

# Livingston County Master Plan

LAND USE & GROWTH MANAGEMENT

NATURAL RESOURCES

PARKS & RECREATION

## Livingston County, Michigan



TECHNOLOGY

HAZARD MITIGATION



TRANSPORTATION & INFRASTRUCTURE



ECONOMIC DEVELOPMENT



Adopted October 2018

AGRICULTURE & RURAL ENVIRONMENT

HOUSING

SOCIAL EQUITY

Through collaboration and cooperation we will work together to build a shared future

**RESOLUTION**

**LIVINGSTON COUNTY PLANNING COMMISSION  
LIVINGSTON COUNTY, MICHIGAN**

**LIVINGSTON COUNTY PLANNING COMMISSION RESOLUTION  
TO ADOPT A NEW COUNTY MASTER PLAN**

**OCTOBER 17, 2018**

**WHEREAS**, Livingston County Planning Department and the Livingston County Planning Commission has prepared a proposed Master Plan for the future use, development, and preservation of lands within the County in accordance with the procedures set forth in Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, MCL 125.3801 et seq (the "Act"); and

**WHEREAS**, the Livingston County Planning Commission finds that the proposed Master Plan is desirable and proper and furthers the future use, development and preservation goals and strategies of the County; and

**WHEREAS**, on October 17, 2018, the Livingston County Planning Commission held a duly noticed public hearing to consider approval of the proposed Master Plan in accordance with the Act; and

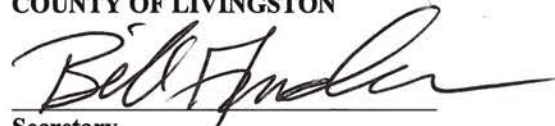
**WHEREAS**, the Livingston County Planning Commission now desires to approve the proposed Master Plan.

**THEREFORE, BE IT RESOLVED,**

1. The Planning Commission hereby approves the Master Plan attached hereto as Exhibit A.
2. The Secretary of the Planning Commission shall submit a copy of the Master Plan to the Livingston County Board of Commissioners.
3. The Master Plan shall be effective as of the date of adoption of this resolution.

**YEAS:** 6  
**NAYS:** 0

**STATE OF MICHIGAN  
COUNTY OF LIVINGSTON**



**Secretary  
Livingston County Planning Commission**



**Chair  
Livingston County Planning Commission**



**Director  
Livingston County Department of Planning**

**DATE OF ADOPTION:** 17 October 2018

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## **LIVINGSTON COUNTY PLANNING DEPARTMENT**

Kathleen J. Kline-Hudson, Director

Robert Stanford, Principal Planner

Scott Barb, Principal Planner

## ACKNOWLEDGEMENTS

***We offer our sincerest thanks to the following individuals and organizations that assisted Livingston County Planning Department with the draft of this Livingston County Master Plan. Your contributions were critical to our success in this endeavor.***

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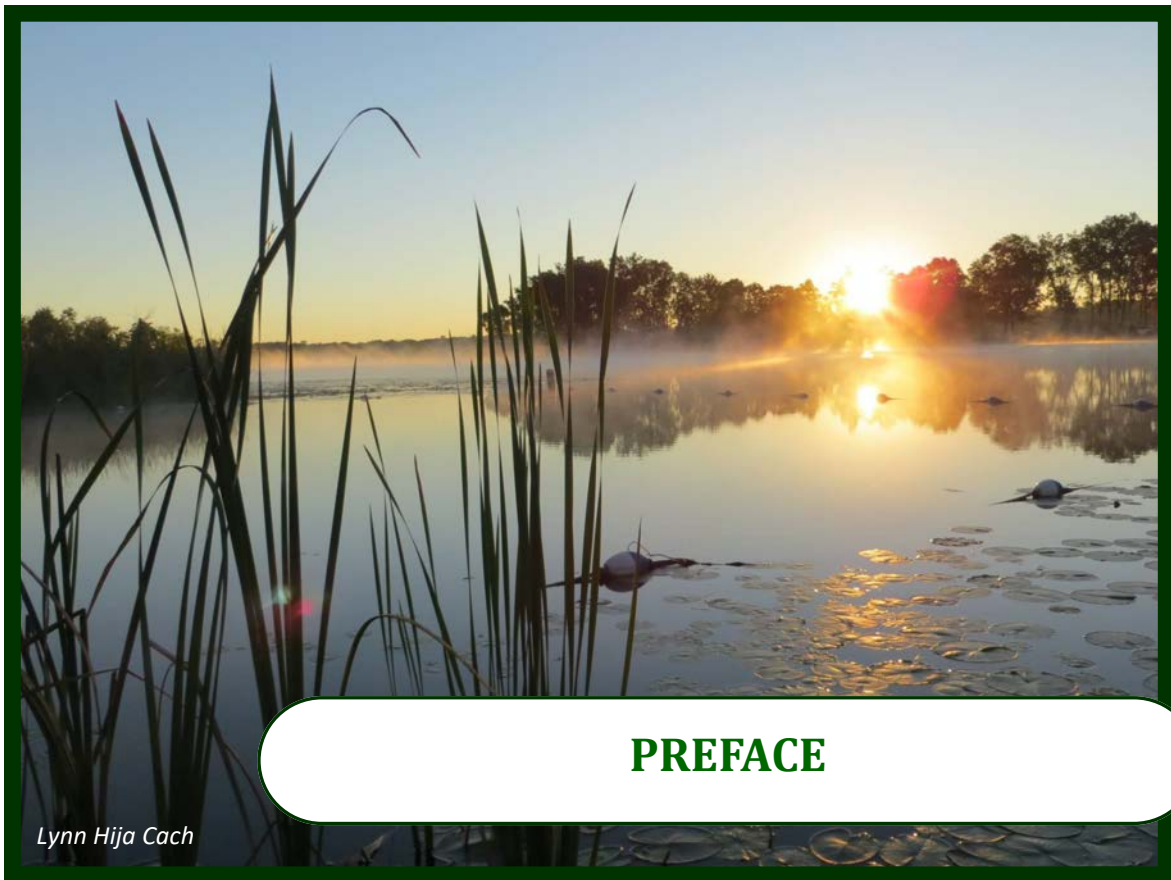


