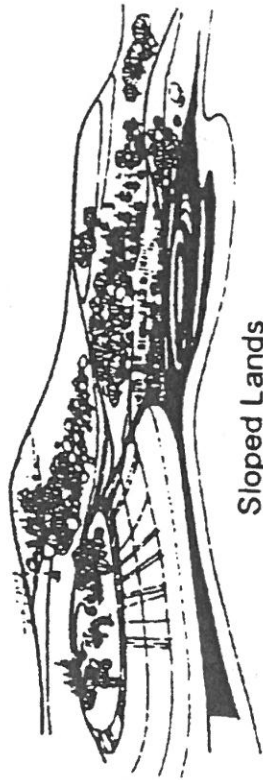
Examples of the various components are listed below.

A. WATER FEATURES

1. Surface Waters - Included in this category are lakes, ponds, rivers, streams, and creeks.
2. Wetlands - Wetlands are those areas that are uninundated by surface or ground water with a frequency to support a prevalence of vegetative or aquatic life that requires saturated soil conditions for growth and reproduction.
3. Flood Plains - Flood plains generally are areas adjoining lakes, ponds, streams and rivers which periodically flood when an above average amount of precipitation is experienced.



Step I CONTINUED



Sloped Lands

B. SLOPED LANDS

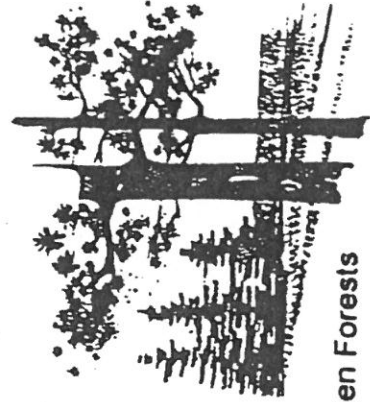
Those lands which exhibit topographic or surface variability with gradients of ten percent or more. For example, a ten percent slope has a vertical rise of ten feet over a 100 foot horizontal distance.



Hardwood Forests

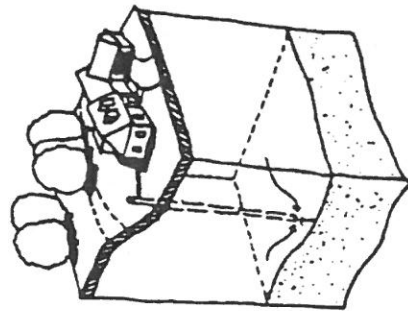
C. VEGETATION

1. Hardwood Forests - Deciduous trees such as oak, maple, hickory, ash, birch, etc., with minimum size requirements as determined by the community. Also included would be virgin, unique and historically significant stands of trees.
2. Evergreen Forests - Stands of coniferous trees of a minimum size and density as determined by the community as well as unique, virgin, and stands with historical significance.



Evergreen Forests

Step I CONTINUED



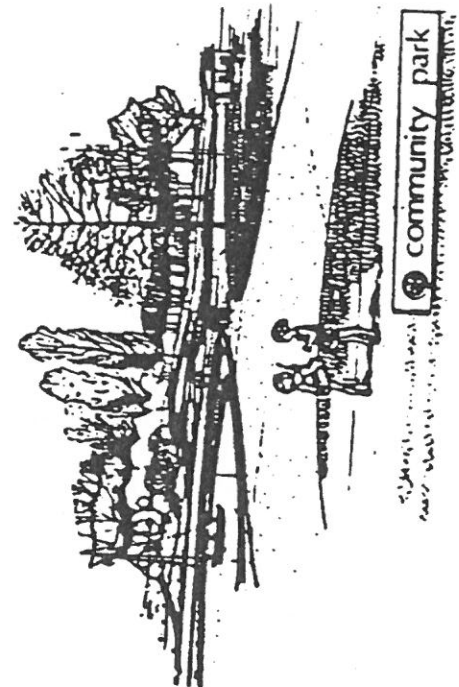
Soils

D. CRITICAL SOILS

Those areas where the soil conditions limit or restrict site development as related to building structures and/or septic installation.

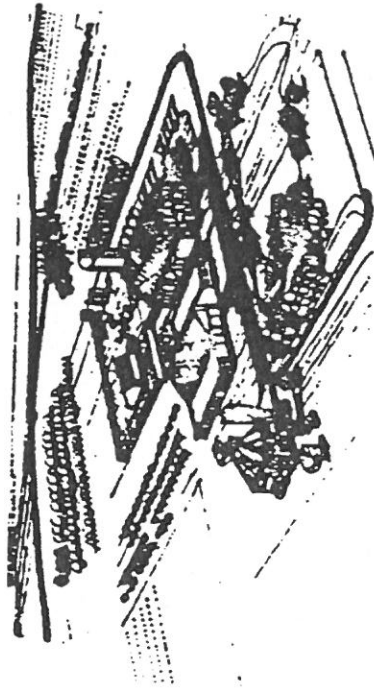
E. JURISDICTIONAL OPEN SPACE

1. Recreation and Conservation Lands - This category includes parklands of all jurisdictions and wildlife areas.
2. Schools and Institutional Properties - Universities, academies, public and private schools and most other institutional lands.
3. Public, Quasi-public and Municipal Lands - Most state, county, and municipal properties as well as major road and utility corridors.



Step 1

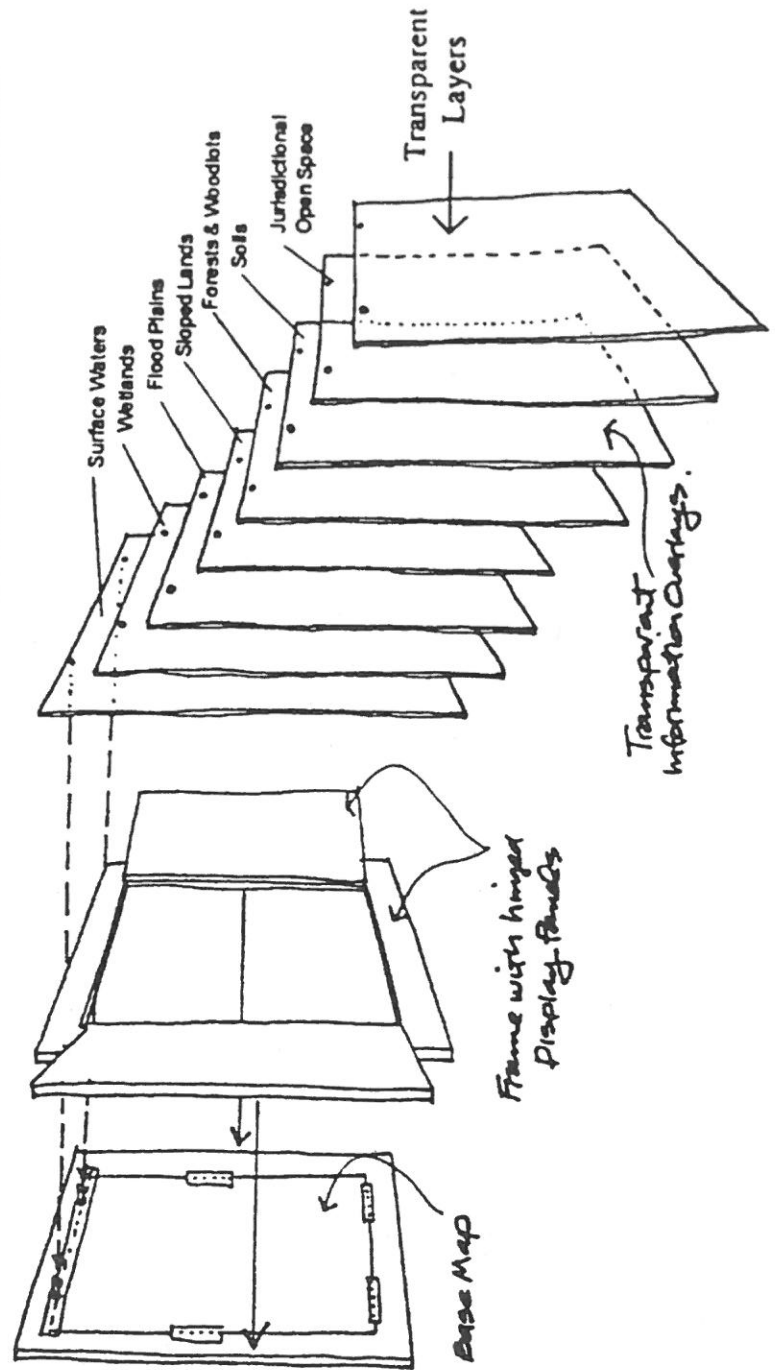
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F. FARMLAND

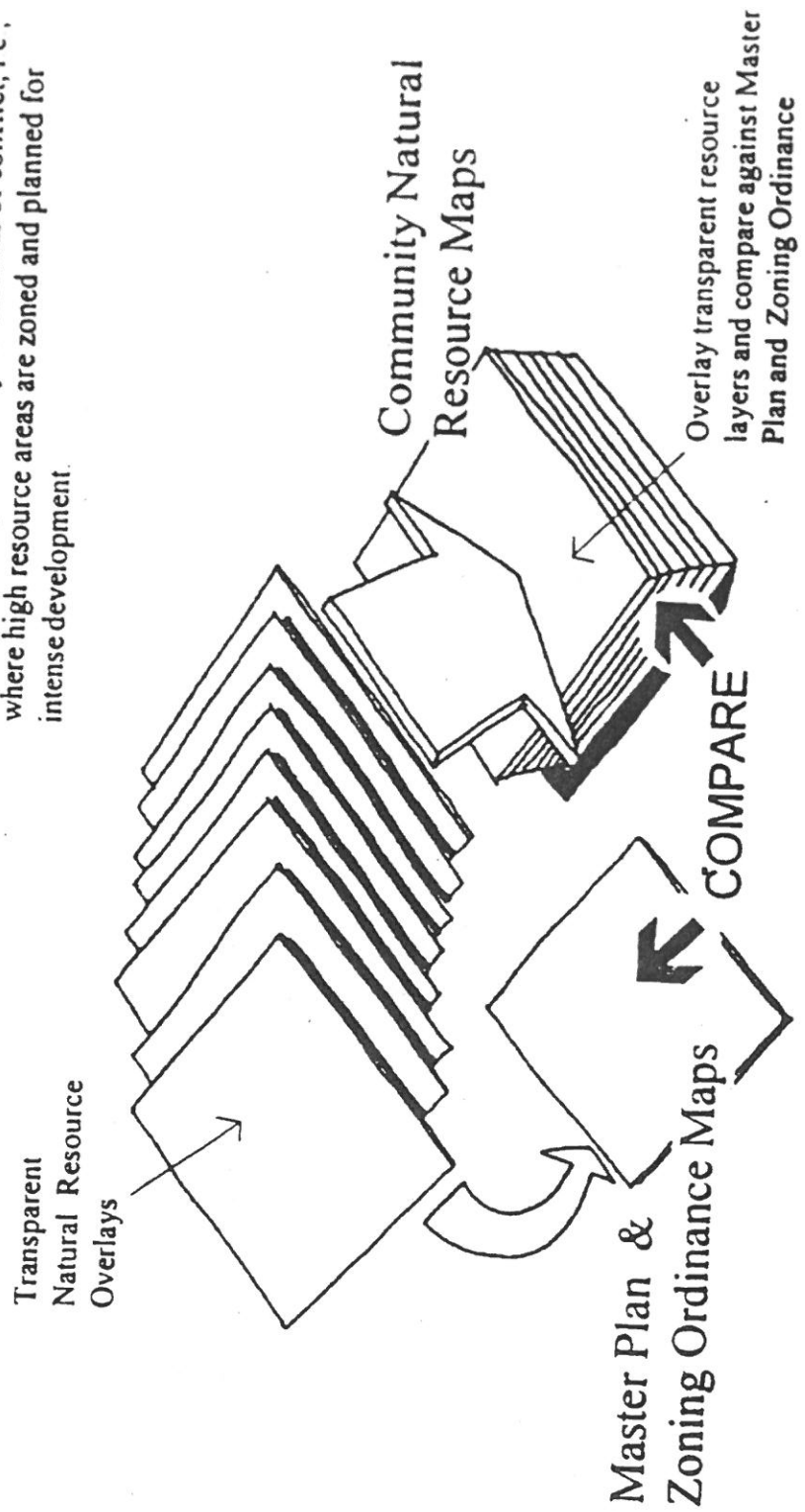
1. General Farmland - This category includes areas designated by the Soil Conservation Service for use as cropland and rotation areas.
2. Pasture, Hay and Grazing Lands - These grass areas designated for animals such as cattle, sheep swine and horses.
3. Farmland Areas Under the Provisions of Public Act 116 of 1974: Farmland and Open Space Protection Act - Under this Act, land owners may enter into a contract with the state of Michigan for a specified period of time, minimum of ten years, in which the farmer or land owner agrees to retain the land for agriculture or open space and receives income tax credits and/or property tax reduction.

The Oakland County Development & Planning Division has been working to update and translate its hand drawn natural resource maps into a digital (computer) based format. These maps and mapped overlay systems are available to Oakland County communities through the county's Community Assistance Program.



Step 3 *Review Collected Data*

Review and examine the data to be familiar with all the resources that are to be conserved. Using the overlay method described in step 2, compare the resource area locations to existing zoning and master plans. A careful review and comparison may reveal areas of conflict, i.e., where high resource areas are zoned and planned for intense development.



Step 4

Formulate Development and Resource Conservation Policies

After a thorough review of the resource materials presented in the preceding steps, resident planners and planning commission members should develop a set of **written policies that address land development and resource retention**. The formulation of such written policies will enlighten the commission members as to the numerous development alternatives that are available. It will serve also as a basis for consideration of future development proposals. Despite the most exacting review of the cultural and natural resources in the community, situations will arise that will not have been specifically addressed in the review process. The formulation of policies that establish intent and general guidelines to cover a broad spectrum of proposals will prove to be invaluable in future deliberations.

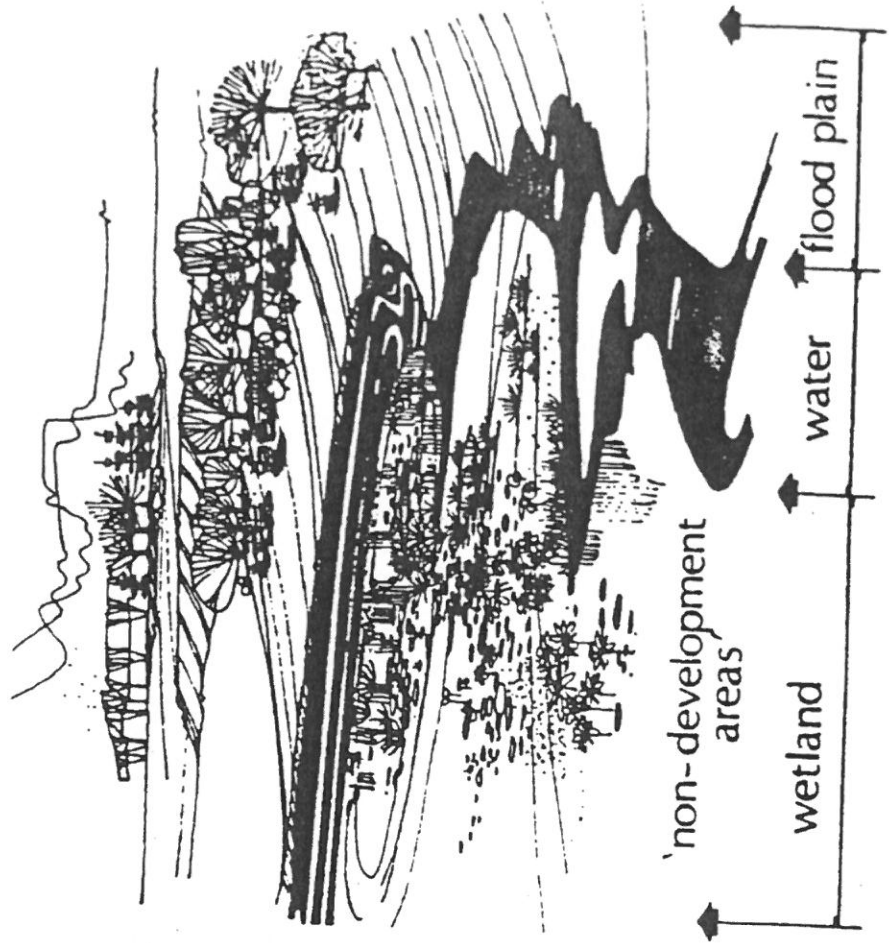
Policies should be written to address each resource that the planning commission members wish to conserve. For example, policies should address the conservation of wetlands, floodprone areas, surface water areas, slopes and woodlands.

In addition to policy statements regarding resource conservation, policy statements should also address areas of development. The policies should indicate that major development is directed toward specific areas while limited development is reserved for areas of slope and woodlands.

After policies are formulated, they should be presented to and reviewed by the local legislative body. Since the legislators are responsible for adopting a zoning ordinance and acting upon rezoning petitions, they should be aware of the planning commission's development policies. If the local legislative body does not agree with the policies as presented by the planning commission, they can identify their differences and formulated modified policies that are acceptable to each body.

Step 5 *Develop Classifications that allow for the Conservation of Resources as well as provide for Alternative Land Uses.*

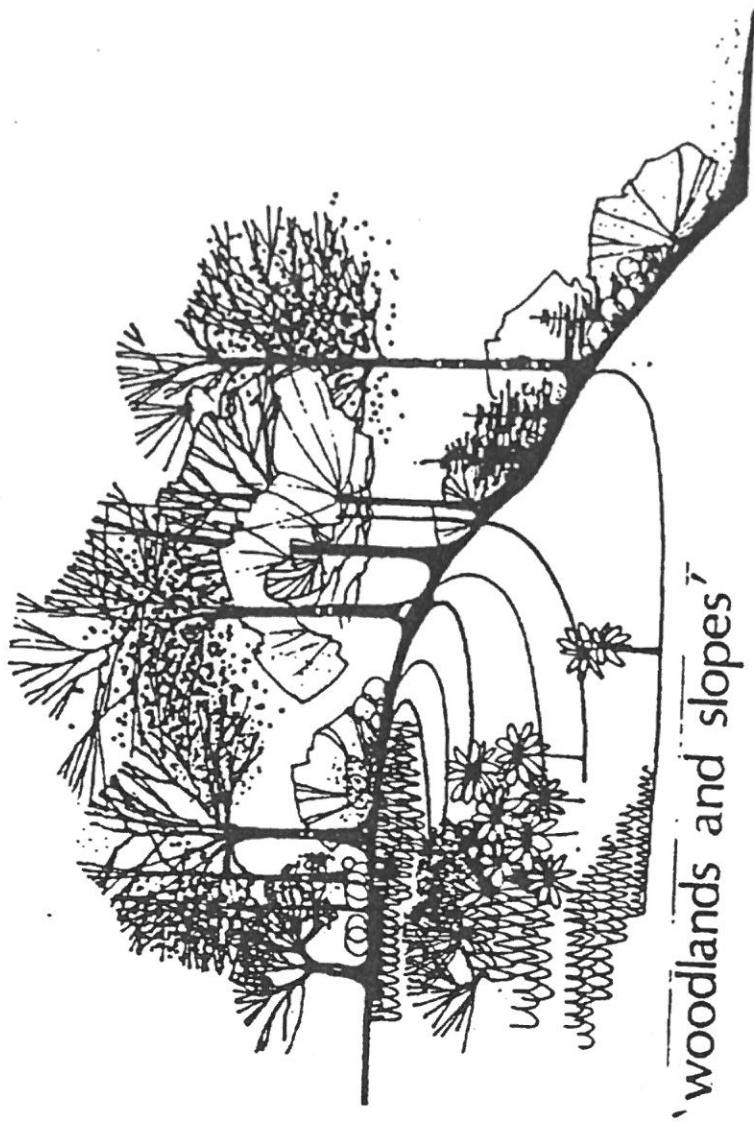
After a review of the resource inventory information and the compilation of Development and Resource Conservation Policies, the local planning commission may wish to establish a number of **classifications** that can be used to identify potential development classifications within the community. For illustration, three classifications are presented here. Other classifications may be developed by the local planning commission as the need arises.



