

**Birch Run Township
Township Board/Planning Commission Work Session
Joint Growth Management Plan
October 8, 1998
7:00 pm**

- 1) CALL TO ORDER
- 2) REVIEW OF ALTERNATIVE CONCEPTS
 - a. Maintain Rural Character in Outlying Areas
 - b. Provide for existing Commercial/Residential development outside Urban Services Boundary
 - c. Land Use within the Urban Services Boundary
 - d. Growth Management Boundary
- 5) PREPARATIONS FOR NEXT JOINT MEETING WITH VILLAGE
- 6) OTHER

*This is Where We left off with
Growth Management Plan*

GENERAL CONCEPT DETAILS - BIRCH RUN TOWNSHIP

At the last Village of Birch Run, Birch Run Township Joint Planning Commission meeting consensus was reached on several general concepts, with the details of those concepts to be worked out by the Village and Township separately in those areas that were primarily the interest of one municipality or the other. This report reviews those items that involve the township, and provide suggested approaches to implementing each concept.

A. Maintain Rural Character in Outlying Areas

The goal of the area covering the majority of Birch Run Township outside the urban services area is to continue to provide land for agricultural activities while allowing residential development that respects the existing rural character of the area. The general approach agreed to was clustering or open space concept in which residences are grouped together and a large portion of the original site is kept as open space. Several issues must be addressed in crafting a rural cluster zoning district, including:

- ✧ Will clustering be encouraged or required?
- ✧ What density of development is permitted?
- ✧ What is the minimum lot size allowed?
- ✧ What is the minimum open space required?
- ✧ What is the minimum size of a parcel to which the open space concept can be applied?

Recommendation: Township Board and Planning Commission members had an opportunity to tour development in Hamburg Township designed under that community's open space guidelines. They were impressed with the results of Hamburg's program, so we are proposing an open space district modeled on Hamburg's. The principle elements are:

- ✧ Open space development is optional.
- ✧ Parcels over 10 acres in size are eligible for open space development approval.
- ✧ To encourage use of open space design, a density bonus is provided that permits 50% more dwelling units.
- ✧ A minimum of 40% of the site must be retained as permanent open space.
- ✧ A 15% bonus in dwelling units is given if the development provides 60% or more in open space.
- ✧ The Planning Commission has complete discretion in reducing lot sizes, lot width and building setbacks in open space developments as part of site plan approval.

B. Provide for Existing Commercial Medium Density Residential Development Outside the Urban Services Boundary

There are currently parcels zoned and/or used for commercial and medium density residential development that are outside the currently proposed boundaries of the Urban Services area. The issue of how those parcels should be addressed until such time as the boundary is expanded can be addressed in one of three ways.

1. All parcels are zoned rural residential/open space and all existing commercial and medium density residential uses become non-conforming.
2. All parcels currently used for commercial and medium density residential uses are zoned for those uses but all vacant parcels are zoned rural residential/open space.
3. All parcels currently zoned commercial or medium density residential will remain zoned as such.

Recommendation: We recommend that the township adopt option 3.

C. Land Use Within the Urban Services Boundary

It was agreed that expansion of commercial industrial high/medium density residential development should occur within the urban services boundary. The arrangement of those land uses within that boundary was left to the village and township to decide. The Village has proposed a general arrangement of land uses within the village boundaries. Attached is a map proposing the arrangement of future land uses within the township's portion of the urban services area. The proposed arrangement of land uses is based upon the following criteria:

- ✧ Concentrate commercial, industrial and high density residential land uses on major roads.
- ✧ Concentrate commercial uses in the boundaries of the township DDA.
- ✧ Assume a second interchange is built at I-75 and Burt Road.
- ✧ Assume that future demand for high density residential development will be provided by expansion of the existing Mobile Home Park in the township on vacant land already zoned for Mobile Home Development.
- ✧ Coordinate future land uses with those uses existing and proposed on adjacent land in the village.

It is not anticipated that the area within the Urban Services boundary will be "built-out" over the planning period, particularly in the areas designated for medium

density residential development. The intent of this map is to serve as a guide to the general arrangement of the land uses and is not a zoning map.

Recommendation: The general arrangement of land uses as proposed be incorporated into the plan, with the understanding that these are general land use arrangements and not a zoning map.

D. Location of Urban Services Boundary

The concept of an Urban Services Boundary was approved at the last joint meeting but the location of boundary was not established. Below is an explanation of the rational of the existing boundaries as they area currently proposed.

- ✧ At least some area on all sides of the village were included in the boundary in recognition that the village plan proposes medium density residential, commercial or industrial development at all of their boundaries.
- ✧ The boundary area was intended to be compact and discourage linear strip development radiating out from the village.
- ✧ Except on Elms Road and a portion of I-75, the boundary does use streets as boundaries. That is because if sewer and/or water is extend to parts of the Urban Services area, it will most likely be placed in the roadway, allowing service to both sides of the road.
- ✧ The northeast boundary follows the boundary of the Township DDA. The DDA is an area identified for commercial development and is also an area where tax increment financing can be used to help pay for cost of improvements.
- ✧ The northern boundary is an extension of the DDA's northern boundary to the western edge of the township.
- ✧ The western boundary is the western edge of the township.
- ✧ The southern boundary was established to tie the township park, a potential interchange at Burt Road and the golf course being developed at the intersection of Burt and Beyer Roads.
- ✧ The eastern boundary is an southern extension of the DDA boundary to it's intersection with Dixie Highway.

Recommendation: That the currently proposed Urban Services boundaries be adopted and that the plan outline the basis under which the boundaries would be changed.