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Lynn Hija Cach

## PREFACE

Livingston County Planning Department Staff in collaboration with the Livingston County Planning Commission have drafted this Livingston County Master Plan. This Preface will explain how the plan is a departure from the traditional format of a master plan and how to best utilize the content of the plan. Let us begin by explaining “The 5 W’s and the H” of this plan (albeit not in the usual order):

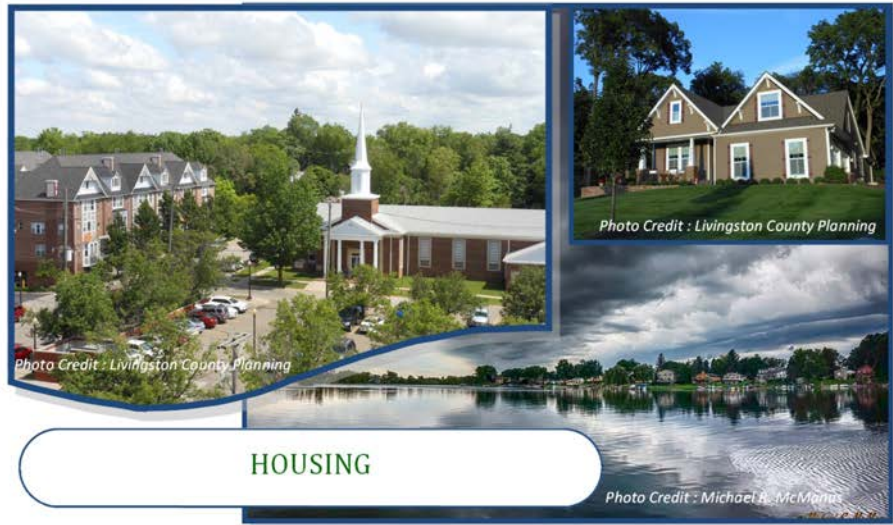
**Who:** This plan has been created for the sixteen (16) Townships, two (2) Villages and two (2) Cities within Livingston County. Although the Livingston County Planning Department and County Planning Commission only review the planning and zoning amendments of the townships per the Michigan Planning Enabling Act (Public Act 33 of 2008 as amended) and do not review the planning and zoning of our cities and villages, this plan is applicable and beneficial to all twenty local municipalities in order to create a holistic approach to planning and zoning in Livingston County.

**When:** The process of drafting the Livingston County Master Plan began with an “Intent to Plan” letter in May 2015, followed by a year of public participation opportunities and public input between December 2015 and December 2016. Research and draft of the plan contents took place throughout 2017 and January through June of 2018. This process is described in more detail within the following Introduction chapter.

**Why:** The purpose and importance of this master plan is to create a more collaborative planning and zoning environment in Livingston County. Planning and zoning strategies are not nearly as effective if they are practiced in a piecemeal fashion, municipality by municipality, throughout the county. If the twenty municipalities of Livingston County collectively implement similar planning and zoning practices, we have a greater total impact on our county environment.

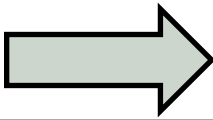
**What:** A Master Plan is a policy document that guides the physical development of a community. It describes what a community wishes to look like in the future. Typically this is accomplished by providing: background information about a community; data analysis and projections; public input; a vision statement; goals and objectives; and future land use policies and mapping.

This non-traditional, county-wide master plan is very brief on these master plan elements, simply because the twenty local municipalities have already addressed this subject matter in their local master plans. Instead, this plan provides a brief **Issue Identification** of a planning subject as it relates to Livingston County. In total, ten (10) planning subject chapters are in this master plan.



We ENVISION our COMMUNITY as one with a diverse range of housing opportunities that will serve the broad spectrum of needs within our population - Livingston County Vision Statement

## Issue Identification



### Issue Identification:

Over 50% of Livingston County's land use is residential according to the Southeast Michigan Council of Governments (SEMCOG) land use data. This percentage is higher than all other Southeast Michigan counties except Oakland County. 2016 regional building permit figures available through SEMCOG show that the dominant form of housing construction in Livingston County remains single-family home construction. Much of these single-family homes are designed to meet the needs of a family with children, although only 36% of households in Livingston County contain children according to the 2010 U.S. Census.

Maintaining a balance of housing types to suit the many current and prospective residents of Livingston County has always been a tricky proposition. Since rapid population growth began in the 1970 decade, the population of Livingston County has tripled and the influx of more than 130,000 new residents and 55,000 new housing units has caused growing pains in our housing market in many forms such as: shortages of rental housing; a lack of affordable starter homes; an absence of affordable workforce housing for persons employed in Livingston County; a scarcity of senior housing; and the conversion of cottages into year-round housing. Rapid growth in our housing market has also resulted in several emerging housing trends such as elder cottage housing opportunities, accessory dwelling units and new downtown living.

Livingston County Master Plan public participation has revealed the following housing needs and desires of our residents and government leaders: affordable housing is the most needed type of housing in the county; a balance of housing types is needed; and the preservation of rural residential housing is desired by many Township residents.

2017 Livingston County Master Plan 1

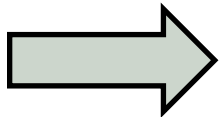


**What:** The issue identification is followed by strategies or **Current Trends** in the planning profession for addressing the planning and zoning challenges of this subject, followed by a national, state, regional or local **Best Practice** for implementing changes to a municipal master plan AND zoning ordinance to accomplish the trend.

Each chapter of this master plan contains several sets of current trends and best practices that each contain website links that take the reader directly to the resource being discussed.

The website links in the best practice sections are intended to make it easier for a local municipality to replicate master plan and zoning ordinance language in their own community documents.