Classification I.
**AREAS LEAST SUITABLE
FOR DEVELOPMENT
(Non-development Areas)**

Classification II. LIMITED DEVELOPMENT AREAS

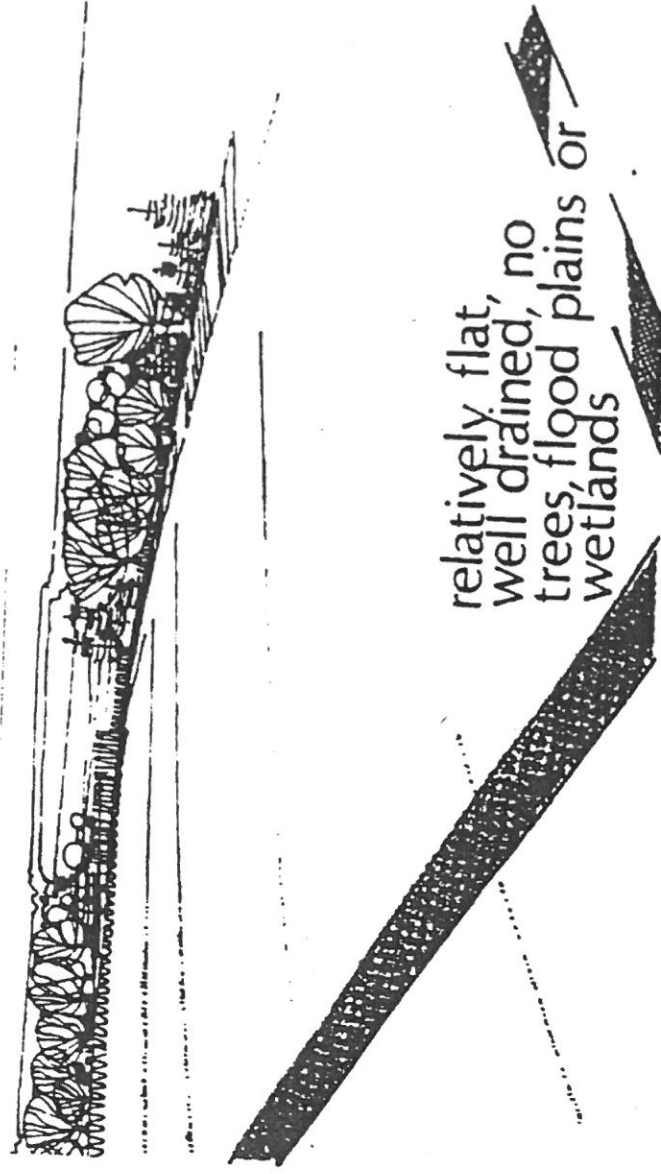
This classification includes areas where due care should be taken to incorporate natural resources into the development without damaging the natural systems or identified specimens. Tools and techniques such as clustering building units and the establishment of conservation easements should be considered.



'woodlands and slopes'

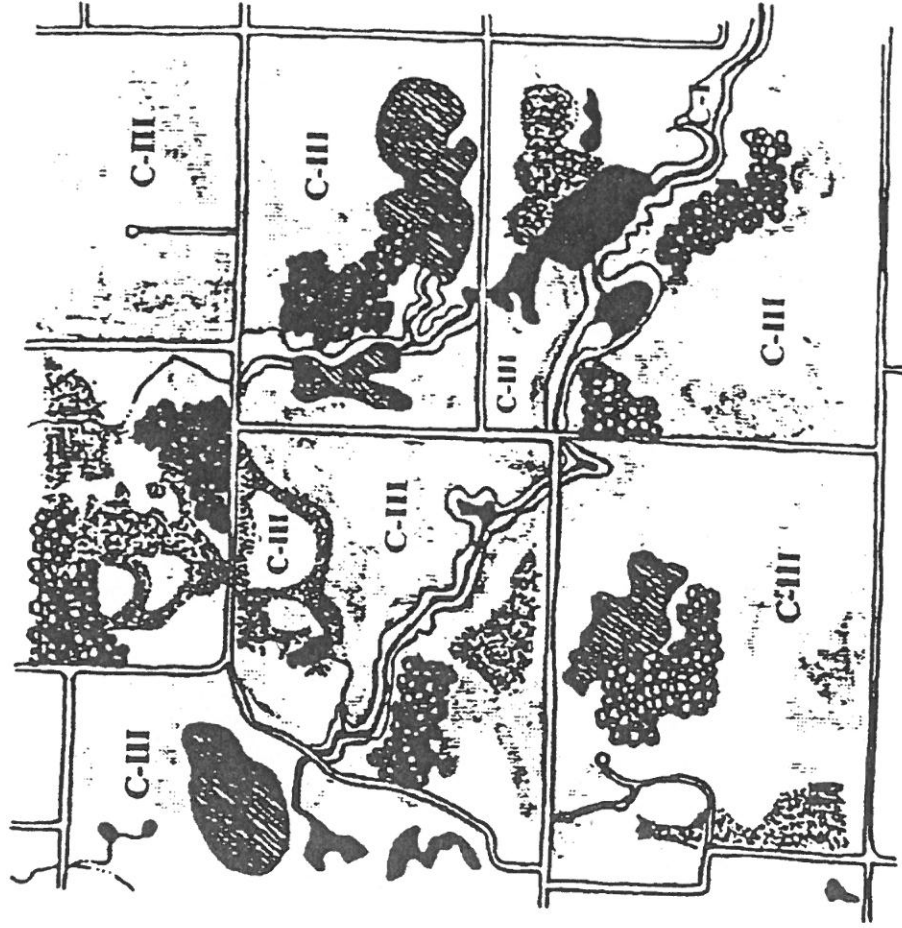
Classification III. OPTIMAL DEVELOPMENT AREAS

Those areas that have not been identified as Least Suitable for Development or Limited Development Areas should remain as **Optimum Development Areas**. Such areas are relatively flat, not possessing significant natural features and may or may not be platted for future development. They may also presently be in some agricultural use but planned for a more intense use in the future. These areas should accommodate the greater amount of alteration or development in a given community.



Step 6 Establish Development Priorities

CLASSIFICATION INDEX



- C-I - Areas Least Suitable for Development
- C-II - Limited Development Areas
- C-III - Optimal Development Areas

Upon completion of the identification of the natural resources and the establishment of the various classifications, a listing of priorities should be established for the retention of sloped lands and vegetation areas in the limited development areas. Such areas are identified in Classification II.

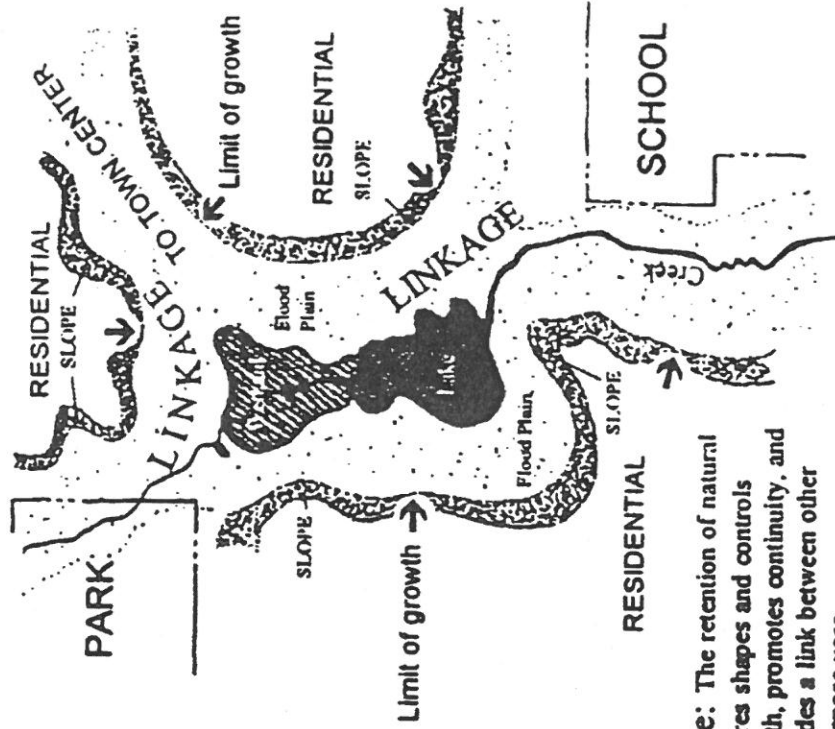
After a careful review of each area, individuals involved with the process should identify each resource and determine if the resource should be retained intact, or if limited development should be allowed to take place within the resource area. For example, a particular stand of trees may have particular meaning to a community. After review, it may be decided that the community should limit development in the wooded area. In that case, the amount of development initially allowed on the property may be allowed in adjacent or non-treed properties identified for development, or the community may decide to purchase the property from the property owner. If it is determined that the area should have limited development, then the alternative proposals submitted by the landowner or developer may be reviewed in light of the development policies adopted by the planning commission and local legislative body.

Step 6 CONTINUED

For example, if limited development was allowed in the wooded area identified on the previous page, the density of development allowed in the non-wooded portion of the property may be increased. The increased density would allow the developer the opportunity of realizing the economic return that would have been realized had the property been developed in the traditional or nonresource conservation manner. Multiple dwelling units, single family cluster option, density averaging option, platted open space subdivision, etc., are but a few of the types of development that may want to be considered for the area. Creative urban design and new architectural concepts offer significant opportunities for desirable living conditions. It is of paramount importance that the community work with landowners and developers to obtain the best development situations for the community as well as the developer. In short, the community must realize that the developer or landowner should not be penalized for owning property that has significant natural resources that benefit the entire community. Resistance to development based upon natural resource retention has evolved because of the community's resistance to allow increased densities in nonresource areas.

Development in nonresource areas, Classification III areas, should be encouraged. These areas should provide the greatest degree of flexibility for the landowner and developer.

Step 7 *Identify Linkages or Resource Connecting Areas (Greenways)*



Note: The retention of natural features shapes and controls growth, promotes continuity, and provides a link between other open space uses.

An important concept is the "linkage" or connections between the various resource and development areas. This aspect provides continuity between the various areas of the community. Linkages may be one of the various natural resources identified previously or it may be a bikepath, walkway or sidewalk that allows people to walk from one area of the community to another. An example would be the bikepaths and walkways that allow children to walk to school from surrounding subdivisions. Another similar concept would allow **bridle paths** to be designed into the subdivisions so that there would be ample room to ride horses or **wildlife habitat corridors** that maintain or enhance biodiversity.

Community planners may elect to create a **natural linkage** between **two high resource areas**. For example, a strip of land connecting two heavily wooded areas may be identified for an intensive tree planting program. Ten to twenty years after the tree planting program is completed, the trees will be large enough to provide a pleasant natural connecting area.

Traditional methods of master planning and zoning were not established upon policies of natural resource retention. Instead, they were based upon developing property to the maximum extent allowed by the master plan and zoning ordinance.

IV. REVIEW OF COMMUNITY CONTEXT

IV. REVIEW OF THE COMMUNITY CONTEXT

A. historical sketch

Addison Chamberlain., an early settler to the area which would become Addison Township is the source of the name Addison. Prior to 1837, The area was part of Oakland Township prior to 1837. In that year, Addison became a full congressional Town and the first Town meeting was held at Chamberlain's house in what is now the Village of Lakeville.

In 1818 the Township was originally surveyed and was then described as "poor, barren, burnt, timber land, hilly, badly timbered and swampy." Indian trails formed the basis of the original roads. Subsequent road construction occurred along section lines, and avoided hills, trees and swamps.

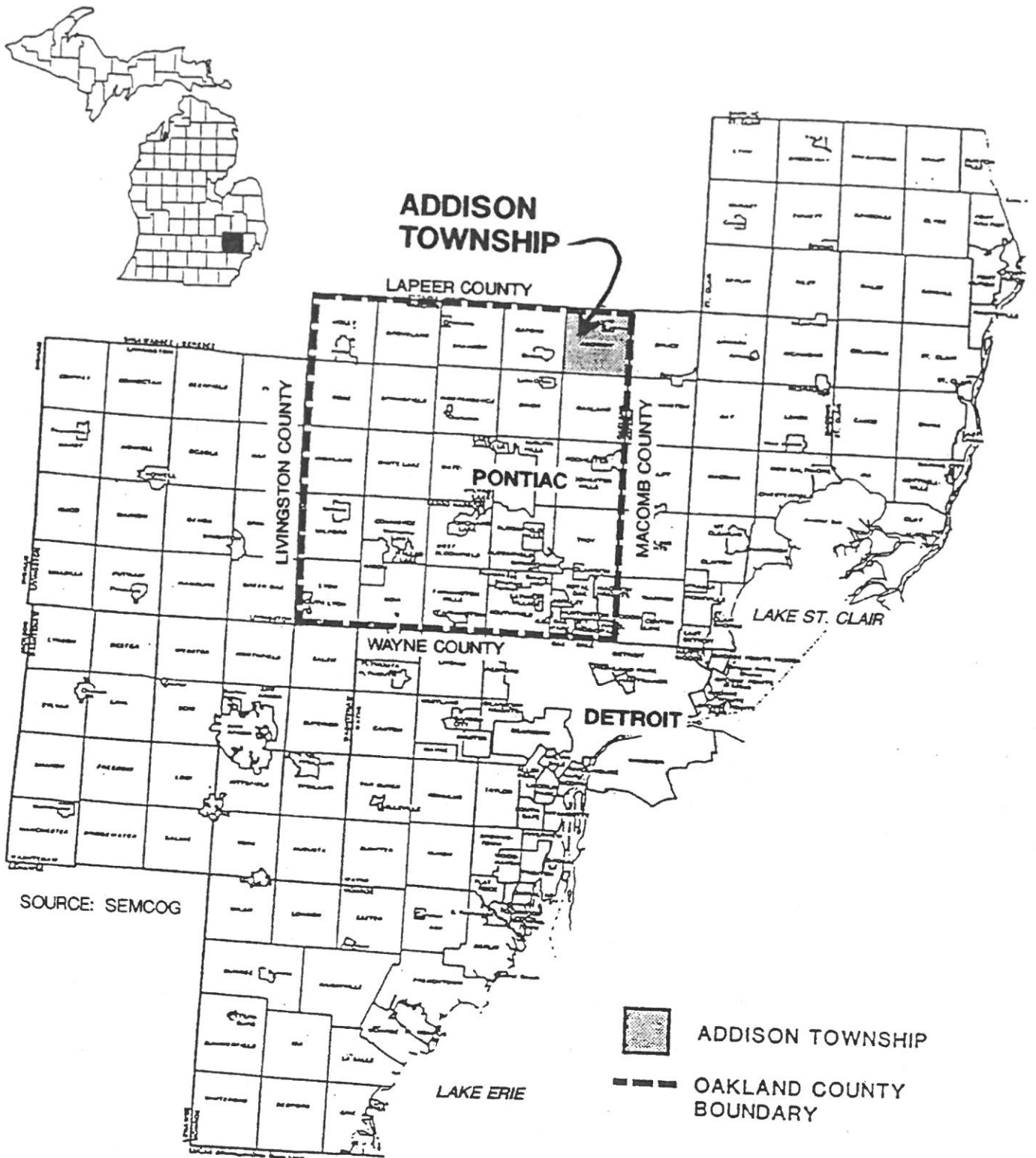
The completion of the Erie Canal in New York State in 1825 made settling in Oakland County possible. The first land ownership in Addison Township was recorded to Henry Conner in January of 1826. Due to the fertility of the soil around Lakeville, Addison Township was one of the first in Oakland County to receive permanent settlers. Addison Township was fairly isolated, and consequently the pioneers produced their own goods and services due to the lack of nearby trading areas.

In addition to farming, lumbering and milling were the main occupations until the early 1900's when farming eventually became the primary occupation. Large scale production in recent decades has given way to hobby farming, truck gardening specialty crops, livestock production and horse farms. Today, large lot residential uses predominate the landscape, while agricultural uses remain an important part of the rural character of the community. The Lakeville area was established as a result of an adjacent mill stream.

B. regional setting

1. location - Addison Township is the northeastern most township in Oakland County. The Township is approximately thirty minutes northwest of the City of Pontiac. The Village of Leonard is located in the northern portion of the Township. Bruce Township in Macomb County borders Addison Township on the east, Oxford Township (Oakland County) is to the west Oakland Township (Oakland County) to the south and Dryden Township (Lapeer County) to the north.

2. access - Major access to the Township is via Lakeville Road from the west which connects to M-24, a major north-south route which connects the City of Lapeer to the north with the City of Pontiac to the south. Access to the south is from Rochester Road which connects further south to M-59 a major east-west route through the County. Access from the north is via Rochester Road which connects to I-69, a major east-west route through Lapeer County. From the east, access is available from 32-Mile Road which connects with M-53 a north-south route which connects I-69 to M-59.



C. community characteristics

1. Land Use Pattern

Addison Township is a rural residential and agricultural community. As growth in Oakland County has moved further north, Addison Township has become a desirable location in which to live. A number of subdivision developments are found throughout the Township. In fact, almost all growth in recent years has seen the transformation from the vacant land to single family residential use. Higher density residential areas are concentrated in the older, established areas around Lakeville Lake and the Village of Leonard. The State Land Division Act, effective in March of 1997 has resulted in approximately twenty land division applications per year which results in an average of four building sites per application.

Agricultural uses predominate in the northern portions of the township, with most residential concentration in the southeast and southwest portions of the Township and in the Lakeville area.

A limited number of commercial uses are located along Rochester Road, just north of 32 Mile Road and in the Lakeville area. The majority of Township residents do their routine shopping in the Village of Oxford, Lake Orion and the City of Rochester.

Addison Township is served by four school districts: Oxford, Lake Orion, Romeo and Almont. However, of these four school districts, only two public elementary schools are located in the Township. Other public uses include a County Park (Addison Oaks) which comprises a square mile, Watershed Preserve, a township park, the Addison Township Complex (Township Hall, Labodie Park, Senior Center, Township Library, Addison Township Fire Station #2 and the Oakland County Sheriff's Department Substation). A seventy-six acre preserve (Lakeville Swamp Nature Sanctuary) is owned by the Michigan Nature Association. Other recreation facilities include two golf courses and private camps including a 115 acre Salvation Army Camp.

2. Natural Conditions

Natural features of the landscape serve to influence the types and intensities of development appropriate for the area. An examination of the natural features in Addison Township has been undertaken in cooperation with the Oakland County Development and Planning Division. Natural resource maps have been entered into a digital (computer) based format by the County. An inventory of the environmental and natural features has been created (see Appendix) to provide a basis for the Resource Conservation Through Community Planning Process which formed a basis for the creation of this Plan (see Section III).

Lakeville Lake is located in the central part of the Township and is a large natural feature of Addison Township. The lake provides recreation and relaxation to residents living on and utilizing the water for recreational purposes. Because the older and denser residential structures near the lake were built before modern day septic standards were in place, the lake is in danger of becoming pollution from septic leachate. The total acreage of surface water in the Township is approximately 679 acres.