**Current Trends**



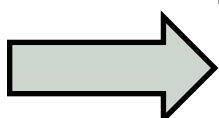
Lastly, **Goals & Strategies** boxes within each chapter outline the various ways in which the Livingston County Planning Department and Planning Commission will further the Livingston County Master Plan through the annual Livingston County Planning Department work program.

The last page of each chapter contains a

**Best Practice**



**Goals & Strategies**



**Resources** index of all of the website resources referenced in the chapter.



*Photo Credit : Livingston County Planning  
Town Commons, City of Howell*

**GOALS & STRATEGIES**

**GOAL #1**  
Create model housing ordinance

**STRATEGIES:**

- Create ordinance language for one of the following housing opportunities:
  1. Mixed Use Districts
  2. Planned Unit Development (PUD) with inclusion of affordable housing language
  3. Senior Housing District

**GOAL #2**  
Further the housing best practices of the Livingston County Master Plan

**STRATEGIES:**

- Encourage a minimum of five local communities to adopt innovative elements to their zoning ordinance that enable new housing opportunities

**Current Trends:**

**Mixed Use Communities:** Most housing developments are built with a very homogeneous type of housing for residents with a similar economic profile. As mentioned in the Issue Identification, this type of housing development is not necessarily consistent with the type of households in Livingston County where a majority of households contain two or more persons without children.

Mixed use communities, sometimes called traditional neighborhood development, new urbanism or smart growth, are based on the principles of how cities and villages

| Household Types - 2010 Census      |                   |
|------------------------------------|-------------------|
| With Seniors 65+                   | 15,127 households |
| Without Seniors                    | 52,253 households |
| 2 or more persons without children | 29,622 households |
| Live alone, 65+                    | 4,877 households  |
| Live alone, under 65               | 8,699 households  |
| With Children                      | 24,182            |

have been built for centuries. Developments contain a variety of housing forms and both renter and home ownership opportunities that fit the continuum of housing needs throughout a person's life. For instance, apartment living can lead to a home ownership opportunity, or empty nesters and seniors can downsize from a single-family home to a townhouse or a senior facility within the same familiar community. Mixed use communities often contain some commercial development, and usually have sidewalks and pathways that make them walkable communities.

**BEST PRACTICE**

**Mixed Use Communities:** The best practices for creating housing opportunities through mixed use communities is to:

- Establish a Mixed Use Zoning district that allows a variety of housing types. In Livingston County there are very few communities that have mixed use zoning districts, and many only allow a limited scope of housing and map few locations for this zoning district.



**Where: The Livingston County Plan will be present on the Livingston County website at:**

<https://www.livgov.com/plan/Pages/default.aspx>

The Livingston County Master Plan is a fully web-based, interactive plan. The plan contains many web-based links to trends and best practices, and to be fully effective it must be viewed and utilized digitally. Therefore, there is no printed version of the plan, although the plan can be downloaded and printed by a user. Links throughout the Livingston County Master Plan will be updated on an annual basis by Livingston County Planning Department. With periodic updates it is anticipated that the duration of this master plan will be approximately ten – fifteen years.

**How:** All twenty municipalities in Livingston County have a master plan and a zoning ordinance. This county-wide plan is intended to guide the content of these local municipal plans.

Livingston County Planning Department and Planning Commission will further the Livingston County Master Plan through the annual Livingston County Planning Department work program.

**Any information found in this Livingston County Master Plan is meant to be duplicated in local planning and zoning documents, and to us at Livingston County Planning, this would be the best affirmation of the plan!**



Livingston County Planning

# INTRODUCTION

## **A Historical Perspective of Livingston County Master Planning:**

Thirteen years ago Livingston County Planning Department broke new ground by drafting and adopting the first ever county-wide master plan for Livingston County. The purpose of this plan was to guide the coordinated, orderly, and well-balanced development of the County during a time in which Livingston County’s population was booming (2003). Between the 1990 and 2000 Census, Livingston County had experienced the largest percent change in population among Michigan counties; a 35.7% gain in population from 115,645 to 156,951. With this growth and significant projected population growth for the 2000—2010 decade, it became apparent that Livingston County was facing development pressures on the environment, roads, public services, farmland, schools, ground and surface water, to name a few.

The Plan was also intended to assist local units of government in the preparation of their own plans and ordinances by providing a broader perspective of the county community and by clearly stating the goals and policies of the County. Throughout the last thirteen years Livingston County Planning Staff and the Livingston County Planning Commission have utilized the Plan when reviewing all local text and rezoning map changes and they have encouraged the local units of government to do the same.

## **Intent to Plan:**

Although County Planning Staff and the County Planning Commission have periodically updated the 2003 Master Plan, it has become clear that these minor revisions are no longer sufficient due to significant changes in Livingston County land use and the subsequent passage of the Michigan Planning Enabling Act, Public Act 33 of 2008 as amended. Therefore, in May 2015, the Livingston County Planning Commission authorized the distribution of an

## Content of the Livingston County Master Plan

1. **Issue Identification** - Each chapter identifies the critical issues associated with the chapter topic, e.g. Agriculture and Rural Environment, Housing or Transportation and Infrastructure.
2. **Current Trends** - Chapters explain current local, state and/or national planning trends for addressing these critical issues.
3. **Goals and Strategies** - Livingston County Goals and Strategies in each chapter identify how Livingston County Planning Department will move forward towards addressing critical issues identified in the plan.
4. **Best Practices** - Local, state and/or national best practices regarding critical issues are highlighted in each chapter.
5. **Resources** - Each chapter has a resources section that provides website links and other information about how to obtain more information on the Best Practices that are highlighted.
6. **Maps, Tables and Charts** - Maps, tables and charts throughout the document provide county-wide data, and identify unique areas of potential opportunity or constraint within the County.
7. **Appendices** - Appendices at the end of the plan provide valuable information such as Livingston County demographics.

Intent to Plan letter that advised the local units of government that Livingston County intended to prepare a new Livingston County Master Plan (see appendices). The letter also urged local government participation in the planning process and cited the County Planning website as a location to reference future master plan updates.

This plan was prepared, written and produced by County Planning Staff in collaboration with the Livingston County Planning Commission.