A substantial portion of Addison Township has a high water table with many areas identified as poorly drained due to a number of low areas and lowland channels. The Appendix contains the following maps which were developed as part of the Resource Conservation Through Community Planning Process and portray the Township's natural features:

- surface water
- forested and non-forested wetlands
- deciduous and coniferous woodlands
- topography
- areas of severe sanitary facilities limitations

a. Wetlands

An abundant amount of land in Addison Township has a high water table and large areas are classified as "poorly drained" due to the number of low areas and lowland channels. There are approximately 726 acres of wetland-marsh areas in the Township. Those over two acres in size are protected by a local wetlands ordinance. The importance of these areas in terms of diversity of species, habitat preservation and flood control cannot be understated. A map showing the Township wetlands is located in the Appendix.

b. Topography

A topographic map with ten foot contours is found in the Appendix of the Plan. Addison Township's topography is primarily sloped and rolling with low level drainage basins called "outwash basins". Excessive sloped lands are classified as land having a ten or more foot vertical change in elevation over a 100 foot horizontal distance. The Township has approximately 4,750 acres of sloped lands. Aside from aesthetic and recreational value, sloped areas exhibit the following characteristics:

A variety of vegetation, well suited to sloped areas and holding soil in place, and

Extremely sensitive to development and alteration causing erosion, some consequences of which are soil loss, flooding and habitat loss.

The general sloping pattern of topography is from the northwest to the southeast. The U.S.G.S. topography map pinpoints the highest elevation in Section 7 at 1,236 feet, and the lowest in Section 36 at 909 feet, a difference of 227 feet.

c. Floodplains

The National Flood Insurance Program has identified no floodplain areas in the Township. However, as the volume and velocity of stormwater runoff increases in the Township due to the removal of pre-existing vegetative cover, and increases in impervious surfaces, and given the topography and soil types of the Township, the incidence of localized flooding and environmental degradation are present.

d. Climate

Addison Township has a seasonal climate with moderate temperature ranges. Yearly temperature averages 71 degrees Fahrenheit in the summer and 21 degrees Fahrenheit in the winter. Approximately thirty-one inches of precipitation in the form of rain and forty-five inches of snow fall annually.

e. Soils

The Riddles-Marlette-Houghton soil pattern predominates the Township. This soil type is described as "nearly level to steep, well drained, moderately well drained, and very poorly drained loamy and mucky soils; on moraines and till plains and in bogs.

The Riddles soils are level to rolling and well drained. The Marlette soils are level to steep and well drained to moderately well drained. Houghton soils are level and are poorly drained. These soil types are appropriate for woodland, wildlife habitat, pasture, farming, orchards and in certain areas building sites. Septic field suitability is limited to those areas that are well drained. Concerns in poor drainage areas results when an increase in imperviousness contributes to increased runoff volumes and velocities which contributes to sedimentation of drainage areas and further erosion.

3. Community Facilities

a. Roads

Addison Township has three paved thoroughfares, Rochester Road which runs north/south, Romeo Road (32 mile Road) which runs east/west and Lakeville Road which runs east/west. All other public roads are gravel roads. Three roads are designated natural beauty roads, Ray Road, Drahner Road, Indian Lake Road and Yule Road between Rochester Road and Townsend Road. Inadequate revenues to the Road Commission for Oakland County and a constitutional limit on township millage rates inhibit the ability to properly maintain the balance of the public roads in the Township which are gravel county primary and gravel county local roads. No paved county local roads exist in the Township. A map in the Appendix shows the existing status of county roads and planned right-of-way widths.

b. Airports

Oakland Pontiac Airport, which serves mainly private aircraft and cargo planes is located 20 miles southwest of Addison Township. For commercial airline service, Detroit City Airport is 26 miles southeast of Addison Township and Detroit Metropolitan Airport is 50 miles to the Southwest.

Bishop International Airport is located approximately 31 miles west of Addison Township. Both commercial and freight and cargo carriers are available at the airport. In addition, the airport provides general aviation services for area residents.

c. Public Transit

Addison Township, in cooperation with Oxford Township and Orion Township participates in the North Oakland Transportation Authority (NOTA) NOTA provides door-to-door transportation services for senior citizens, disabled individuals and income-qualified transit development residents of the participating communities. The service requires riders to schedule appointments in advance of travel.

d. Police and Fire Protection

Police protection in the Township is provided by the Oakland County Sheriff's Department. The sheriff maintains a substation in the Township from which patrols operate. Fire protection is provided by the Addison Township Fire Department. A fire station in Leonard and one at the Township Complex on Rochester Road provide coverage to the Township. Due to the existing road network, pattern of development and levels of fire department staffing (and financial limitations of the general fund and special voted millage of the Township) fire fighting and emergency response times need to be factored into future development evaluations.

e. Public Utilities

No public water service exists nor is planned for Addison Township. The Township residents rely upon an uncontaminated aquifer for drinking water resources. Electrical service is provided by Detroit Edison and natural gas service is provided by Consumer's Energy. Michigan Bell provides telephone service and private vendors provide cable television and solid waste removal on an individual contract basis.

f. Drains

Five public drains serve Addison Township and are depicted in the Appendix.

- Addison – Dryden Drain north of the Village of Leonard
- Leonard Drain which drains the east half of the Village of Leonard and flows to Lakeville Lake
- Clark Drain which drains to Lakeville Lake from the western half of the Village
- Prince Drain which is located on the western boundary of Addison Township and flows southwesterly
- Krohn Drain which flows from Oakland Township to the south of Addison Township in a northeasterly direction toward Stony Creek

A lake level control dam exists at the south end of Lakeville Lake.

g. Cemeteries

Two cemeteries (Lakeville Cemetery on the south side of Drahner Road between Walker and Rochester Road and Kingsbury Cemetery, a small private cemetery located adjacent to Kingsbury School on Oakwood Road) are located in the Township. The fifteen-acre Lakeville Cemetery is adequate for projected needs and no expansion is planned.

h. Library

Within the Addison Township Municipal Complex is the Addison Township Library which operates as a separate legal entity with an operating millage of 0.75 mill. The library is part of a federation of over sixty libraries in Oakland and Wayne Counties which provide computer accesses resource sharing. Additional space is being sought to meet the future growth and expansion of the library.

i. Post Office

The Lakeville Post Office is located in Addison Township adjacent to the Addison Township Municipal Complex. The Villages of Leonard and Oxford also have post offices which serve the Township residents.

j. Parks and Recreation Facilities

The 2002 Addison Township Parks and Recreation Master Plan contains a full description of parks and recreation facilities within Addison Township and regional facilities which serve the residents of Addison Township. Excerpts from the Parks and Recreation Master Plan are contained in the Appendix to this document. The latest acquisition is the Watershed Preserve which was acquired in order to create an ecological park. The Watershed Preserve is located in the northern portion of the Township on 229 acres which form the headwaters of three river systems – the Flint, Belle and Clinton River systems.

k. Municipal Offices

Township Administrative Offices are located centrally (Lakeville area) to the Township. At this location is a township fire station and a seven acre park (LaBodie Park). A practice ballfield, modular play equipment and picnic area are located here, along with a Korea and Vietnam Memorial. A senior citizens activity room and community room are available at the township complex as well. The Township Library is located at the Addison Township Complex along with an Oakland County Sheriff substation.

l. Educational Facilities

Four public school districts serve the residents of Addison Township. Lake Orion School District serves a small portion of the southwest portion of the township. The Romeo School District serves the southeast portion of the township. A small portion of the township northeast of the Village of Leonard is served by the Almont School District, with the balance of the township served by the Oxford School District. Leonard Elementary in the Village of Leonard (Oxford Public Schools) and Hamilton-Parsons Elementary (Romeo Public Schools) in the southeast corner of the township are the public school building with the geographic township. Private school buildings include the Kingsbury Private School and Upland Hills Private School.

4. Community Demographics and Housing Characteristics

The Appendix of this document contains a community profile which reviews the housing characteristics and demographics of the community according to the Census of 1990 and 2000. Tables which comprise the community profile are shown below.

Population and Households Overview

Population by Age

Population by Race and Hispanic Origin

Population Age 25 or Older by Education

Births by Race of Mother

Deaths by Race

Households by Type

Household Income

Housing Tenure

Housing Units by Structure Type

Residential Building Permits

Employment by Industrial Class

Vehicles Available Per Household

Commuting to Work

V. COMMUNITY LAND USE CONCERNS

V. COMMUNITY LAND USE CONCERNS

1. keep the rural character of the township
 - a. maintain reliance on gravel roads
 - b. encourage agricultural land uses and life styles
 - c. preserve agricultural viewsheds
 - d. maintain large parcels for agricultural and rural pursuits
 - e. promote land uses which preserve wildlife habitat preservation
 - f. preserve rural tranquility
 - g. maintain flexible regulations to promote rural land uses
 - h. maintain rural residential density of residential living to promote neighborliness and civic involvement
 - i. discourage the development of public water or sewer systems
2. conserve natural areas (including woodlands & wetlands of the township) and wildlife habitat and wildlife corridors
 - a. discourage premature fragmentation of parcels
 - b. implement parks and recreation master plan
 - c. require site plans to minimize disruption of natural areas
 - d. maintain low density land uses in wetland and woodland areas
3. protect ground water and surface waters
 - a. base zoning decisions on vulnerability of aquifer and soil suitability
 - b. discourage proliferation of septic disposal methods in lake areas
 - c. discourage overuse of surface waters for recreation purposes
 - d. require pollution incident prevention plans as part of site plan review
 - e. discourage land uses which do not provide adequate protection for the aquifer from which private wells draw drinking water
4. preserve large parcel configurations and agricultural lands
5. provide for transition in zoning districts to minimize land use conflicts
6. base zoning recommendations on the township land use concerns, goals, objectives, policies and strategies as contained in the Township Land Use Policy Plan
 - a. existing zoning patterns which are not consistent with the Township Land Use Policy Plan should not be perpetuated nor extended
 - b. zoning recommendations should consider soil limitations for septic installation suitability without reliance upon engineered systems

7. maintain access management policies (e.g. private road policies) which address the top land use concerns of the township
 - a. minimize excessive driveway and private road approaches along major transportation routes
 - b. encourage deceleration lane features for necessary private road intersections with public roads
 - c. discourage excessive private road lengths which compromise public safety
8. implement land use policies which reflect public safety concerns
9. implement land use policies which reflect public financing limitations on infrastructure construction and maintenance
10. reduce residential densities in fragile watercourse areas
11. base zoning designations on resource conservation objectives
12. assure a reasonable range of land uses in a manner consistent with the goals, objectives and strategies of the land use plan

VI. GOALS AND OBJECTIVES

VI. TOWNSHIP GOALS AND OBJECTIVES

The following goals and objectives have been drafted to guide development decisions regarding the future land use plan. These statements also serve to direct the recommendations of the Township Planning Commission as an advisory body to the Township Board regarding rezoning requests and site plan reviews.

A. rural character

GOAL: Maintain rural character of the Township to avoid costly urban sprawl and fulfill the public health, safety and general welfare roles of township government within constitutional millage limitations.

OBJECTIVES:

1. recognize limitations of road agency funding by maintaining low traffic volumes (including rural residential densities) to assure that gravel roads can be maintained in a safe condition.
2. encourage agricultural land uses and life styles by limiting residential concentrations in close proximity to rural land uses to avoid conflicts
3. encourage preservation of rural viewsheds through site plan review conditions to preserve rural character
4. maintain large parcels for agricultural and rural land uses and protect such areas from encroachment by incompatible land uses
5. promote land uses which preserve wildlife habitat preservation and review site plans for compliance with this objective
6. preserve rural tranquility by assuring compatibility of proposed land uses with preexisting land use conditions
7. maintain flexible regulations to promote rural land uses
8. promote a rural residential density to promote neighborliness, civic involvement and low incidence of crime

B. residential development

GOAL: Provide a choice of housing types, location and environments to accommodate individual capabilities and preferences of current and future populations.

OBJECTIVES:

1. Provide for growth and development to occur in a controlled and orderly manner which will provide for residential living, yet will not over develop lakes or create public safety or public health compromises or result in environmental degradation.
2. Encourage residential development to occur in a manner which is consistent with the goals, objectives, policies and strategies of the township master land use plan
3. Encourage residential development to occur at densities according to the recommended future land use pattern of the township master land use plan
4. Encourage residential development to occur in a manner which minimizes strip development with driveway access along major transportation routes which compromises public safety and efficient function of roadways.
5. Encourage single lot residential development to avoid areas of high agricultural activity to prevent land use conflicts.
6. Encourage residential development to avoid floodprone areas and limit residential densities in sensitive environmental areas which could be significantly damaged.
7. Encourage the preservation, renovation, and maintenance of existing housing and protect existing and future areas from conflicting land uses which would decrease desirability as residential areas.
8. Higher density development should be discouraged in the absence of adequate sanitary sewage treatment to avoid environmental degradation.

9. Encourage cluster housing development only when rural character and natural amenities are preserved.
10. Encourage residential development to avoid areas of soils with poor suitability for septic disposal regardless of advances in engineering and technology

C. agricultural development

GOAL: Preserve to the maximum extent possible the Township's most productive and historic agricultural areas , avoid conflicts between farm and non-farm uses and preserve rural character by encouraging land uses consistent with traditional rural character.

OBJECTIVES:

1. Protect the most productive farm lands in the Township and take steps to encourage long-term commitments to agricultural activities in the identified areas.
2. Discourage residential land development activities in agricultural areas (including residential clustering) which could lead to land use conflicts or adversely affect farming operations and the economic viability of agricultural activity.
3. Encourage intensive agricultural operations and similar activities to locate away from residential areas, and provide for the protection of those operations that locate accordingly from the encroachment of residential uses.
4. Provide for innovative agribusiness uses associated with agricultural uses of land to assure economic viability.
5. Assure that traditional aspects of rural agricultural character such as animal husbandry and equestrian opportunities continue to be available in the Township.
6. Assure that small scale hobby and specialty agricultural uses are accommodated to maintain the Township's character.
7. Discourage higher traffic volumes in areas of traditional agricultural use to avoid compromising public safety along public roads (e.g. conflicts with use of agricultural equipment on public roads and equestrian conflicts)

D. commercial development

GOAL: Provide suitable areas for the orderly development of a variety of commercial and service activities to serve the needs of the current township population while utilizing the availability of nearby commercial areas.

OBJECTIVES:

1. Encourage commercial and service facilities to locate in cluster developments where essential public services can be economically provided and traffic can be accommodated without decreasing traffic safety.
2. Encourage commercial development to occur in a manner consistent with demonstrated need.
3. Discourage lengthy strip commercial development with multiple curb cuts along major transportation routes which can compromise public safety and inhibit effective functioning of the roadway.
4. Discourage commercial locations which could create land use conflicts with residential areas.
5. Require commercial development to occur in a manner consistent with the goals, objectives, policies and strategies of the township master land use plan.
6. Assure that commercial develop occurs in a manner consistent with the recommended future land use policy pattern of the township master land use plan.
7. Utilize commercial development in nearby communities (e.g. Village and Township of Oxford, Lake Orion and the City of Rochester and Oakland Township).

E.

Industrial development

Industrial development should occur in locations which meet the following objectives:

OBJECTIVES:

1. Industrial development should occur in a manner which provides for direct access to major roadways without relying on residential access streets.
2. Industrial development should occur at locations and in a manner to minimize impacts upon adjacent land uses.
3. Light industry may be provided for in areas where essential public services can be provided, and congestion and public hazard minimized.
4. Industrial development should be located in a manner to minimize impact on the natural environment.
5. Industrial development should occur in a manner which is consistent with the goals, objectives, policies and strategies of the township master land use plan.
6. Industrial development should occur at locations which are consistent with the recommended future land use policy pattern of the township master land use plan.

F. open space and recreation

GOAL: Provide adequate year-round open space areas to meet the needs of the residents of the Township and preserve and enhance the Township's natural features and rural character.

OBJECTIVES:

1. Control lakeshore and stream bank development to assure that development does not undermine these areas.
2. Encourage conservation and protection of natural, scenic, lake, wetland and wooded areas.
3. Encourage the provision of adequate open space and recreational facilities in any major residential development.
4. Restrict floodplain development except for recreational purposes.

5. Protect sensitive groundwater recharge areas to preserve groundwater quality and quantity.
6. Discourage development in areas of significant slope to prevent soil erosion and environmental degradation.
7. Preserve wetlands, regardless of size to maintain rural character, minimize flooding, provide groundwater recharge and provide environmental diversity.
8. Implement the Township Parks and Recreation Master Plan

G. transportation

GOAL: Provide for efficient, safe and convenient access to the transportation network.

OBJECTIVES:

1. Encourage the Road Commission for Oakland County in the improvement of the road network to accommodate current vehicular traffic in a safe and efficient manner.
2. Regulate land development to maximize public safety and assure that the road system serves as designed.
3. Require safe and efficient road design in residential developments.
4. Consider emergency access needs in establishing private road regulations.

H. community facilities

GOAL: To provide for a range of community facilities and services to meet the present and future needs of the residents within the budget limitations of the Township.

OBJECTIVES:

1. Encourage public safety facilities to locate with respect to functional service area requirements of the community.

2. Encourage educational facilities to locate with respect to present and future development patterns.
3. Encourage places of public assembly to be located so as to be easily accessible to the majority of the public considering public safety concerns as well.

I. environment

GOAL: Minimize and mitigate environmental impacts of development in the Township.

OBJECTIVES:

1. Reduce the fragmentation of woodlots .
2. Encourage land use planning that places a commitment to natural resources including farmlands.
3. Minimize loss of topsoil due to wind erosion.
4. Protect groundwater quality by reducing potential non - point pollutants.
5. Minimize challenges to surface water quality.
6. Protect groundwater quality through reducing point contamination.
7. Maintain and promote corridors for wildlife habitat, protect declining habitat and manage habitat for wildlife.
8. Preserve wetlands to provide for groundwater recharge, minimize flooding and maximize surface water quality.
9. Minimize stormwater runoff through proper land use locations and development practices.
10. Encourage the use of energy efficient development and use of alternative energy sources.

VII. POLICIES

VII. POLICIES

A. Conservation of Natural Resources

1. Wetlands

Wetlands, regardless of size (acreage) should be protected through sensitive site plan review. The protection of wetlands is essential in order to preserve water quality, stabilize stormwater runoff, recharge groundwater and provide fish and wildlife habitat. The highest priority is for the preservation of wetlands in their natural state. The practice of funneling unnatural amounts of stormwater into wetlands or dredging wetlands is not a recommended practice. While the actual boundaries and the significance of specific wetland areas must be determined at the time of development review, all aspects of wetland protection should be considered in reviewing proposed development within and in the vicinity of wetland areas including the wetland itself, the areas which form the fringe or buffer area of the wetland and the remainder of the watersheds which drain into and out of the wetland area beyond the fringe or buffer.

2. Woodlands

- a. The conservation of woodlands is necessary to protect water and soil quality, increase air quality, buffer noise pollution, moderate local climate and storm hazards, preserve wildlife habitats, and preserve aesthetic values and community beauty.
- b. Development which occurs in and around wooded areas should be planned, constructed, and maintained so that existing healthy trees and native vegetation are preserved to the extent possible. The objective should be to preserve native trees rather than rely on removal and subsequent replanting. The diversity of woodlands should be protected for long-term stability, and the variety of species preserved.

3. Slope

- a. The existing land form should be made a part of site design. The primary objective should be preservation of existing contours rather than alteration. Careful planning of slopes is necessary in order to reduce erosion, maintain stability, and control amounts and velocities of runoff.

- b. Master plan and zoning district designations along with special land use conditions and site plan review should be used to minimize potential impact on natural contours.

4. Groundwater Protection and Recharge

- a. Groundwater recharge areas restore water levels in underground storage areas and supply water to lakes, rivers and streams. Due to the reliance on individual wells, retention and protection of groundwater resources is important to both Addison Township and surrounding areas. Since recharge areas extend beyond Addison Township boundaries, County and regional cooperation will be needed to effectively manage a resource.
- b. Recharge areas are best kept as open space, or low density uses, to retain as much of the permeable surface as possible. Land grading should be controlled to retain the water holding characteristics of the land. Vegetation essential to the water holding characteristics should be preserved, or where necessary enhanced as part of a development program.
- c. Recharge areas should be protected from pollution by controlling all uses which discharge wastes into the hydrogeologic cycle. Especially critical for monitoring are uses which handle hazardous materials which might leak or spill.

5. Drainage

- a. Protection of slopes, woodlands, and wetlands within the watershed and proper management of land use and development are essential to maintaining the quantity and quality of storm drainage.
- b. Natural vegetation and topographical features along stream corridors and waterways should be preserved. Uses should be restricted to those which offer no danger of topographical disturbance to the corridor, degradation of water quality, increased runoff, sedimentation, or stream channel alteration.

- c. Surface water runoff should not exceed the rate which occurs under existing, undeveloped conditions. Control of runoff prevents overloading of streams and long-term erosion from uncontrolled, high velocity discharges.
- d. Agricultural practices should respect stream corridors and waterways and the natural drainage and runoff patterns associated with them, in concurrence with the development constraints listed above.

6. Natural Areas

- a. The preservation of natural areas is essential to maintaining the Township's unique heritage and character.
- b. Master plan and zoning district designations along with special land use conditions and site plan review should be used to preserve natural areas.

B. Use of Land

In addition to the policy guidance which is contained in the recommended future land use plan regarding types of land use development, specific guidelines governing the intensity of land use are provided based on the natural capability of the land to support various degrees of development.

- 1. Low intensity land uses should be located where natural resource conditions are least capable of supporting development, existing roads are inadequate, and existing low density land use patterns currently exist. Compatible land uses would generally consist of rural residential, open and agricultural land, and recreational land.
- 2. Medium intensity uses should be located where natural resource conditions are moderately capable of supporting development, adequate roads are accessible, and existing medium density land use patterns exist. Suitable land uses would consist of medium density residential with complimentary local commercial, office, public and quasi-public uses.

3. High intensity uses require access to major thoroughfares, existing medium to high density land use patterns, and natural resource conditions most capable of supporting development. High density residential, office, industrial, and general commercial land uses would be consistent for this category.

C. Residential Land Use

Dependent on the capability of the natural resource base and availability of public services, the opportunity for a range of residential densities and styles should be provided. Existing residential neighborhoods will be preserved by preventing the intrusion of incompatible land uses and disruptive traffic patterns.

D. Roads

The road network within the Township presents both opportunities and constraints for development. The capability of the road network is emphasized as a primary consideration in land use planning decisions and is reflected by the Thoroughfare Plan which is developed by the Road Commission for Oakland County and reviewed periodically by the Township Board. Although historically, the Township Thoroughfare Plan has contained several "major thoroughfare" designations with a proposed right-of-way width of 120', this plan is now viewed as unrealistic given the lack of road paving and construction in the last decade, and the current and projected limitations of Road Commission funding. Rather, a scaled back Thoroughfare Plan as guided by the following policies forms the basis of the Township Thoroughfare Plan

Road improvement priorities are based upon a hierarchy established by the function each road serves. The allocation of improvement dollars shall give priority towards roads which function to benefit the greatest number of Township residents or provide the greatest economic benefit to the Township.

1. Minor Thoroughfares - The function of minor thoroughfares are much the same as major thoroughfares (movement of traffic from point to point through a community) although they carry more moderate volumes of traffic. Land access is not primary function of minor thoroughfares. The improvement of minor thoroughfares rate the highest priority within the Township.

2. Collector Roads - The function of collector roads are to collect traffic from residential areas and carry it to major or minor thoroughfares. Traffic volumes are generally low. The improvement of collector roads rate the second highest priority within the Township.
3. Local Streets or Roads - The function of local streets or roads are to provide direct access from individual properties. Traffic volumes are very low. The improvement of local streets or roads rate the lowest priority within the Township.

E. Recreation, Parks and Open Space

A significant asset of Addison Township is the availability of quality open space, parks and recreation facilities. Every effort shall be made to protect and enhance the system of open space and recreation within the Township and implement the Township Recreation Plan and subsequent updates and amendments.

1. Intergovernmental cooperation between the municipal , regional, State, and Federal authorities is essential to the development of a system which balances the preservation of open space and environmental amenities and the provision of active recreation programs and facilities.
2. Higher real incomes, better educational opportunities, greater amounts of leisure time, and continued population growth will lead to greater and greater demands for recreational facilities. To meet these needs, open space programs would be made an integral element of all land use and zoning provisions in the Township.
3. If changes ever occur in boundaries of the county park lands in the Township which causes previously designated park lands to be under private ownership, land use designations for those areas should be compatible in density and use in the vicinity.
4. The special role of the Township will be to encourage the preservation of unique and natural features by ordinance and to encourage private developers to preserve the most unique lands in proposed developments.

F. Commercial Development

Due to the low population density in the Township and the availability of commercial development in nearby communities, the amount of planned commercial land use in the Township should be minimized and based on serving the convenience needs of Township residents and capability of the land to support such development.

1. Comparison shopping needs should be met by commercial development in nearby community shopping areas with appropriate supporting infrastructure and public services.
2. Commercial uses shall be located in areas only with direct accessibility to a paved thoroughfare and where there will be a minimal impact to neighboring residential areas.
3. Strip commercial development without access management will be discouraged.
4. Planned commercial areas which provide clustered commercial environments will be encouraged.
5. Special emphasis should be placed on aesthetic as well as functional standards providing for less dense developments and allowing for greater open space, and landscaping with parking requirements appropriate for the size of the development and land area to be utilized.
6. Adaptive reuse of preexisting commercial areas should be preferred over premature expansion or development of additional commercial areas.

G. Industrial Development

Provide for a limited amount of industrial land use due to lack of township infrastructure and public services and environmental sensitivity of township resources. The location of industrial areas will be based upon the capability of the land to support such development, sufficiency of public access, and the need to minimize the public expenditure to serve such development.

1. Access to paved thoroughfares will be required.

2. Impact upon environmental features, including topography and soil characteristics shall be considered in determining appropriate locations.
3. Protect other uses particularly residential areas from negative externalities of industry (e.g. noise, glare, emissions, truck traffic).
4. Assure compatibility between industrial uses and existing and planned uses in the vicinity.

**VIII. RECOMMENDED FUTURE
LAND USE PATTERN**

areas with direct access to major thoroughfares which could compromise thoroughfare primary function or create traffic safety problems, lake areas susceptible to surface water contamination through septic leachate and surface runoff from a proliferation of impervious surfaces and areas with significant potential contribution to stormwater runoff volume and velocity. Maximum residential density of eight (8) dwelling units per forty (40) acres is recommended.

c. suburban estate residential - The suburban estate designation includes areas which may have been historically developed in a higher density but have soil limitations, environmental sensitivity, significant slopes including proximity to a fragile water course area as historically identified in the Township Master Plan. Furthermore, areas which serve to provide a density transition (a buffer between higher residential densities) are also included in this designation. Density for such areas is recommended to be thirteen dwelling units per forty (40) acres.

d. suburban farms residential - Areas historically developed in this category (one dwelling unit per two acres) are shown in this category. However, some of these suburban farms areas are shown where there are now known development limitations including significant soil limitations for septic system suitability, aquifer and headwaters protection areas, areas of environmental sensitivity due to water quality concerns including vulnerability to septic leachate or increases in impervious surfaces and increases in volume and velocity of stormwater runoff and consequently are not recommended for expansion of this recommended development pattern. Infill is encouraged to avoid premature expansion of such areas. Residential density is one dwelling unit per two acres in these areas.

e. lake area and village preservation - Lake areas of significant existing or potential lake contamination through septic leachate or overdevelopment to the degradation of environmental resources are shown in this category. These lake and historic "village" areas were platted and developed at a higher density than is currently recommended. Such areas, in close proximity to a fragile watercourse, have the potential (at current density) to degrade the watercourse. Future development should occur in a manner that minimizes density impacts. Expansion of such areas is not recommended but rather the category is shown to acknowledge the historic development pattern. Further expansion of such areas could severely impact the surface water quality in the absence of proper sewage treatment and could overburden the lake ecosystem.

f. medium - high density residential - Areas designated in this configuration are located along paved minor arterials in close proximity to commercially planned and zoned areas and abutting residentially planned and zoned areas. A maximum density five - eight dwelling units per acre is the recommended density for areas designated medium - high density residential. Such densities can be achieved in a variety of configurations including multi-family residential and manufactured housing communities.

Areas designated medium-high density residential are located in geographic proximity to potential public utility extensions due to the level of effluent or septic leachate and potential attendant environmental impact. Furthermore, potential impact on infrastructure and the capacity of existing and planned public infrastructure to support concentrations of residential of this density in a safe manner without compromising public health or safety are also considerations in locating such areas. The historic development pattern of these areas and the extent to which such areas are compliant with the goals, objectives and policies of the land use plan are further factors in designating high-density residential areas. Finally the impact of high-density residential concentrations on adjoining and nearby land uses including compatibility and the availability of attendant community services and infrastructure determine these designations in addition to demonstrated need. .

g. recreational - These areas have been historically designated for such a use and are so designated in the current plan. The policy for reuse remains limited to uses deemed compatible with existing and planned residential areas, potentially including and limited to recreation, institutional or residential/rural estates (housing density of up to eight dwelling units per forty acres). Areas in public ownership may be shown in this category as well. Institutional and quasi-public, public and private recreational facilities are also shown in this category.

h. local commercial - Local convenience needs are designed to be met by this land use category. Historic master plan commercial analysis has demonstrated a sufficient amount of planned and zoned commercial acreage for the projected population of the township. The plan identifies two areas for this land use category including the Lakeville area and along Rochester Road north of Romeo Road. Furthermore, such designations conform to the goals, objectives and policies of the Township Master Land Use Plan.

i. community commercial - Some commercial uses may be more land intensive than can be accommodated in the local commercial category. Furthermore, such uses may generate more traffic or traffic of a nature which would not be compatible in local commercial areas. Consequently, an area has been historically shown on the west side of Rochester Road on the south side of the Village of Leonard to accommodate commercial uses of a non-convenience nature which may be less compatible with significant residential concentrations.

j. light industrial and general industrial - In the absence of adequate supporting infrastructure, environmental sensitivity of the Township and existing and planned road network, minimal areas are designated light industrial. Areas so designated are in areas historically designated in this manner and in conformance with the goals, objectives and policies of the Township Master Land Use Plan. Areas shown in this category are buffered by agricultural and rural preservation designations.

k. **public** - Areas with this designation are existing or planned public land uses.













l. **institutional** - Areas identified in this manner in the most recent township master plan have been designated for this future land use. Reuse is recommended to be limited to uses determined by the township to be compatible with existing and planned land uses, especially residential uses and as such is limited to institutional or residential uses of a density identical to the residential density in the immediate vicinity. Such uses benefit from the rural character and natural amenities of the township and do not require significant public infrastructure to operate. Furthermore, such uses may benefit from relatively isolated locations from residential concentrations

VIII. RECOMMENDED FUTURE LAND USE PATTERN

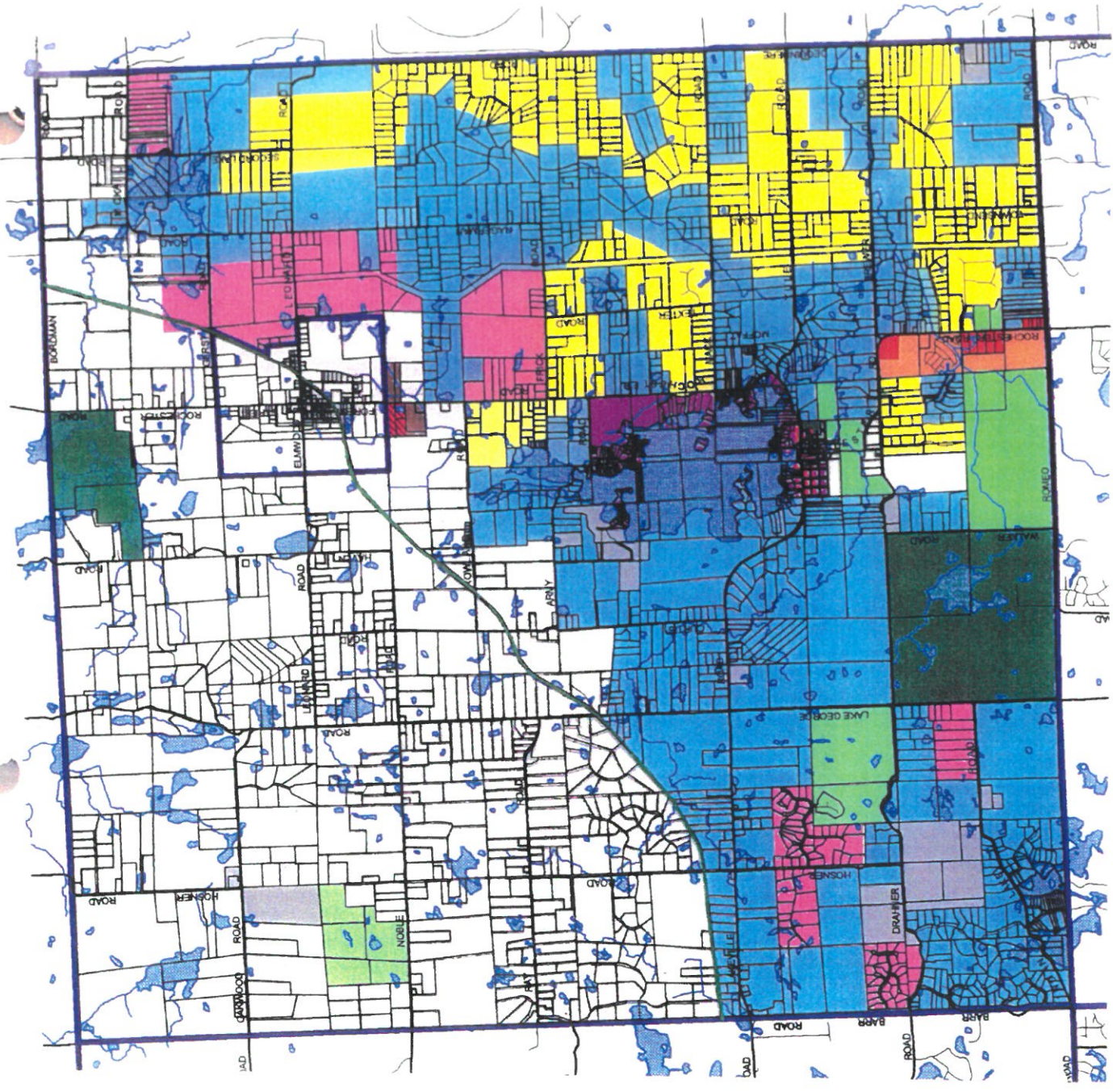
The recommended future land use policy pattern is shown on the page following the text of this Section VIII. The pattern is a result of the planning process as outlined in Section II - The Planning Process and Section III Resource Conservation Through Community Planning. Furthermore, the pattern reflects the application of community land use concerns (Section V) and the Goals, Objectives and Policies of Sections VI and VII. Finally, a variety of factors such as an inhibition of premature urban sprawl, recognition of the constraints on provision of well-maintained roads, inadequate millage structure to keep pace with demands on future public services and a preference to provide for infilling (development in proximity to existing development rather than sprawl) have contributed to the recommended future land use pattern. Residential patterns are referred to in dwelling units per acre or density. Parcel size is a function of the zoning ordinance rather than the Master Land Use Plan.

A. agricultural & rural preservation - This designation includes areas which constitute the township's agricultural heritage and rural character and a preponderance of the following: areas with an historic development pattern of large lots (ten acre plus) or a density average of one dwelling unit per ten acres; lands with agricultural uses including farming in the broadest definition and agricultural activities including active farming, livestock and poultry raising, dairying, horticulture, truck gardening, non-retail greenhouses, nurseries and equestrian purposes including breeding and training facilities, lands enrolled in agricultural preservation programs or conservation reserve programs, lands subject to the Right to Farm Act and lands eligible for Federal and/or State farm subsidies. Areas suited for preservation of the township's rural character including woodlands; wetlands; areas of significant slope, habitat preservation areas and wildlife corridors; areas with significant soil limitations for development; aquifer or headwaters protection areas; areas of environmental sensitivity due to water quality concerns; areas of significant arsenic or nitrate concentrations (or both) in groundwater; areas within, or which impact directly upon areas previously designated "fragile watercourse areas" in the existing master land use plan, and areas compliant with the goals, objectives and policies of this land use plan. Maximum residential density of four (4) dwelling units per forty (40) acres is recommended.

b. rural residential - The rural residential designation is shown for areas with the following characteristics: areas with an historic development pattern of parcel sizes of approximately five acres or a density of one dwelling unit per five acres which are also consistent with the goals, objectives and policies of this land use plan; transition areas between higher density and lower density residential areas; areas which warrant a lower density and consideration of clustering (even though historically developed at a higher density) due to significant site development limitations such as soil conditions, groundwater vulnerability, presence of wetlands which function to filter surface drainage, support locally or regionally significant ecosystems, woodland areas which support wildlife habitat and contributed to rural character, areas with significant slope and/or easily eroded soils.

-  Agricultural & Rural Preservation
-  Rural Residential
-  Suburban Estate Residential
-  Suburban Farms Residential
-  Lake Area & Village Preservation
-  Medium-High Density Residential
-  Recreational
-  Local Commercial
-  Community Commercial
-  Light & General Industrial
-  Public
-  Institutional

Recommended Future Land Use Pattern



Addison Township

IX. IMPLEMENTATION OF RECOMMENDATIONS

IX. IMPLEMENTATION OF RECOMMENDATIONS

The primary means of implementing the recommendations of this Land Use Master Plan is through the administration of the township zoning ordinance according to the goals, objectives and policies of this Plan. Accordingly, the Township Board and Planning Commission should consider commencing a comprehensive zoning ordinance review and revision to assure that the provisions of the rules and regulations (zoning ordinance) are compatible with the land use policy (land use master plan) of the Township.

Zoning district designations should be consistent with the Future Land Use Pattern or the anticipated transition to this pattern over the life of the Land Use Master Plan. Rezoning should occur when the Planning Commission and Township Board concur that the timing of the change is appropriate and consistent with the goals, objectives and policies of the Plan. The timing of a rezoning is a function of the adequacy of public infrastructure in the vicinity of the rezoning (such as roadways or adequate septic disposal) to address the public health, safety and general welfare of the community. Furthermore, since the Land Use Master Plan including the Future Land Use Pattern is designed for a period of future years, the demonstrated need for a particular land use or zoning designation is also a timing factor in considering a rezoning. The Plan can be amended when an error is found to have occurred in the original adoption of the Plan or when the circumstances upon which the Plan is based have significantly and substantially changed.

In addition to the administration of the Zoning Ordinance as a means of implementing the Land Use Master Plan which includes the consideration of rezonings, special use permits, site plan reviews, land divisions and private roads, a number of other techniques are available to the community. Means of preserving rural character and achieving other goals and objectives of the plan include a purchase of development rights (and/or transfer of development rights) program. Through these means, the location of development densities can be influenced. Consideration of land conservancy approaches can also be an effective technique to achieve goals of the Plan. Strong involvement with the Road Commission for Oakland County regarding road improvement programs and approval standards for private roads can be a determinant of development patterns. Public policy regarding future public sewer and/or water services will also influence implementation of the Land Use Master Plan.

The challenge for the community in implementing this Plan is to understand the cumulative impacts of individual decisions. Each application (i.e. rezoning, special land use, site plan, private road, land division or zoning ordinance text amendment) can contribute or detract from the achievement of the goals, objectives and policies of the Land Use Master Plan and the Recommended Future Land Use Pattern. As a part of the review of each application it is important to review the entire text of this plan in addition to the Recommended Future Land Use Pattern.