### **A New Approach to Livingston County Master Planning:**

The Master Plans developed by Livingston County local units of government are carefully crafted documents that reflect the unique land use character and future land use plans of each local community. No one knows their local community as well as the persons who live and govern there. Therefore, with the Livingston County Master Plan, Livingston County Planning does not intend to re-invent the wheel and duplicate the efforts of local government.

The intent of the Livingston County Master Plan is to provide a big-picture, county-wide approach to planning in Livingston County that focuses on the planning features that connect our twenty local units of government. These features may be part of the built environment such as transportation corridors, natural features such as rivers and streams, or even land uses at the boundaries of Livingston County and each municipality. Livingston County does not currently have a county-wide zoning ordinance, so the Livingston County Master Plan is intended to influence both the master plans and zoning ordinances of our local communities.

Other distinctions of this new Master Plan content are identified in the table above. The full Livingston County Master Plan is available on the County website for download or interactive use.

### Connection With Local Master Plans:

The planning subjects covered in the Livingston County Master Plan were determined after a thorough analysis of the planning issues that are most important to the twenty local units government in Livingston County. This analysis was accomplished through three different methods: 1.) a County Planning Staff review of the content of each local master plan in the county, 2.) issue identification exercises during a Master Plan Brown Bag Lunch public event and 3.) a survey of each local Planning Commission.

#### Summary of Land Use Issues in Local Master Plans of Livingston County

| Land Use Issues            | Brighton Township | Cohoctah Township | Conway Township | Deerfield Township | Genoa Township  | Green Oak Township | Hamburg Township       | Handy Township      | Hartland Township | Howell Township |
|----------------------------|-------------------|-------------------|-----------------|--------------------|-----------------|--------------------|------------------------|---------------------|-------------------|-----------------|
| Growth Management          | X                 |                   | X               | X                  | X               |                    | X                      | X                   |                   | X               |
| Development Guidelines     | X                 | X                 |                 | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Economic Development       | X                 |                   |                 |                    |                 |                    | X                      |                     | X                 | X               |
| Transportation             | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Utility Planning           | X                 | X                 |                 | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Com. Facilities & Services | X                 | X                 |                 | X                  |                 | X                  |                        | X                   | X                 | X               |
| Natural Features           | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Agricultural/Rural Pres.   |                   | X                 | X               |                    |                 | X                  |                        | X                   | X                 |                 |
| Parks and Recreation       | X                 |                   |                 | X                  | X               | X                  |                        | X                   | X                 | X               |
| Hazard Mitigation          |                   | X                 | X               |                    |                 |                    |                        |                     | X                 |                 |
| Placemaking                |                   |                   |                 |                    |                 | X                  |                        |                     |                   |                 |
| Governmental Cooperation   | X                 |                   |                 | X                  | X               |                    | X                      |                     |                   |                 |
| Land Use Issues            | Iosco Township    | Marion Township   | Oceola Township | Putnam Township    | Tyrone Township | Unadilla Township  | Village of Fowlerville | Village of Pinckney | City of Brighton  | City of Howell  |
| Growth Management          |                   | X                 | X               | X                  | X               | X                  |                        |                     |                   | X               |
| Development Guidelines     | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Economic Development       | X                 |                   | X               |                    | X               |                    | X                      | X                   | X                 | X               |
| Transportation             | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Utility Planning           | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Com. Facilities & Services | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Natural Features           | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 |                 |
| Agricultural/Rural Pres.   | X                 | X                 | X               | X                  | X               | X                  |                        |                     |                   |                 |
| Parks and Recreation       |                   | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 |                 |
| Hazard Mitigation          |                   |                   |                 | X                  |                 |                    |                        | X                   |                   |                 |
| Placemaking                |                   |                   |                 |                    | X               |                    | X                      |                     | X                 | X               |
| Governmental Cooperation   |                   | X                 | X               | X                  | X               |                    | X                      | X                   | X                 | X               |

Source: Review of local master plans conducted by Livingston County Planning Dept., June 2016

The table on the previous page summarizes the land use issues identified in the content of each local master plan in the county. The issues most frequently addressed were: transportation, utility planning, natural features, and development guidelines.

A public County Planning Department Brown Bag Lunch event held in December 2015, included a pictorial survey exercise and a "bucket list" exercise, in which the prioritized answers of the survey determined seven priority planning subjects that were written on seven voting buckets. Each participant was given ten beans to 'vote' with, in order to prioritize these planning subjects in terms of importance; they could place all ten of their beans in one bucket, or split their bean votes between any number of buckets. The results of the bucket list exercise placed Transportation, particularly Mass Transportation as the top vote. The results of this exercise are listed in the table below and in the appendix.

A survey was distributed to each of the twenty local planning commissions in July 2016 in which planning commissioners were asked to list the three most critical land use issues in their local community. Growth Management was most frequently identified as one of the top three most critical land use issues among respondents. Results of this survey question are listed below.

This summarizes the manner in which the County Planning Department analyzed and thoughtfully considered the planning subjects that should be covered in the Livingston County Master Plan.

**An Analysis of Planning Subjects to Include in the Master Plan**

*Subjects listed in order of priority*

| Content Review of Local Plans     | Bucket List Exercise                          | Local Planning Commission Survey |
|-----------------------------------|-----------------------------------------------|----------------------------------|
| Transportation                    | Transportation - Mass Trans                   | Growth Management                |
| Utility Planning                  | Housing - Affordable                          | Development Guidelines           |
| Natural Features                  | Commercial - Sprawl                           | Natural Features                 |
| Development Guidelines            | Technology - Broadband and Traffic Management | Transportation                   |
| Community Facilities and Services | Industrial - Affordable workforce housing     | Economic Development             |
| Parks and Recreation              | Environment -Preservation                     | Parks and Recreation             |
| Growth Management                 | Agriculture - Prime Ag Land                   | Placemaking                      |