Zoning designations which are consistent with the recommended future land use pattern are shown below:

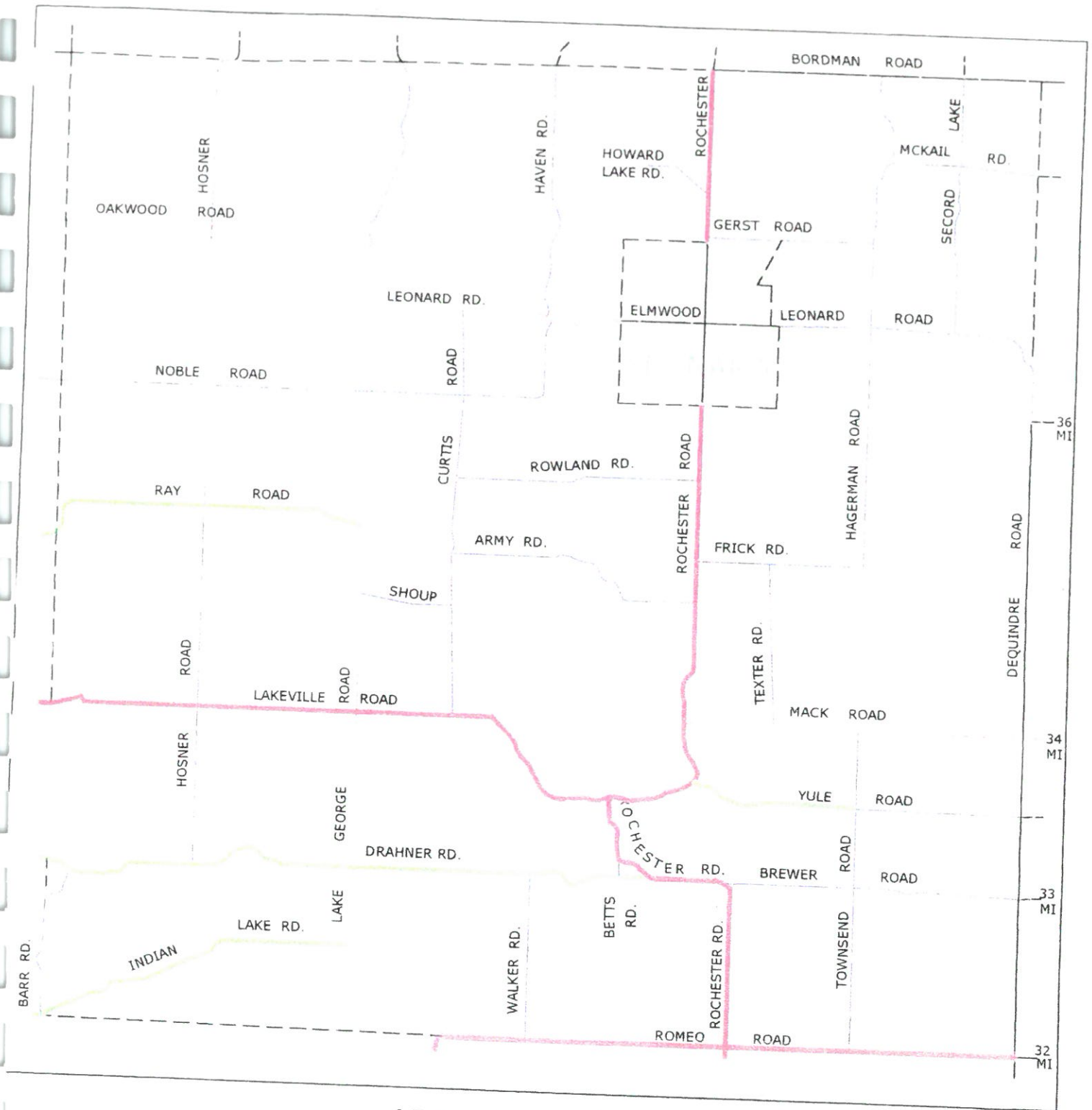
Recommended Future Land Use Pattern	Zoning District Designation
Agricultural & Rural Preservation	A Agricultural District
Rural Residential	R - E Rural Estates District
Suburban Estates Residential	S - E Suburban Estates District
Suburban Farms Residential	SF Suburban Farms District
Lake Area & Village Preservation	R -1 Residential District (1)
Medium-High Density Residential	MD Multiple Dwelling Residential District and M-P Mobile Home Park District
Recreational	REC Recreation District
Local Commercial	C - 1 Commercial District - Local P - O Professional Office District
Community Commercial	C - 2 Commercial District - General
Light & General Industrial	M - 1 Light Industrial District M - 2 General Industrial District
Public	P - 1 Public or Institutional District

(1) The Lake Area & Village Preservation areas are not recommended to be expanded in size. Zoning Ordinance #200 also contains the R-2 and R-3 Zoning Districts which are not recommended zoning categories in the Lake Area & Village Preservation Area. Future rezonings in the Lake Area & Village Preservation area for residential purposes should be R-1, RE, SE or SF Districts to be considered consistent with the Recommended Future Land Use Pattern.

APPENDICES

- A. Township Thoroughfare Plan
- B. Community Demographics and Housing Characteristics
- C. Natural Resource Base Overlays
- D. Development Guidelines
- E. Land Use / Land Cover
- F. Regional Development Forecast
- G. Parks & Recreation Plan
- H. List of Sources
- I. Ten Year Building Permit Summary
- J. Fragile Watercourse Area (Preserve & Protect)
- K. Background Map Atlas

APPENDIX A
TOWNSHIP THOROUGHFARE PLAN



ADDISON TOWNSHIP

PAVED COUNTY PRIMARY
GRAVEL COUNTY PRIMARY
PAVED COUNTY LOCAL
GRAVEL COUNTY LOCAL
NATURAL BEAUTY ROAD

STATE / FEDERAL HIGHWAY
LOCAL JURISDICTION (NON-COUNTY)
POLITICAL BOUNDARY (C-V-T)
PLANNED RIGHT-OF-WAY (FULL WIDTH)

TOWNSHIP MASTER THOROUGHFARE PLAN 2002

Paved Co. Primary Roads are Minor Thoroughfares

No Major Thoroughfares Exist or are Planned

APPENDIX B
COMMUNITY DEMOGRAPHICS AND
HOUSING CHARACTERISTICS

Community Profile for Addison Twp

Population and Households Overview

Component	1990 Census	2000 Census	Sep 2002 SEMCOG	2030 Forecast
Household Population	4,765	5,958	6,190	9,291
Group Quarters Population	20	149	149	149
Total Population	4,785	6,107	6,339	9,440
Households	1,593	2,049	2,137	3,680
Housing Units	1,711	2,161	2,252	n/a
Household Size	2.99	2.91	2.90	2.52

Population by Age

Age Groups	1990 Census	2000 Census	2030 Forecast
Age 0-4	452 (9%)	402 (7%)	541 (6%)
Age 5-17	898 (19%)	1,391 (23%)	1,767 (19%)
Age 18-34	1,275 (27%)	1,082 (18%)	1,688 (18%)
Age 35-64	1,845 (39%)	2,832 (46%)	4,077 (43%)
Age 65+	315 (7%)	400 (7%)	1,367 (14%)
Total Population	4,785	6,107	9,440

Population by Race and Hispanic Origin

Race	1990 Census	2000 Census One Race Checked	2000 Census Alone or Combined
White	4,726 (99%)	5,939 (97%)	5,997 (97%)
Black	13 (0%)	56 (1%)	66 (1%)
American Indian	15 (0%)	20 (0%)	20 (1%)
Asian	11 (0%)	13 (0%)	23 (0%)
Pacific Islander	0 (0%)	1 (0%)	2 (0%)
Other Race	20 (0%)	17 (0%)	32 (1%)
Multi-Racial	n/a	61 (1%)	n/a
Total Population	4,785 ¹	6,107	6,169 ²

Hispanic Origin	59 (1%)	106 (2%)	n/a
Not of Hispanic Origin	4,726 (99%)	6,001 (98%)	n/a

1 - 1990 total population may not equal the sum of the racial populations due to revisions to total population by the U.S. Census Bureau.

2 - 2000 total here will exceed the community's actual total population as those persons marking more than one race are counted in each race category they marked.

Population Age 25 or Older by Education

Highest Level of Educational Attainment	1990 Census	2000 Census
Did Not Graduate High School	464 (15%)	484 (12%)
Graduated High School	947 (32%)	1,079 (27%)
Some College, No Degree	767 (26%)	975 (25%)
Associate Degree	168 (6%)	309 (8%)
Bachelor's Degree	410 (14%)	713 (18%)
Graduate or Professional Degree	245 (8%)	419 (11%)
Total Population Age 25 or Older	3,001	3,979

Births by Race of Mother

Race of Mother	Annual Average 1991-1994	Annual Average 1995-1998	1999
White	51 (98%)	34 (100%)	38 (100%)
Black	0 (0%)	0 (0%)	0 (0%)
American Indian	1 (2%)	0 (0%)	0 (0%)
Asian or Pacific Islander	0 (0%)	0 (0%)	0 (0%)
Other or Unknown	0 (0%)	0 (0%)	0 (0%)
Total Births	52	34	38

Deaths by Race

Race	Annual Average 1991-1994	Annual Average 1995-1998	1999
White	18 (100%)	20 (100%)	27 (100%)
Black	0 (0%)	0 (0%)	0 (0%)
American Indian	0 (0%)	0 (0%)	0 (0%)
Asian or Pacific Islander	0 (0%)	0 (0%)	0 (0%)
Other or Unknown	0 (0%)	0 (0%)	0 (0%)
Total Deaths	18	20	27

Households by Type

Households	1990 Census	2000 Forecast	2030 Forecast
With Children	700 (44%)	864 (42%)	1,202 (33%)
Without Children	893 (56%)	1,185 (58%)	2,478 (67%)
Income Quartile 1	163 (10%)	115 (6%)	255 (7%)
Income Quartile 2	368 (23%)	402 (20%)	558 (15%)
Income Quartile 3	432 (27%)	513 (25%)	1,275 (35%)
Income Quartile 4	630 (40%)	1,019 (50%)	1,592 (43%)
Total Households	1,593	2,049	3,680

Household Income

Income Categories as Reported in Each Census	1990 Census	2000 Census
Less than \$10,000	73 (5%)	46 (2%)
\$10,000 to \$14,999	67 (4%)	71 (3%)
\$15,000 to \$24,999	216 (14%)	163 (8%)
\$25,000 to \$34,999	174 (11%)	145 (7%)
\$35,000 to \$49,999	314 (20%)	300 (14%)
\$50,000 to \$74,999	376 (24%)	386 (18%)
\$75,000 to \$99,999	222 (14%)	402 (19%)
\$100,000 to \$149,999	97 (6%)	335 (16%)
\$150,000 or more	38 (2%)	259 (12%)
Total Households ³	1,593	2,049

Median Household Income (In 1999 Dollars)	\$ 61,439	\$ 69,266 ⁴
Persons in Poverty	196 (4%)	343 (6%)

³ - Total households may not equal the sum of the households in the income distribution due to revisions to total households by the U.S. Census Bureau.

⁴ - Due to Census Bureau geography, Median Household Income for 2000 includes a village in the township total.

Housing Tenure

Tenure	1990 Census	2000 Census
Owner Occupied Units	1,451 (85%)	1,898 (88%)
Median Housing Value (In 2000 dollars)	\$ 151,307	\$ 227,500 ⁵
Renter Occupied Units	145 (8%)	152 (7%)
Median Contract Rent (In 2000 Dollars)	\$ 618	\$ 658 ⁵
Vacant Units	115 (7%)	111 (5%)
Total Housing Units	1,711	2,161

⁵ - Due to Census Bureau geography, Median Housing Value and Median Rent for 2000 includes a village in the township total.

Housing Units by Structure Type

Structure Type	1990 Census	2000 Census
One-Family Detached	1,396 (82%)	1,832 (85%)
One-Family Attached	12 (1%)	4 (0%)
Two-Family / Duplex	11 (1%)	9 (0%)
Multi-Unit Apartments	10 (1%)	31 (1%)
Mobile Homes	265 (15%)	284 (13%)
Other Units	16 (1%)	0 (0%)
Total Housing Units	1,711	2,161

Residential Building Permits

Structure Type	Annual Average 1991-1995	Annual Average 1996-2000	2001	2002
Single Family / Detached				
Condo	48	55	25	29
Townhouse / Attached Condo	0	0	0	0
Two-Family / Duplex	0	0	0	0
Multi-Family / Apartments	0	0	0	0
Total New Units	48	55	25	29
Total Units Demolished	1	1	0	0
Net Total	47	54	25	29

Employment by Industrial Class

Industrial Class	1990 Forecast	2000 Forecast	2030 Forecast
Agriculture, Mining, and Natural Resources	46 (8%)	66 (5%)	109 (4%)
Manufacturing	12 (2%)	24 (2%)	27 (1%)
Transportation, Communication, and Utility	19 (3%)	16 (1%)	45 (2%)
Wholesale Trade	n/a	n/a	n/a
Retail Trade	64 (11%)	340 (28%)	802 (32%)
Finance, Insurance, and Real Estate	58 (10%)	64 (5%)	130 (5%)
Services	369 (63%)	662 (54%)	1,298 (52%)
Public Administration	n/a	n/a	n/a
Total Employment	587	1,233	2,517

Vehicles Available Per Household

Number of Vehicles Available	1990 Census	2000 Census
None	28 (2%)	20 (1%)
One	256 (16%)	487 (24%)
Two	736 (47%)	899 (44%)
Three or More	574 (36%)	640 (31%)
Total Households ⁶	1,593	2,049

6 - Total households may not equal the sum of the households in the vehicles available distribution due to revisions to total households by the U.S. Census Bureau.

Commuting to Work

Means of Transportation to Work	1990 Census	2000 Census
Drove Alone	1,961 (84%)	2,643 (86%)
Carpool or Vanpool	244 (10%)	245 (8%)
Public Transportation	0 (0%)	0 (0%)
Walked to Work	41 (2%)	27 (1%)
Other Means	12 (1%)	25 (1%)
Worked at Home	87 (4%)	122 (4%)
Total Workers Age 16 or Older	2,345	3,062

APPENDIX C

NATURAL RESOURCE BASE OVERLAYS

Source:

Water Resources

Surface Water



Land Resources

Vegetative Resources

Recreation Lands

Development Suitability

Source:
Developed by Community

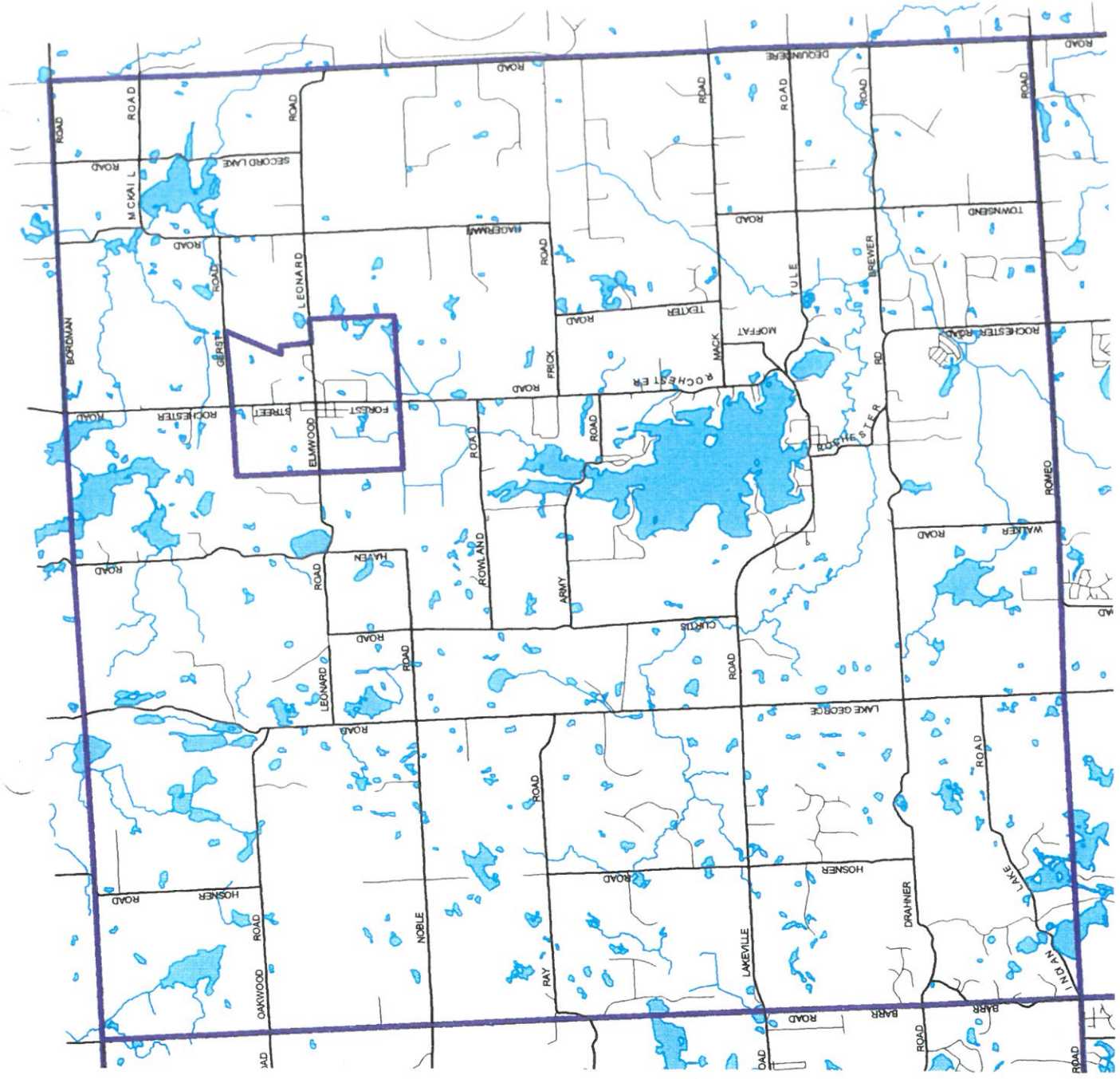
Developed by Community

Greenway Linkages

Source:
Developed by Community

Developed by Community

0 1 2 Miles

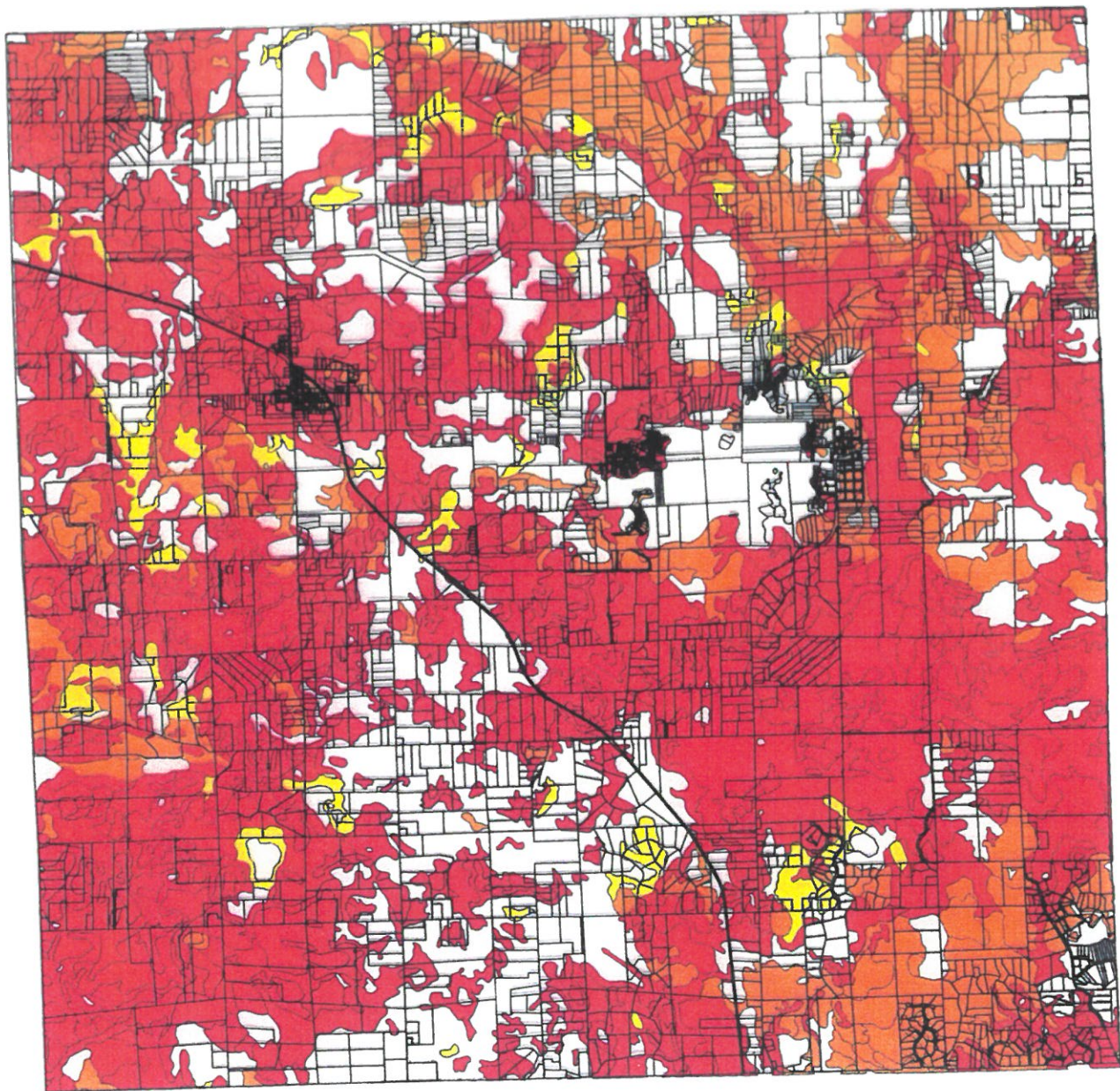


Addison Township

**Areas of Severe Sanitary
Facilities Limitations**

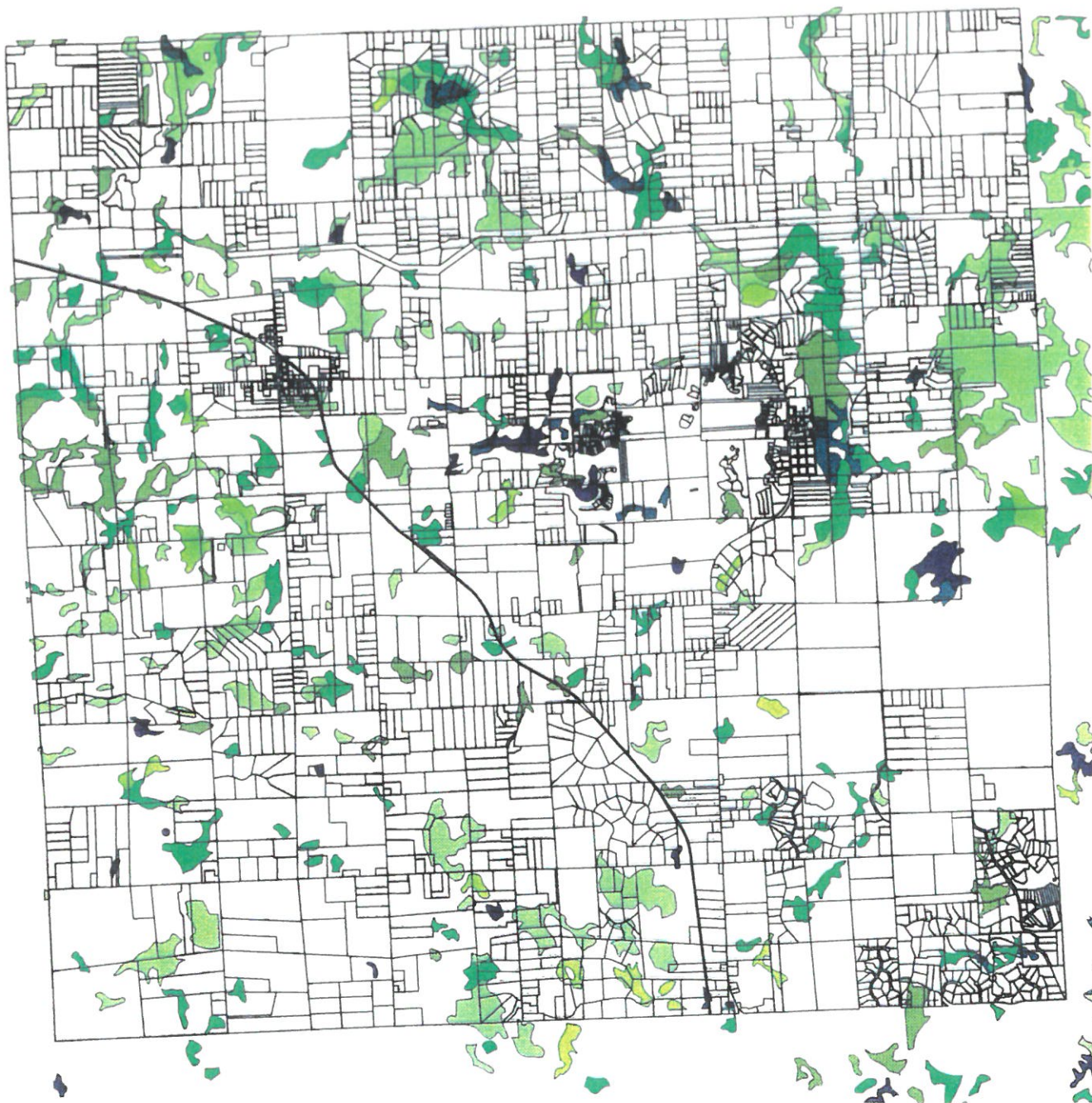
- Due to wetness, percs
slowly, ponding, flooding
- Due to poor
filtering capability
- Due to slope

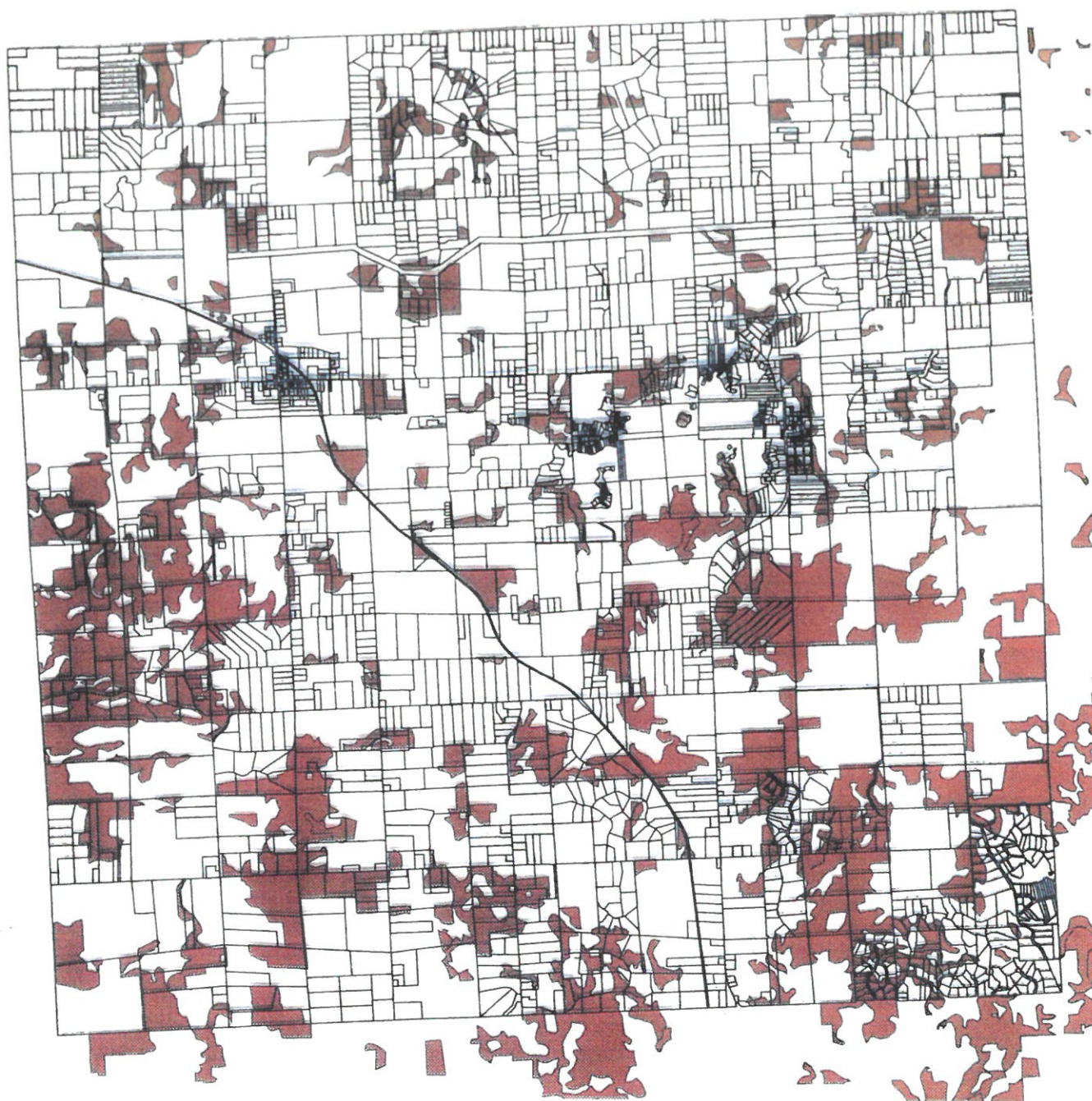
Source:
This soils information was
obtained from the Soil Survey
of Oakland County conducted
by the USDA and the SCS.



This wetlands data was
compiled using SEMCOG's
Land Use/Land Cover
information

- Forested Wetlands**
- Mixed wooded
 - Lowland Hardwood
 - Lowland Conifer
- Nonforested Wetlands**
- Aquatic Bed
 - Emergent
 - Flats
 - Shrub/scrub





**Deciduous/Coniferous
Woodlands**



NOTE:
As wetlands data was
implied using SEMCOG's
and Use/Land Cover
formation

Michigan Natural Features Inventory Potential Conservation/ Natural Areas

Major Road

Minor Road

Parcel

Lakes & Ponds

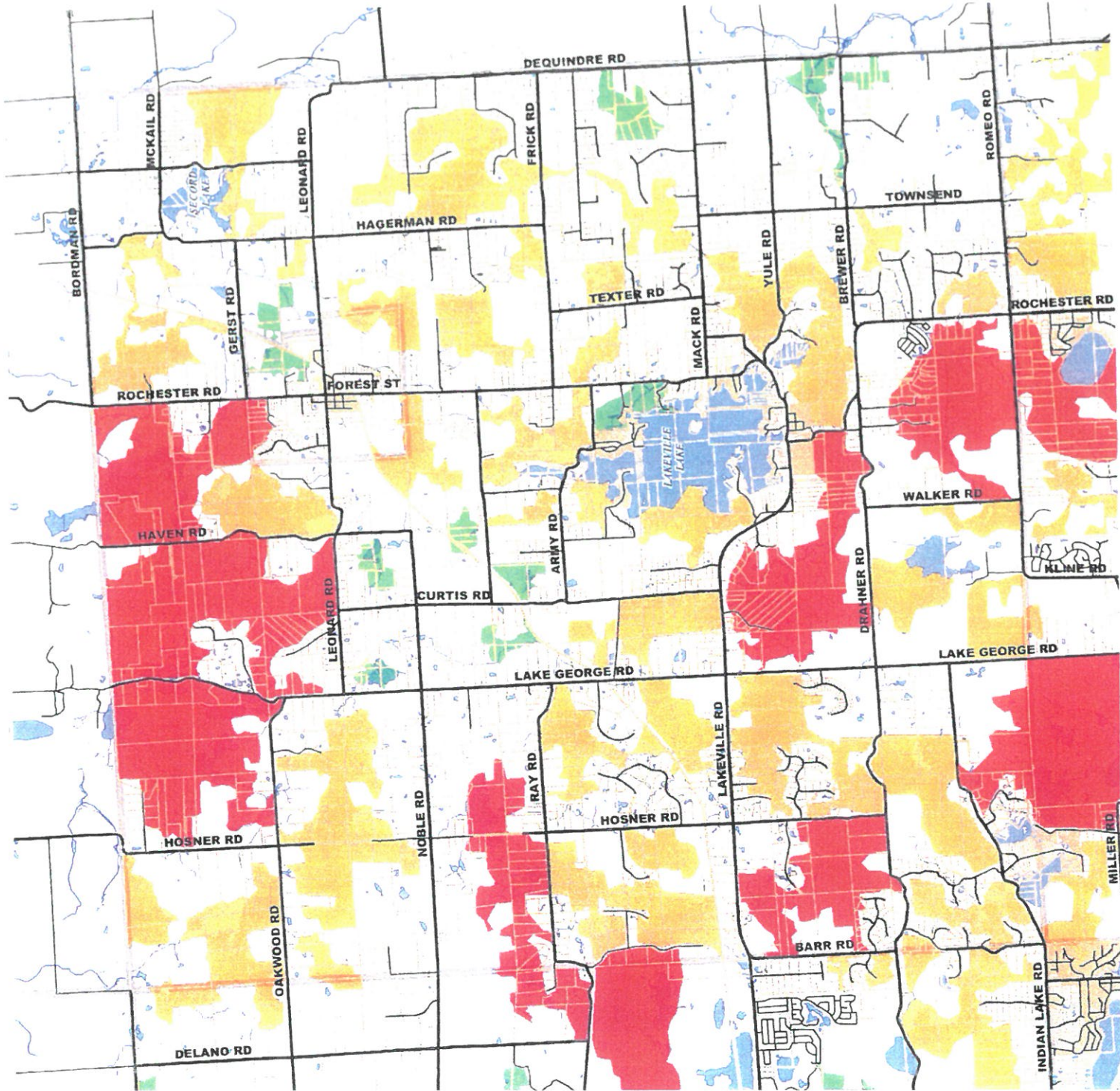
Rivers & Streams

Municipal Boundary

Priority One

Priority Two

Priority Three



APPENDIX D

DEVELOPMENT GUIDELINES

SETTING DEVELOPMENT GUIDELINES

The Development Guidelines relate to the community goals; however, the guidelines also include methods of achieving the objectives. The Development Guidelines provide a guide to the form of the Future Land Use Plan Map and are also useful for future planning decisions.

The Development Guidelines are subdivided into three main areas. These are Environmental, Land Use, and Circulation.

Environmental Guidelines

Woodlands

Woodland growth, if preserved and maintained in an undisturbed and natural condition, will constitute important physical, aesthetic, recreation and economic assets to existing and future residents of the Township. Specifically, woodland growth protects public health through the absorption of air pollutants and contamination and reduction of noise; it has a cooling effect in summer, is a windbreak in winter, and prevents soil erosion, silting and flooding.

Because environmental values, soil characteristics, tree growth, and related natural resource parameters are unique for each area or parcel of land in Addison Township, the following criteria should be considered and balanced with respect to each woodland area.

1. The preservation of woodlands, trees, similar woody vegetation and related natural resources should take priority over all forms of development.
 2. The impact of streets, highways, and other transportation corridors on the woodlands should be seriously considered along with alternatives for new or expanded transportation routes and for the location of proposed development.
 3. All development, including residential living units, should blend into the natural setting of the vegetative landscape for the absorption of noise, and for the protection of environmental values.
 4. Woodland areas should be preserved for low density residential development, outdoor recreation (including, but not limited to, hiking trails, sporting areas, trapping or hunting), forestry or nursery practices, natural beauty areas, or areas containing significant historic or cultural values.
 5. Density and intensity of development should be reduced in woodland areas.
 6. Roadsides containing significant tree growth should be considered for classification as scenic or natural beauty roads to maintain the wooded character within the thoroughfare right-of-way.
-

Wetlands

Increasing development and its associated demands have had the effect of encroaching upon, polluting or eliminating wetlands, and other natural hydrologic processes. Similar to woodlands, wetlands, if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreational and economic assets to existing and future residents of the Township. Wetlands in Addison Township shall be treated with the following criteria:

1. Development shall be regulated and limited to outdoor regulation, grazing, farming, forestry, and the operation and maintenance of existing dams and other water control devices, and temporary alteration or diversion of water levels or circulation for emergency maintenance or agricultural purposes, and only in compliance with State, County and local statutes and regulations.
2. Conservation of soil, vegetation, water, fish, and wildlife shall take priority over any of the aforementioned permitted development in a wetland area.
3. Less density and less intensive development shall be encouraged adjacent to areas found to be wetland.
4. Buffer zones along streams and swales shall be required by residential, commercial, or industrial development to prevent run-off of man-made pollutants, erosion, and other negative impacts.
5. Wetlands shall be regulated by the Township Wetland Ordinance.

Lakes and Groundwater

Providing and maintaining adequate water supplies to maintain a hydrologically balanced ecosystem is parallel with the importance of maintaining clean and safe water. Development often generates chemical by-products which can contaminate both surface waters and groundwater aquifers. Maintenance of groundwater is an essential element in the future of Addison Township. The following criteria shall be considered in making land use decisions in areas adjacent to surface waters or areas of known critical groundwater supplies:

1. Increased minimum lot areas shall be imposed for single family residential areas adjacent to surface water or located in areas experiencing a high water table.
 2. Septic systems and drain fields shall be located away from lakes and surface water.
 3. Areas in the Township with higher water tables shall be considered wetland unless a suitable sanitary sewer disposal method approved by the Oakland County Health Department and Addison Township is provided to protect the surface and groundwater supply.
 4. Development shall be encouraged in conjunction with fixed densities and open space areas which absorb surface water, control run-off, filter surface nutrients, and recharge groundwater supplies shall be encouraged.
-

-
5. On site retention and detention ponds to reduce nutrients and sedimentation and promote groundwater recharge shall be encouraged where useful and practical.
 6. Filling and dredging activities that may destroy wildlife and aquatic habitats and seriously affect water table levels shall be discouraged.
 7. All industrial, commercial, and industrial developments shall include plans for waste disposal methods which prevent wastes from entering water-flow systems, including groundwaters, lakes, streams and wetlands.

Topography and Soils

The existing grades and physiography of Addison Township can be retained by discouraging mass grading, mining, or extensive filling and land balancing. Soil erosion from housing construction, commercial and industrial development, road, and recreation use improvements, mining and agriculture may result in sedimentation of soils, impede storm sewers and road ditches, pollute streams, and silt lakes. Sedimentation resulting from erosion is a major water pollutant, therefore, preventing soil erosion and sedimentation techniques shall be employed in reviewing all land use proposals:

1. Development proposals shall be designed to relate with the existing topography and soils of the site.
2. Improvements such as streets, storm sewers or other features of the development, capable of carrying storm run-off in a safe manner, shall be scheduled for installation to the greatest extent possible before removing the vegetative cover from an area.
3. Whenever feasible, natural soil covers shall be retained and protected.
4. Temporary and permanent provisions shall be made to effectively prevent erosion and accommodate the increased run-off caused by changed soil and surface vegetation conditions during and after development. The permanent final vegetation and structures shall be installed as soon as practical in the development.
5. All mining and extractive operations shall be designed to prevent negative environmental impacts during the term of operation.
6. All permitted mining and extractive operations shall be designed from the onset of operations, to assure reclamation or restoration of mining sites after phase-out.