## Public Participation Process:

During the process of drafting this master plan, County Planning wanted to provide several opportunities for the public and our major stakeholders (local governments) to become engaged in the master plan process, and to have meaningful input in the process. Public participation events provided two-way communication in which both County Planning and the public learned and benefited from discussion with one another; the public was able to express community needs and desires for the future and County Planning was able to inform the

### 2015 - 2016 Time Line of Master Plan Public Participation

| Date              | Public Participation                                                                                                                    |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| May 2015          | Intent to Plan letter sent to 20 local units of government and other required entities                                                  |
| June 2015         | County Planning Connection Spring/Summer newsletter article introducing the new master plan                                             |
| July 2015         | Livingston County Planning Commission participation survey regarding involvement in planning process, potential stakeholders, etc.      |
| December 1, 2015  | Brown Bag Lunch Series on the Livingston County Master Plan. Lunch program included pictorial survey, bucket list and tweet exercises.  |
| December 15, 2015 | New County web page regarding the Master Plan is complete and all Brown Bag participants are notified of website link.                  |
| January 2016      | County Planning Connection Winter 2015/2016 newsletter contained 3 articles regarding the Master Plan process                           |
| Feb. 2016         | 6 part Master Plan Educational Series begins with "Basics of Master Plans & Planning"                                                   |
| March 8, 2016     | County Planning Connection Spring newsletter article on Master Plan Educational Series                                                  |
| March 22, 2016    | Master Plan Educational Series #2 - Smart Growth                                                                                        |
| April 2016        | Master Plan Educational Series #3 - Adaptive Reuse                                                                                      |
| May 2016          | Master Plan Educational Series #4 - Placemaking                                                                                         |
| June 1, 2016      | Master Plan Educational Series #5- Green Development                                                                                    |
| June 22, 2016     | 6 part Master Plan Educational Series concludes with "Complete Streets"                                                                 |
| July 2016         | Press Release and Facebook post kick off of Master Plan Photo Contest                                                                   |
| July 5, 2016      | Local Planning Commission survey was distributed to identify critical land use issues                                                   |
| September 2016    | County Planning Connection Summer/Fall newsletter contained articles on the Master Plan Photo Contest and Master Plan Visioning Session |
| November 2016     | Brown Bag Lunch Series - Master Plan Visioning Session. Session included mapping and visioning table top exercises                      |



## 2017 - 2018 Time Line of Master Plan Public Participation

| Date                             | Public Participation                                                                                                                                                                                                                                 |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| January 2017 -<br>December 2018  | Staff and County Planning Commissioner visits to the Planning Commission meetings of 20 local units of government to describe the intent and content of the new Livingston County Master Plan, and explain the time-line of the plan.                |
| July 2 -<br>September 6,<br>2018 | Distribution of draft Livingston County Master Plan to 20 local units of government and other required entities for their review and comment. Organizations referenced in the plan were individually invited to review and comment on plan contents. |
| October 17,<br>2018              | Livingston County Master Plan Public Hearing held during regularly scheduled monthly meeting of the Livingston County Planning Commission - comments received and reviewed for integration into plan.                                                |
| October 17,<br>2018              | Adoption of Livingston County Master Plan during regularly scheduled monthly meeting of the Livingston County Planning Commission .                                                                                                                  |

public about the intentions of the plan and how public input would influence decisions and be incorporated into the plan.

The time line above and on the previous page includes the public participation actions/events involved in the creation of the Livingston County Master Plan, with the exception of the many presentations given to various community organizations during this time. The appendix of this plan provides examples of public communications and more detail about the findings of public surveys and planning exercises at public events.

### **The Role of the Livingston County Planning Department and Planning Commission:**

The previously mentioned survey that was distributed to each of the twenty local planning commissions in July 2016, also asked the question "What role do you think that Livingston County Planning Department/Livingston County Planning Commission should play in our countywide system of land use planning and zoning?" The resulting answers were that most survey participants felt that County Planning should serve as a planning and zoning facilitator. The role of educator received the second highest number of votes and the role of resource provider received the third highest number of votes.

The preparation of this master plan truly involves all three of these roles, but in the spirit of facilitation, the Livingston County Planning Department and Planning Commission are hopeful that through the facilitation of this planning process we have helped our twenty local units of government understand the common objectives of our local communities and we have

A **facilitator** is someone who engages in the activity of [facilitation](#). They help a group of people understand their common objectives and assists them to plan how to achieve these objectives; in doing so, the facilitator remains "neutral" meaning he/she does not take a particular position in the discussion.

*Bens, Ingrid (2012). Facilitating with ease! Core skills for facilitators, team leaders and members, managers, consultants, and trainers. San Francisco: Wiley.*

assisted them in the planning of how to achieve these objectives.

### **How a County Master Plan Will Benefit Livingston County Communities:**

This plan is intended to be used by local cities, villages and townships during the formation or revision of their own plans, maps, and ordinances.

As demonstrated earlier in this chapter, after considerable survey and analysis, the critical issues identified in this plan were deemed by County Planning to be the planning issues most relevant to Livingston County; relevant in a broad sense to the whole county or large portions of the county. Therefore, it is County Planning's hope that these critical issues will be considered by our local Livingston County communities.

The Best Practices in this plan then provide an easy way for Livingston County communities to implement requirements in their zoning ordinances that will address these critical issues. Finally, the resource sections in each chapter give local communities the website links and source documentation that will make it easy to replicate this best practice in their own plans and ordinances.

This plan has been developed to connect us as a group of twenty communities, so that the positive impacts of good planning and zoning practices are multiplied by being replicated throughout a majority of our Livingston County communities.

**Any information found in this Livingston County Master Plan is meant to be duplicated in local planning and zoning documents, and to us at Livingston County Planning, this would be the best affirmation of the plan!**



Master  
Plan  
Mapping  
Exercise

*Livingston County Planning*



Michigan Challenge Balloonfest



Fowlerville Family Fair

# COMMUNITY PROFILE

Livingston County is diverse in its composition; within a 585 square mile geography are varied experiences such as small town life, community festivals, agricultural farmlands, an abundance of lakes, and large state and regional parks.