Land Use Guidelines

Agricultural

1. Maintain existing productive agriculture areas capable of producing without interference from non-agricultural uses.
 2. Maintain agricultural lands on levels of generally less than 6 percent slope.
-

-
3. Include P.A. 116 farmlands as agricultural land.
 4. Protect agricultural lands regardless of tract or parcel size as much as possible.
 5. Agricultural land should be maintained in less intensely developed areas away from major thoroughfares as much as possible.
 6. Preserve agricultural land in areas which are proposed for lower density or less intense development.
 7. Consider agricultural land uses broken up by lot splitting for transition of agriculture to residential development.

Residential Land Uses

1. Provide range of acceptable housing units to provide a wide range of choice.
2. Maintain the environmental quality of all residential areas.
3. Preserve residential structures in sound condition, and encourage rehabilitation and renovation of deficient residential buildings.
4. Develop residential density patterns which relate to natural and man-made environmental features.
5. Limit higher densities to areas which are served by improved public roads.
6. Discourage strip residential development and recognize the desirability of controlled access to the primary road system.
7. Provide facilities and services designed to stabilize and improve residential areas, including a level of public, semi-public, and community facilities consistent with the needs of the residents.
8. Improve living amenities in all residential neighborhoods through high standards of housing design and construction, increased privacy and quiet, and protection of open space.
9. Locate higher density residential uses, such as mobile home parks and multiple family residential with access to improved roads only.
10. Locate higher density residential development in accordance with existing patterns of development.

Commercial Development

Local Commercial (Convenience and Office)

1. Locate local commercial center development near existing traffic generators on soils suitable for commercial development containing 4-20 acres.
-

-
2. Provide alternative locations for choice and competition.
 3. Provide center locations on relatively flat large tracts with room for expansion.
 4. Consider existing commercial areas as suitable for additional commercial development/expansion.
 5. Locate commercial development on primary thoroughfares preferably at intersections of two primaries.

Non-Center (General and Wholesale)

1. Locate non-center commercial uses (land extensive uses, such as lumber yards, nurseries, implement and vehicle sales), and similar uses along primary thoroughfares.
2. Locate non-center commercial uses near other similar uses.
3. Locate non-center commercial uses away from residential uses as much as feasible.
4. Locate non-center commercial uses where an existing pattern is established.
5. Locate non-center commercial away from image establishment areas and Township gateways, etc., avoiding strip-commercial development.
6. Recognize shopping centers outside the Township as commercial resources. Require low-traffic and seasonal commercial uses to maximize protection of residential areas from traffic, noise, trespassing, vandalism, odors, and other negative impacts through site design, including buffers, setbacks and dust control.

Industrial Land Use

1. Restrict industry to light industry to insure compatibility with the natural environment and the low density residential community.
 2. Locate light industrial uses on primary roads with adequate truck access.
 3. Provide light industrial land with access.
 4. Locate light industry away from existing and proposed residential areas.
 5. Locate light industrial development with adequate soils for building, good drainage, and access.
 6. Coordinate industrial land uses with non-center commercial land uses.
-

Circulation

1. Insure recognition and coordination of Township plans with County and State highway planners.
2. Coordinate circulation planning with land use planning and development.
3. Provide a hierarchy of primary and local roads spaced so as to accommodate desired low density without encouraging over-development and disruption of the natural system and rural character of the Township.
4. Recognize the circulation relationships with surrounding communities, employment, and commercial centers.
5. Provide adequate access to major seasonal traffic generators.
6. Provide a system of secondary and local access with capacity to serve residential and agricultural areas.
7. Protect natural beauty and scenic road rights-of-way.
8. Coordinate the location of private roads and local public roads.
9. Insure that the Township is consulted in detail on all circulation proposals.

These development guidelines were first proposed in the 1983 Master Plan of the Township.

APPENDIX E
LAND USE / LAND COVER

Land Use / Land Cover

Land Use Type	1990 Acres	1995 Acres
Single-Family Residential	4,052 (18%)	4,006 (18%)
Commercial and Office	13 (0%)	13 (0%)
Institutional	37 (0%)	43 (0%)
Transportation, Communication and Utility	75 (0%)	75 (0%)
Cultural, Outdoor Recreation and Cemetery	252 (1%)	252 (1%)
Cultivated, Grassland, and Shrub	9,996 (44%)	10,037 (44%)
Woodland and Wetland	7,674 (34%)	7,668 (33%)
Extractive	109 (0%)	109 (0%)
Water	685 (3%)	688 (3%)
Total Acres ⁸	22,893	22,891

8 - 1990 and 1995 total acres may not be the same due to rounding errors and precision differences in GIS coverages.

APPENDIX F
REGIONAL DEVELOPMENT FORECAST

	Population				Households				Employment			
	Change				Change				Change			
	2000	2030	Number	Percent	2000	2030	Number	Percent	2000	2030	Number	Percent
Oakland County												
Addison Twp	6,107	9,574	3,467	56.8%	2,050	3,680	1,630	79.5%	1,234	2,522	1,288	104.4%
Auburn Hills	19,837	21,512	1,675	8.4%	8,064	9,753	1,689	20.9%	54,341	80,640	26,299	48.4%
Berkley	15,531	14,609	-922	-5.9%	6,678	6,736	58	0.9%	7,016	7,901	885	12.6%
Beverly Hills	10,437	10,340	-97	-0.9%	4,085	4,170	85	2.1%	2,949	3,744	795	27.0%
Bingham Farms	1,030	963	-67	-6.5%	445	460	15	3.4%	6,990	8,102	1,112	15.9%
Birmingham	19,291	19,261	-30	-0.2%	9,131	9,220	89	1.0%	22,795	21,592	-1,203	-5.3%
Bloomfield Hills	3,940	3,959	19	0.5%	1,520	1,574	54	3.6%	15,677	21,840	6,163	39.3%
Bloomfield Twp	43,023	38,872	-4,151	-9.6%	16,804	17,410	606	3.6%	24,926	33,422	8,496	34.1%
Brandon Twp	13,230	18,754	5,524	41.8%	4,475	6,736	2,261	50.5%	1,894	3,878	1,984	104.8%
Clarkston	962	923	-39	-4.1%	406	411	5	1.2%	3,322	4,424	1,102	33.2%
Clawson	12,732	10,675	-2,057	-16.2%	5,572	5,509	-63	-1.1%	6,408	6,254	-154	-2.4%
Commerce Twp	30,349	41,519	11,170	36.8%	10,708	16,243	5,535	51.7%	10,752	14,877	4,125	38.4%
Farmington	10,423	9,665	-758	-7.3%	4,825	4,857	32	0.7%	8,126	7,533	-593	-7.3%
Farmington Hills	82,111	77,505	-4,606	-5.6%	33,559	35,761	2,202	6.6%	78,828	87,581	8,753	11.1%
Ferdale	22,105	18,021	-4,084	-18.5%	9,872	9,899	27	0.3%	11,313	11,201	-112	-1.0%
Franklin	2,937	2,720	-217	-7.4%	1,073	1,103	30	2.8%	2,907	3,086	179	6.2%
Groveland Twp	6,150	7,377	1,227	20.0%	2,106	2,818	712	33.8%	927	2,327	1,400	151.0%
Hazel Park	18,963	15,911	-3,052	-16.1%	7,284	7,178	-106	-1.5%	4,882	3,714	-1,168	-23.9%
Highland Twp	19,169	21,847	2,678	14.0%	6,786	8,657	1,871	27.6%	6,409	10,203	3,794	59.2%
Holly	6,135	6,707	572	9.3%	2,412	2,947	535	22.2%	3,267	4,962	1,695	51.9%
Holly Twp	3,902	5,363	1,461	37.4%	1,321	2,040	719	54.4%	816	1,798	982	120.3%
Huntington Woods	6,151	5,664	-487	-7.9%	2,381	2,422	41	1.7%	1,951	2,537	586	30.0%
Independence Twp	32,581	38,247	5,666	17.4%	11,765	15,382	3,617	30.7%	7,725	11,065	3,340	43.2%
Keego Harbor	2,769	2,878	109	3.9%	1,223	1,313	90	7.4%	1,426	1,734	308	21.6%
Lake Angelus	326	336	10	3.1%	132	139	7	5.3%	52	74	22	42.3%

	Population				Households				Employment			
	Change				Change				Change			
	2000	2030	Number	Percent	2000	2030	Number	Percent	2000	2030	Number	Percent
Oakland County												
Lake Orion	2,715	2,997	282	10.4%	1,198	1,317	119	9.9%	1,715	2,077	362	21.1%
Lathrup Village	4,236	3,840	-396	-9.3%	1,621	1,631	10	0.6%	3,869	4,090	221	5.7%
Leonard	332	308	-24	-7.2%	124	149	25	20.2%	121	172	51	42.1%
Lyon Twp	11,041	52,457	41,416	375.1%	3,887	19,902	16,015	412.0%	3,112	11,690	8,578	275.6%
Madison Heights	31,101	26,363	-4,738	-15.2%	13,299	13,539	240	1.8%	28,877	27,839	-1,038	-3.6%
Milford	6,272	6,664	392	6.3%	2,427	2,879	452	18.6%	5,716	8,640	2,924	51.2%
Milford Twp	8,999	11,259	2,260	25.1%	3,043	4,273	1,230	40.4%	4,888	15,970	11,082	226.7%
Northville (Part)	3,352	3,198	-154	-4.6%	1,303	1,337	34	2.6%	1,477	2,390	913	61.8%
Novi	47,579	80,342	32,763	68.9%	18,792	35,834	17,042	90.7%	35,038	51,545	16,507	47.1%
Oak Park	29,793	25,411	-4,382	-14.7%	11,104	11,081	-23	-0.2%	11,995	9,542	-2,453	-20.5%
Oakland Twp	13,071	26,436	13,365	102.2%	4,341	9,423	5,082	117.1%	1,756	5,700	3,944	224.6%
Orchard Lake	2,215	2,253	38	1.7%	750	775	25	3.3%	1,232	1,482	250	20.3%
Orion Twp	30,748	42,502	11,754	38.2%	11,048	16,030	4,982	45.1%	9,065	17,558	8,493	93.7%
Ortonville	1,535	1,803	268	17.5%	537	643	106	19.7%	654	1,322	668	102.1%
Oxford	3,540	2,972	-568	-16.0%	1,402	1,529	127	9.1%	1,649	2,483	834	50.6%
Oxford Twp	12,485	26,542	14,057	112.6%	4,385	10,258	5,873	133.9%	3,576	6,789	3,213	89.8%
Pleasant Ridge	2,594	2,431	-163	-6.3%	1,110	1,132	22	2.0%	952	1,220	268	28.2%
Pontiac	66,337	75,546	9,209	13.9%	24,234	30,207	5,973	24.6%	62,956	78,095	15,139	24.0%
Rochester	10,467	10,781	314	3.0%	4,667	4,979	312	6.7%	17,453	18,428	975	5.6%
Rochester Hills	68,825	72,916	4,091	5.9%	26,315	30,920	4,605	17.5%	29,468	38,156	8,688	29.5%
Rose Twp	6,210	8,958	2,748	44.3%	2,144	3,626	1,482	69.1%	397	930	533	134.3%
Royal Oak	60,062	52,746	-7,316	-12.2%	28,880	29,169	289	1.0%	42,258	43,906	1,648	3.9%
Royal Oak Twp	5,446	5,625	179	3.3%	2,511	2,531	20	0.8%	3,933	3,749	-184	-4.7%
Southfield	10,036	11,563	1,527	15.2%	4,246	5,049	803	18.9%	2,868	4,615	1,747	60.9%
Southfield	78,322	73,995	-4,327	-5.5%	33,996	35,520	1,524	4.5%	128,341	126,708	-1,633	-1.3%

APPENDIX G

PARKS & RECREATION PLAN

**NOTE: THE ADDISON TOWNSHIP PARKS AND RECREATION MASTER
PLAN 2002 - 2007 IS AVAILABLE IN A SEPARATE PUBLICATION
AND IS INCORPORATED HEREWITH BY REFERENCE AS ADOPTED IN
FEBRUARY 2002**

APPENDIX H
LIST OF SOURCES

List of Sources Used in the Addison Township Land Use Master Plan

1. Addison Township Master Plan - January 1993
2. Resource Conservation Through Community Planning
(adaptation of publication 131-1980: Conserve Oakland County's
Natural Resources - A Manual for Planning and Implementation -
August 1997
3. 1990 and 2000 US Decennial Census
4. 2030 Regional Development Forecast for Southeast Michigan -
semcog - October 2001
5. Addison Township Parks and Recreation Plan 2002 - 2007

APPENDIX I

TEN YEAR BUILDING PERMIT SUMMARY

Building Permits

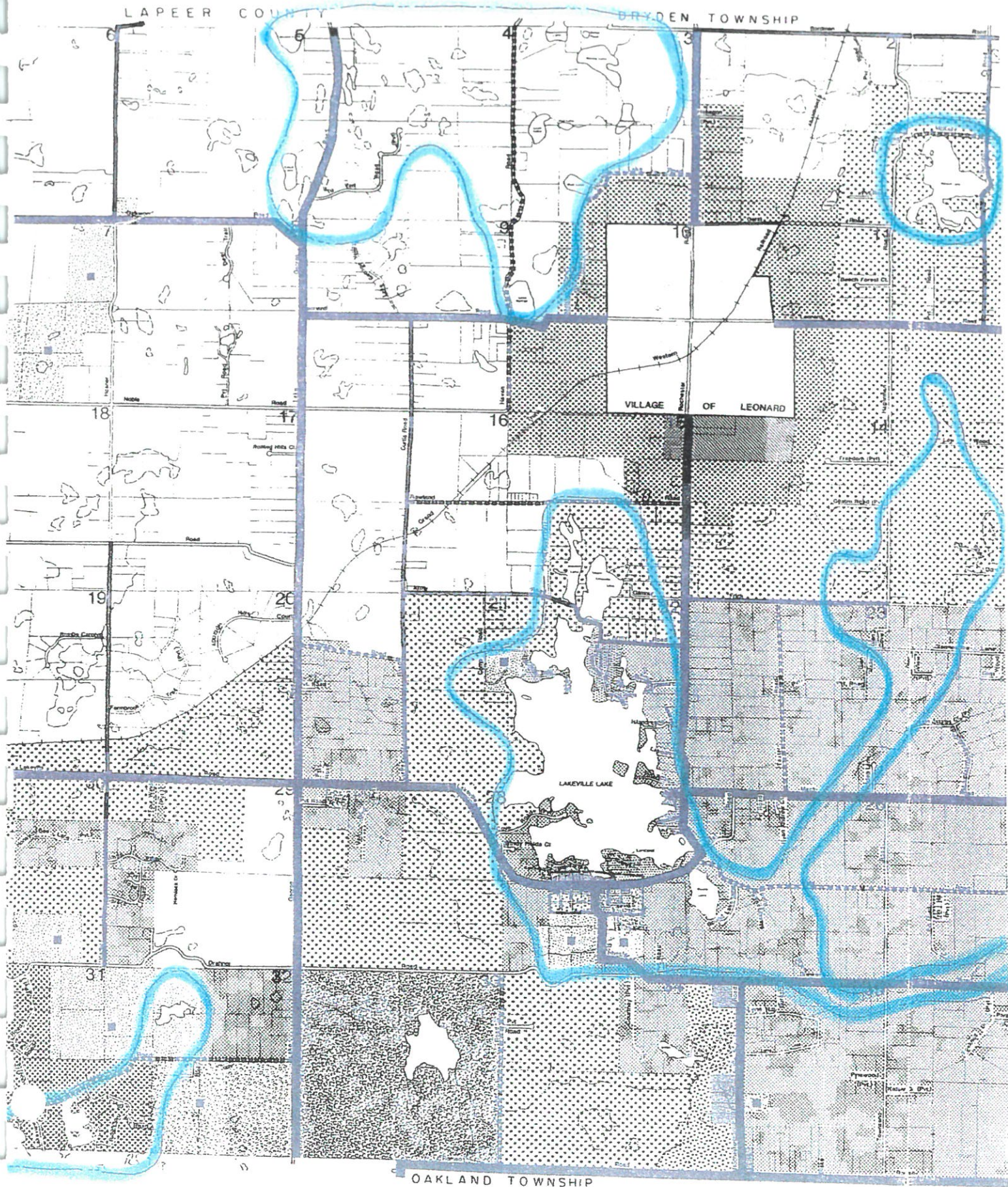
Addison Twp Summary

Year	New Units Permitted			Units Demolished			New Units	Totals Demo Units	Net
	Single Family	Two Family	Multi Family	Single Family	Two Family	Multi Family			
1992	47	0	0	4	0	0	47	4	43
1993	45	0	0	0	0	0	45	0	45
1994	58	0	0	0	0	0	58	0	58
1995	51	0	0	0	0	0	51	0	51
1996	67	0	0	2	0	0	67	2	65
1997	60	0	0	2	0	0	60	2	58
1998	49	0	0	0	0	0	49	0	49
1999	45	0	0	0	0	0	45	0	45
2000	55	0	0	0	0	0	55	0	55
2001	25	0	0	0	0	0	25	0	25
2002	4	0	0	0	0	0	4	0	4
Totals Over Period	506	0	0	8	0	0	506	8	498

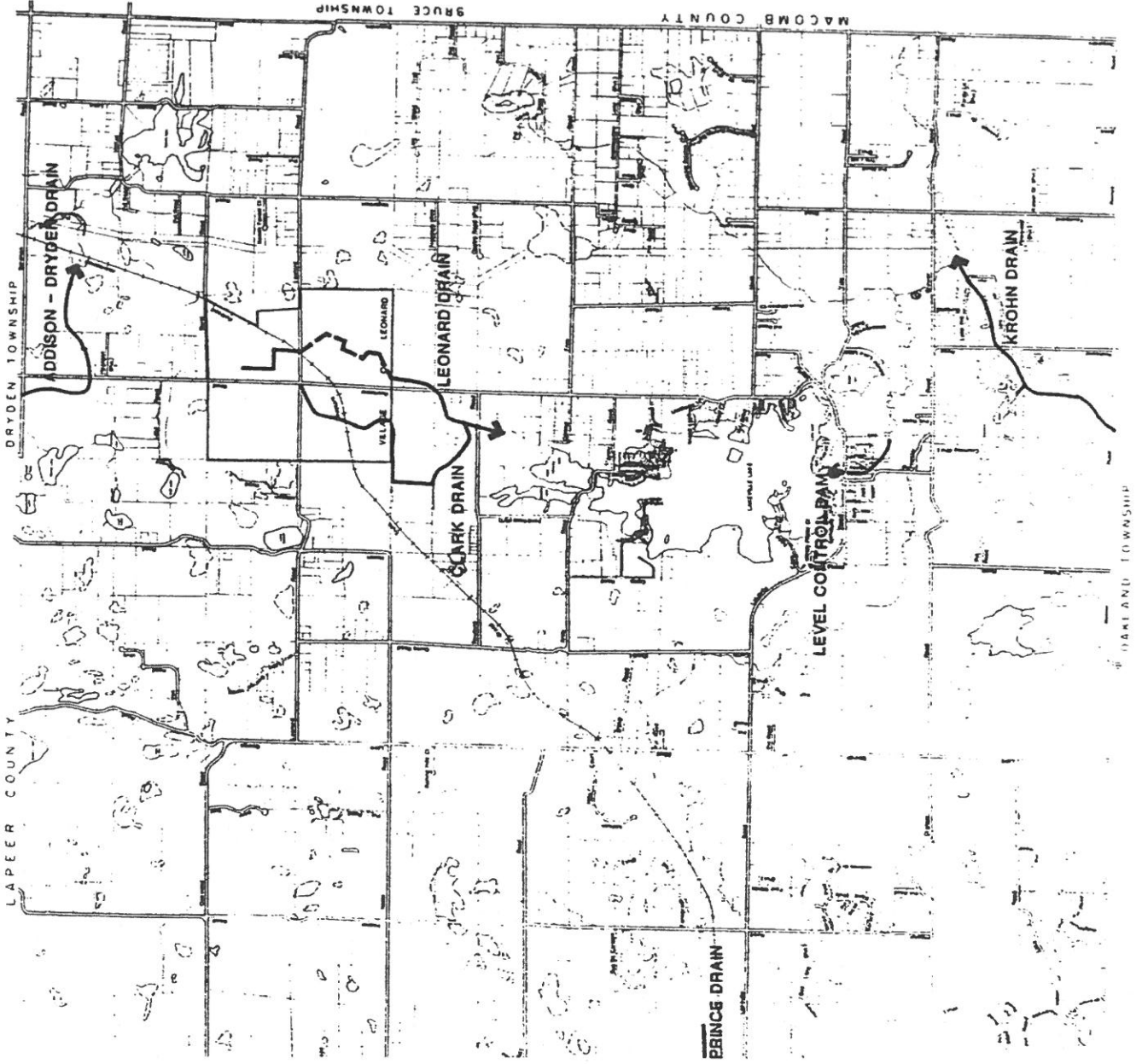
APPENDIX J

FRAGILE WATER COURSE AREAS

 **FRAGILE WATERCOURSE AREA (PRESERVE & PROTECT)**



APPENDIX K
BACKGROUND MAP ATLAS

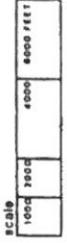


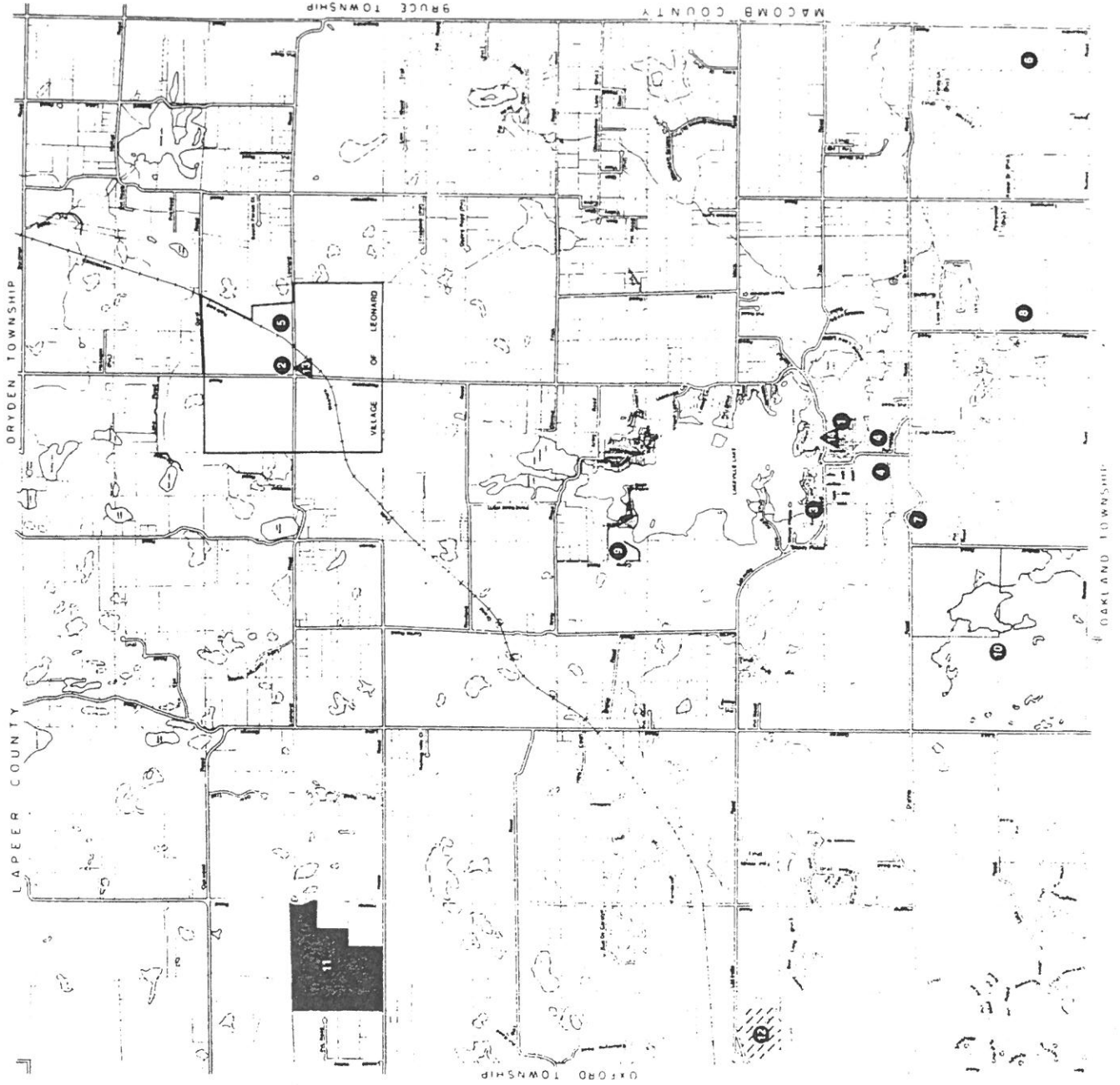
LEGEND

- ENCLOSED DRAIN
- OPEN DITCH DRAIN
- LOWER TERMINUS DIRECTION OF FLOW
- DAM

DRAIN DISTRICTS ADDISON TOWNSHIP OAKLAND COUNTY - MICHIGAN

McKenna Associates, Incorporated
Community Planning • Urban Design
Farmington Hills, Michigan
12/31/91





LEGEND

1 ADDISON TOWNSHIP COMPLEX: TOWNSHIP HALL, ADDISON TOWNSHIP FIRE STATION #2, ADDISON TOWNSHIP LIBRARY, OAKLAND COUNTY SHERIFF'S DEPARTMENT SUB-STATION

2 FIRE STATION #1

3 MDNR PUBLIC BOAT LAUNCH

4 LAKEVILLE SWAMP (MACOMB)

5 LEONARD ELEMENTARY, OXFORD PUBLIC SCHOOLS

6 HAMILTON-PARSONS ELEMENTARY SCHOOL, ROMEO PUBLIC SCHOOLS

7 LAKEVILLE CEMETERY

8 ROCHESTER RIDING ACADEMY

9 SALVATION ARMY CAMP

10 ADDISON OAKS COUNTY PARK

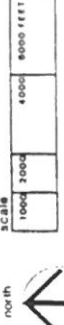
11 MULBURY HILLS GOLF COURSE

12 MT. GRAMPANIAN SKI HILL (CLOSED)

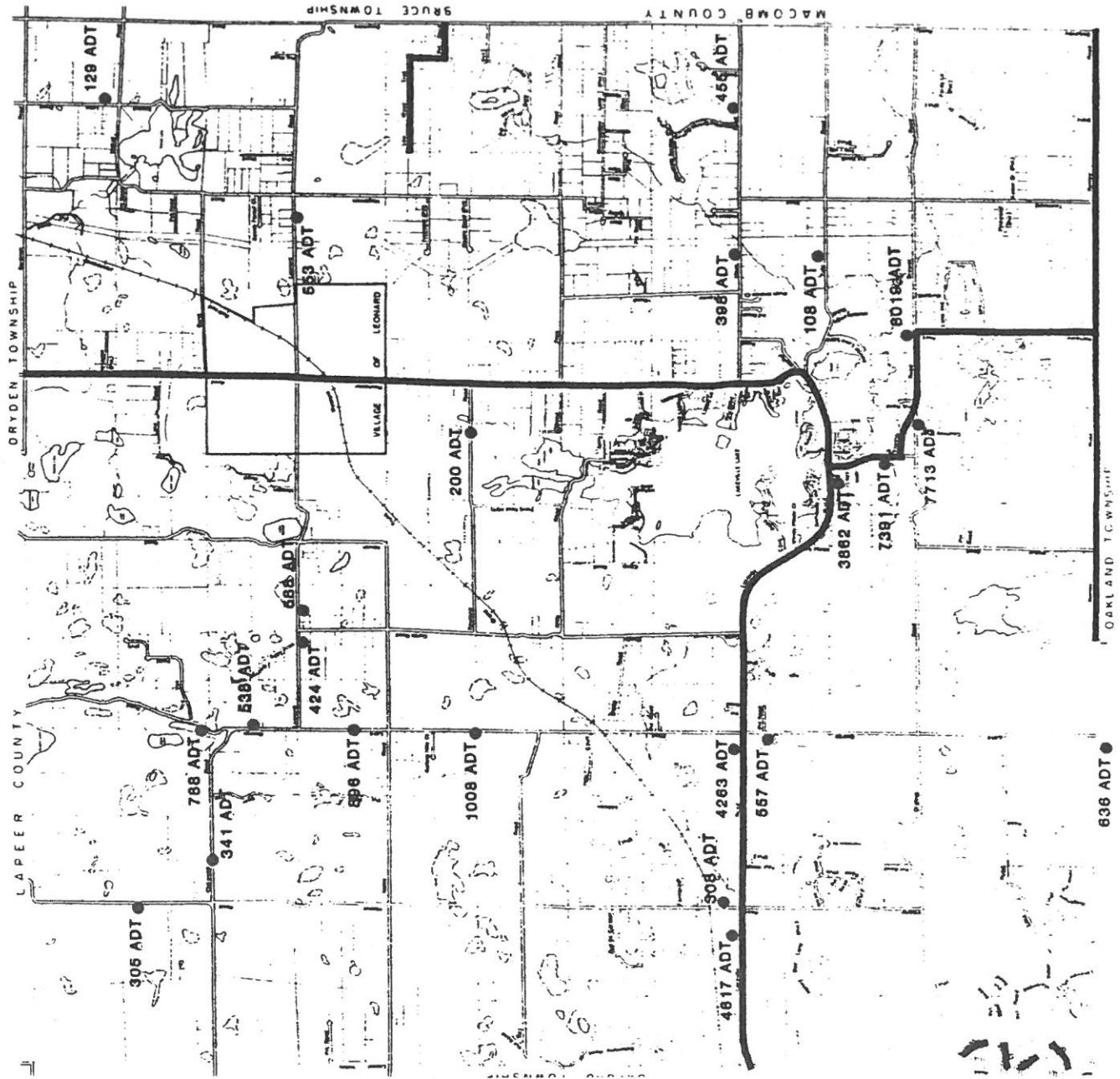
13 LAKEVILLE POST OFFICE

14 LEONARD POST OFFICE

EXISTING COMMUNITY FACILITIES ADDISON TOWNSHIP OAKLAND COUNTY - MICHIGAN



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Farmington Hills, Michigan
12/31/91



LEGEND

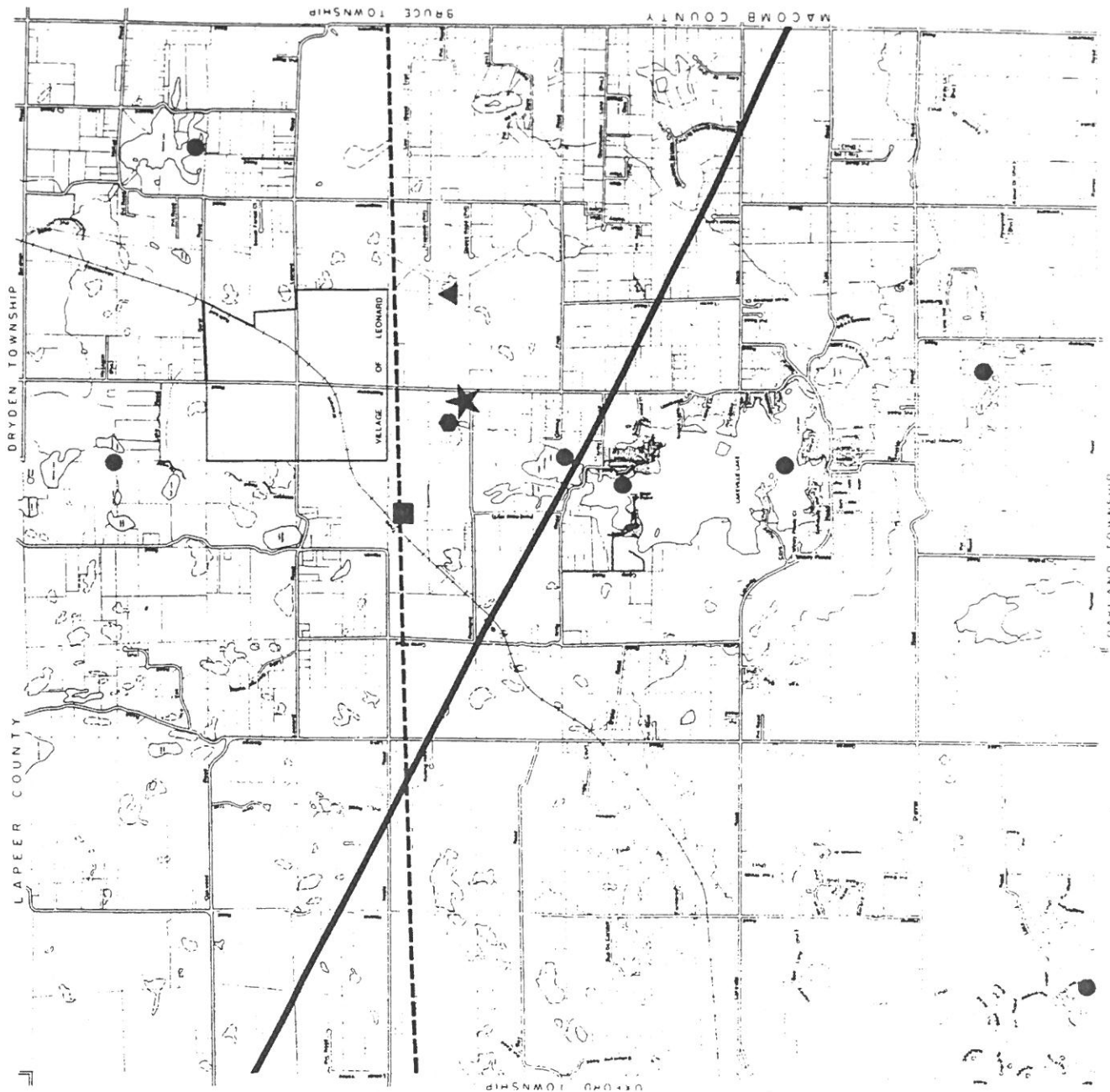
- PAVED ROADS
- AVERAGE DAILY TRAFFIC
- 24 HOUR VOLUME

TRAFFIC VOLUMES & ROAD CONDITIONS ADDISON TOWNSHIP

OAKLAND COUNTY - MICHIGAN



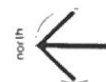
MEKema Associates, Incorporated
Community Planning - Urban Des
Farmington Hills, Michi
12/30/81



LEGEND

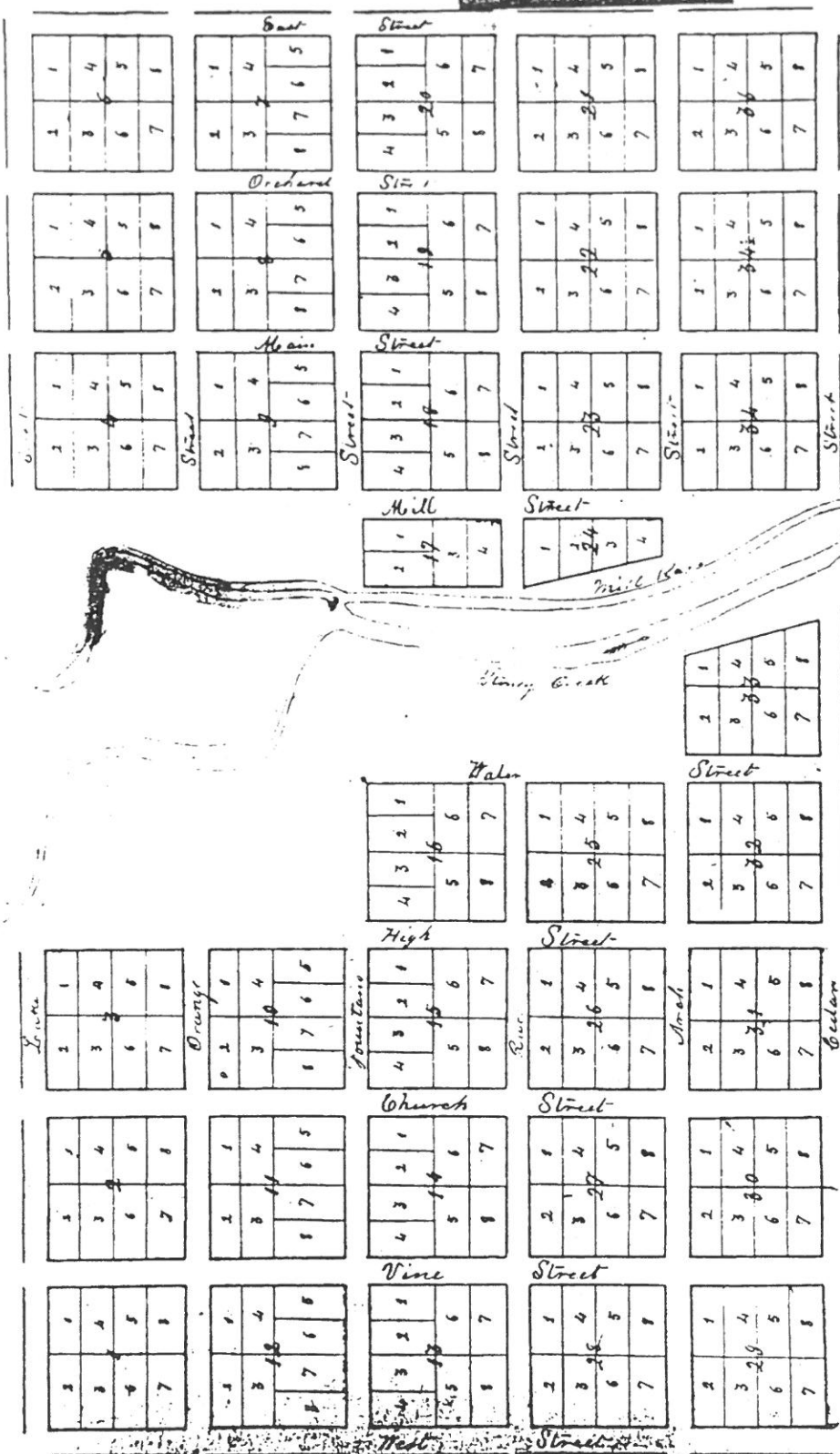
- LAKEVILLE GAS ASSOCIATES ACT 307 SITE
- ▲ GRACE PETROLEUM
- SEWAGE/SEPTIC SENSITIVE AREAS
- LAKEHEAD PIPELINE PUMPING STATION
- ★ MICHCON PIPELINE TRANSMISSION STATION
- LAKEHEAD PIPELINE
- CONSUMERS POWER PIPELINE

ENVIRONMENTAL THREATS ADDISON TOWNSHIP OAKLAND COUNTY - MICHIGAN



MCKenna Associates Incorporated
Community Planning • Urban Design
Farmington Hills, Michigan
12/31/91

2/10/1911



ORIGINAL PLAT OF LAKEVILLE

NORTH
not to scale