### Regional Setting:

Livingston County is located in Southeastern Michigan, the most populous region of Michigan where nearly 50% of the state population resides. Livingston County is one of seven counties in the Metropolitan Planning Organization known as the Southeast Michigan Council of Governments or SEMCOG. Detroit, Michigan has been the historic center of this region and the City's prosperity greatly impacts the economy and identity of Southeast Michigan communities.

Livingston County's regional location has also been described as midway between the state capital of Lansing and the state's largest city of Detroit, or midway between Michigan's largest institutions of higher education, the University of Michigan and Michigan State University. Each of these descriptions has influenced the placemaking identity of the County.

A SEMCOG 2017 estimated population of 189,985, places Livingston county as the 11th most populous county in Michigan. Livingston is bordered on the north by Shiawassee and Genesee counties, on the east by Oakland County, on the south by Washtenaw and Jackson counties, and on the west by Ingham County. Genesee, Oakland, and Washtenaw counties are among the top 10 most populated counties in Michigan.

### Livingston County At A Glance

- 585 square miles in size
- 16 townships
- 2 cities
- 2 villages
- The City of Howell is the county seat of government
- Most populated county community -Hamburg Township, 21,213
- 2017 County Population Estimate - 189,985
- 11th largest county in Michigan
- One of 7 counties in the Southeast Michigan Council of Governments



## Livingston County Character:

Most residents of Livingston County would say that an imaginary north/south line can be drawn nearly through the middle of the County to illustrate how Livingston County's character differs between its urbanization in the eastern half and its agricultural farmland in the western half.

There is some truth to this demarcation because nearly half (46%) of the population resides in the southeast quadrant of the County, in the townships of Brighton, Genoa, Hamburg, and Green Oak, and the City of Brighton. It is also

true that the majority of the 96,806 acres of farmland in Livingston County lies in the western half of the county in an L-shaped band located along the northern and western County lines in the townships of Unadilla, Iosco, Handy, Conway, Cohoctah and Deerfield.

Historically, Livingston County was regionally recognized as a recreation destination with over 75 inland lakes and 20,000+ acres of park and recreation areas that include: 7 State Parks, 2 Huron Clinton Metropolitan Authority "Metro Parks", and multiple county, city, village and township parks. Southeast Michigan residents often escaped the congestion of city life for the rural and natural beauty of nearby Livingston County. Numerous metropolitan camps were present and several still remain although their names and ownership may have changed. Metropolitan camps such as: Detroit Fresh Air Camp, Detroit Rescue Mission Ministries (Wildwood Ranch) the Girl Scout USA Organization and faith-based camps. Additionally, private cottage communities flourished on the inland lakes. Rapid population growth since 1970 has transformed this recreation destination into a suburban county where former cottages are now year-round dwellings. Today Livingston County is more often recognized for its commuter lifestyle where according to the Workforce Intelligence Network for Southeast Michigan, 74.8% of the resident population commutes outside of the County to their place of work. The County is traversed by Interstate 96 and U.S. Highway 23 which links County residents to the surrounding job markets of Lansing, Flint, Detroit and Ann Arbor.



### Livingston County Quality of Life:

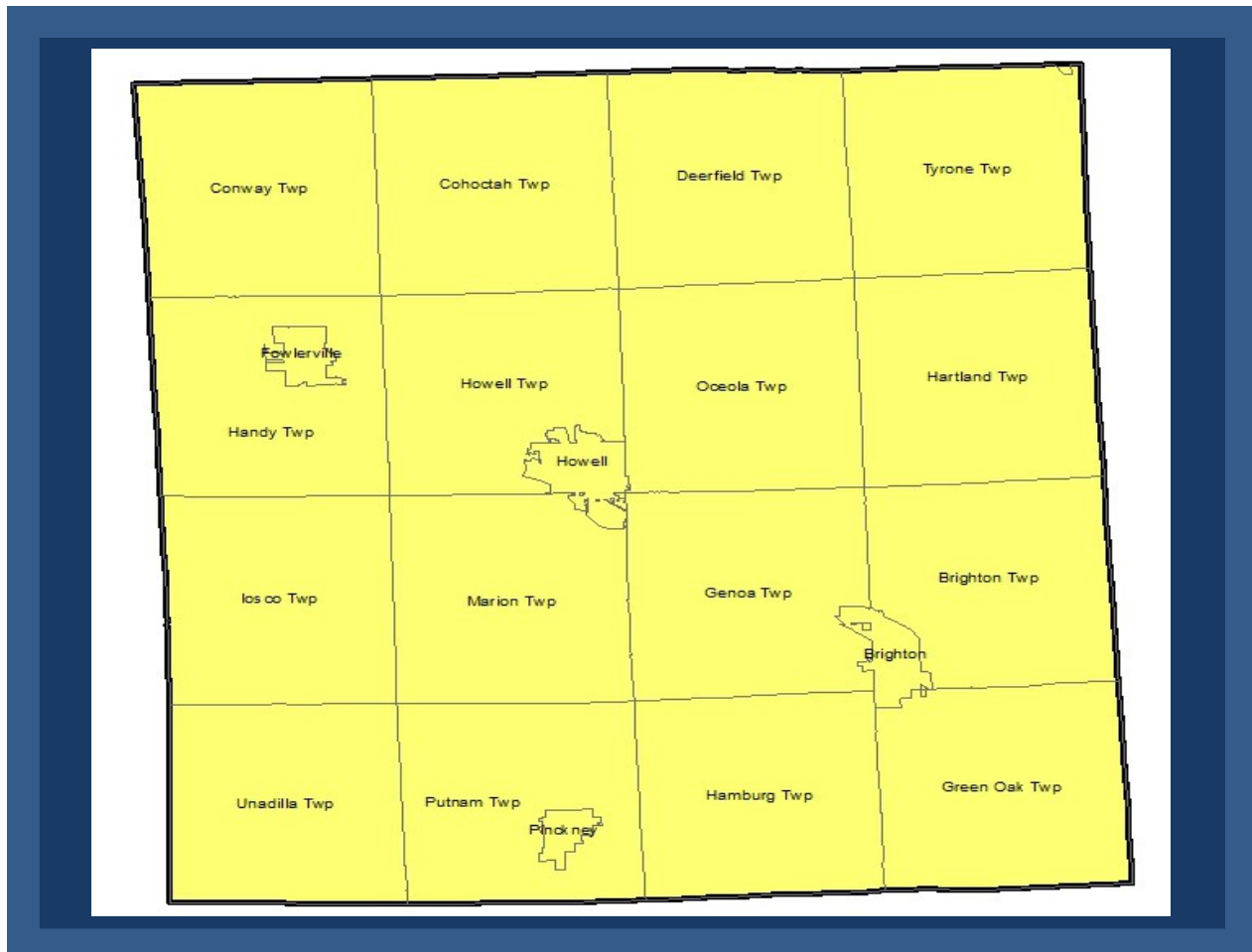
In partnership with SPARK, Livingston County’s Economic Development consultant, Livingston County Planning has developed Master Plan Community Profiles for each of the 20 local communities in Livingston County to showcase some of the unique attributes of each locale. The information in each profile includes demographics and other locally gathered information in the form of narratives, tables, charts, and maps. These profiles are intended to inform potential residents, investors and developers about the community, in order to attract new economic development. [An example of a profile](#) can be found in the appendix of this plan and on the Livingston County Planning website

### Livingston County Communities:

Livingston County is composed of 21 political jurisdictions including 16 townships, 2 cities, 2 villages and Livingston County government. Thirteen of the 16 townships are general law townships and 3 are charter townships including: Brighton, Genoa and Green Oak Charter Townships. The City of Howell is the county seat of government. Livingston County has a county-wide master plan, but does not have a county-wide zoning ordinance. Each of the 20 local communities maintains their own master plan and zoning ordinance.

### Quality of Life Characteristics

- Numerous regional festivals such as the Michigan Challenge Balloonfest
- Over 20,000 acres of parks and recreation areas
- Tanger Outlet and Green Oak Village Place shopping malls
- Numerous medical centers including providers such as St. Joseph Mercy, St. John Providence and University of Michigan
- 5 public school districts, 5 public school academies, and 14 private schools
- Cleary University campus and Lansing Community College off-campus learning center plus 5 additional university or college learning facilities



Through the economic recession of the late 2000's and early 2010's, the majority of Livingston County communities did not lose population but continued to grow at a much slower rate than they had previously. This population growth was in sharp contrast to the population loss experienced in many Southeast Michigan communities.

The population chart below illustrates that overall, population in Livingston County has grown by 9,028 new residents between 2010– 2017, with the most growth experienced in Oceola Township and a minimal decrease in population experienced in Conway and Iosco Townships, the Villages of Fowlerville and Pinckney, and the City of Howell.

### LIVINGSTON COUNTY POPULATION CHANGE

| Community                | 2010 Census Population | 2017 Estimated Population | # Population Change | % Population Change |
|--------------------------|------------------------|---------------------------|---------------------|---------------------|
| Brighton Township        | 17,791                 | 18,602                    | 811                 | 4.6%                |
| Cohoctah Township        | 3,317                  | 3,436                     | 119                 | 3.6%                |
| Conway Township          | 3,546                  | 3,523                     | -23                 | -0.6%               |
| Deerfield Township       | 4,170                  | 4,192                     | 22                  | 0.5%                |
| Genoa Township           | 19,821                 | 20,881                    | 1,060               | 5.3%                |
| Green Oak Township       | 17,476                 | 19,168                    | 1,692               | 9.7%                |
| Hamburg Township         | 21,165                 | 21,213                    | 48                  | 0.2%                |
| Handy Township           | 5,120                  | 5,337                     | 217                 | 4.2%                |
| Hartland Township        | 14,663                 | 15,490                    | 827                 | 5.6%                |
| Howell Township          | 6,702                  | 7,140                     | 438                 | 6.5%                |
| Iosco Township           | 3,801                  | 3,582                     | -219                | -5.8%               |
| Marion Township          | 9,996                  | 10,771                    | 775                 | 7.8%                |
| Oceola Township          | 11,936                 | 14,034                    | 2,098               | 17.6%               |
| Putnam Township          | 5,821                  | 6,076                     | 255                 | 4.4%                |
| Tyrone Township          | 10,020                 | 10,816                    | 796                 | 7.9%                |
| Unadilla Township        | 3,366                  | 3,463                     | 97                  | 2.9%                |
| City of Brighton         | 7,444                  | 7,899                     | 455                 | 6.1%                |
| Village of Fowlerville   | 2,886                  | 2,763                     | -123                | -4.3%               |
| City of Howell           | 9,489                  | 9,420                     | -69                 | -0.7%               |
| Village of Pinckney      | 2,427                  | 2,169                     | -258                | -10.6%              |
| <b>LIVINGSTON COUNTY</b> | <b>180,957</b>         | <b>189,985</b>            | <b>9,028</b>        | <b>5.0%</b>         |

SOURCE: Population and Household Estimates for Southeast Michigan, July 2017, SEMCOG

SEMCOG produces a new forecast of the region’s future population every 4 to 5 years. In their 2045 forecast they project population at 10 year intervals. The table below shows us the projected population between 2015-2045 of each of the 20 local governments. It is projected that the communities of Cohoctah and Iosco Townships will lose population over this span of time, while Handy Township will experience the largest percent growth in population. Overall, Livingston County is expected to gain 54,279 new residents for a 29% change.

### LIVINGSTON COUNTY FORECASTED POPULATION

| Community                | 2015 Forecasted Population | 2025 Forecasted Population | 2035 Forecasted Population | 2045 Forecasted Population | % Population Change 2015-2045 |
|--------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-------------------------------|
| Brighton Township        | 18,503                     | 20,579                     | 21,585                     | 21,883                     | 18.3%                         |
| Cohoctah Township        | 3,430                      | 3,116                      | 3,077                      | 3,142                      | -8.4%                         |
| Conway Township          | 3,473                      | 3,166                      | 3,614                      | 3,788                      | 9.1%                          |
| Deerfield Township       | 4,292                      | 4,337                      | 4,594                      | 5,019                      | 16.9%                         |
| Genoa Township           | 20,416                     | 25,972                     | 30,999                     | 32,907                     | 61.2%                         |
| Green Oak Township       | 18,851                     | 20,724                     | 22,082                     | 22,750                     | 20.7%                         |
| Hamburg Township         | 21,053                     | 22,098                     | 22,645                     | 23,325                     | 10.8%                         |
| Handy Township           | 5,268                      | 6,533                      | 8,075                      | 8,780                      | 66.7%                         |
| Hartland Township        | 15,558                     | 17,184                     | 19,201                     | 19,871                     | 27.7%                         |
| Howell Township          | 9,439                      | 10,221                     | 10,491                     | 11,256                     | 19.2%                         |
| Iosco Township           | 3,608                      | 3,303                      | 3,280                      | 3,242                      | -10.1%                        |
| Marion Township          | 10,418                     | 12,248                     | 12,507                     | 13,071                     | 25.5%                         |
| Oceola Township          | 13,204                     | 16,615                     | 19,646                     | 20,327                     | 53.9%                         |
| Putnam Township          | 6,003                      | 5,781                      | 6,106                      | 6,333                      | 5.5%                          |
| Tyrone Township          | 10,793                     | 11,064                     | 11,906                     | 12,486                     | 15.7%                         |
| Unadilla Township        | 3,383                      | 3,279                      | 3,896                      | 4,246                      | 25.5%                         |
| City of Brighton         | 7,478                      | 11,147                     | 11,595                     | 12,127                     | 62.2%                         |
| Village of Fowlerville   | 2,674                      | 2,643                      | 3,138                      | 3,144                      | 17.6%                         |
| City of Howell           | 9,439                      | 10,221                     | 10,491                     | 11,256                     | 19.2%                         |
| Village of Pinckney      | 2,226                      | 2,046                      | 2,058                      | 2,845                      | 27.8%                         |
| <b>LIVINGSTON COUNTY</b> | <b>187,287</b>             | <b>210,770</b>             | <b>230,740</b>             | <b>241,566</b>             | <b>29.0%</b>                  |

SOURCE: Southeast Michigan 2045 Forecast Summary, December 2017, SEMCOG





Brian Jonckheere

### Creating A Community Vision

A Master Plan provides a vision of what we want our community to look like and be like in 20 years. This vision is often described as a community blueprint, a look into a crystal ball or a wish list for the future. The reason for engaging key stakeholders in the visioning process is that the result is a shared vision of the future for Livingston County that ALL of us are inspired to help implement. This vision statement is conveyed in both words and pictures.

Participants at County Planning’s November 10, 2016, Master Plan Visioning Session, were asked to envision that they had been living out of the country for 20 years and were now returning to their hometown in Livingston County. How would the County look after this passage of time? What new services and developments would Livingston County now have to offer its residents? Participants were asked to write broad vision statements about what they wanted Livingston County to be in this future they envisioned.

The statements generated from this exercise appear to follow some common themes that can be categorized as:

|                               |                                            |
|-------------------------------|--------------------------------------------|
| <b>Commercial Development</b> | <b>Parks &amp; Recreation</b>              |
| <b>Community Development</b>  | <b>Community Facilities &amp; Services</b> |
| <b>Transportation</b>         | <b>Development</b>                         |
| <b>Healthcare</b>             | <b>Residential</b>                         |
| <b>Natural Resources</b>      | <b>Rural Environment/Agriculture</b>       |
| <b>Economy</b>                | <b>Placemaking</b>                         |
| <b>Technology</b>             |                                            |





In the next exercise of the Visioning Session, each group studied and prioritized the broad vision statements generated by the participants at their table, and crafted three vision statements that are applicable to Livingston County as a whole. The results of this prioritization exercise can be seen below; they are surprisingly consistent in content with five Transportation statements, four Parks and Recreation statements, and one Commercial Development, one Community Development and one Healthcare statement.



County Planning Staff considered both the broad vision statements and the prioritized vision statements to create a Vision Statement that is inclusive of the ideas generated at the Visioning Session; the results can be found on the following page.

|         | Northwest                                                                                | Northeast                                                                                                                                     | Southwest                                                                                                                   | Southeast                                                                                                  |
|---------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Idea 1. | <b>Commercial Development:</b><br>Improve commercial opportunities                       | <b>Parks and Recreation:</b><br>Expansion and/or creation of park areas                                                                       | <b>Transportation:</b><br>Expand and/or improve public transit options                                                      | <b>Transportation:</b><br>Promote regional public transit options                                          |
| Idea 2. | <b>Parks and Recreation:</b><br>Expand and/or improve parks and recreation opportunities | <b>Transportation:</b><br>Improvement of roads - M59 (expansion, alternate transportation)                                                    | <b>Parks and Recreation:</b><br>Expand and/or improve recreational opportunities, parks and trails                          | <b>Transportation:</b><br>Nonmotorized pathways                                                            |
| Idea 3. | <b>Transportation:</b><br>Improve quality transportation options                         | <b>Community Development:</b><br>Encourage village areas and downtowns to incorporate farmers markets. Improved food systems. "Farm to Table" | <b>Healthcare:</b><br>Add a new centrally located major hospital or medical center that incorporates housing opportunities. | <b>Parks and Recreation:</b><br>Expand and/or improve public spaces and parks and recreation opportunities |



**en Vision ~**

**OUR LIVINGSTON COUNTY**

**Livingston County is a community founded upon a respect for our historic past, yet focused on a future that creates a sense of place for all generations. Through collaboration and cooperation we will work together to build a shared future...**

*Sandon Lettieri*

- ~We ENVISION our COMMUNITY as one which embraces the rural agricultural/urban contrast of our community, as complimentary and mutually beneficial land uses;
- ~We ENVISION our COMMUNITY as one which maintains its rural character through managed growth, open space and agricultural preservation efforts;
- ~We ENVISION our COMMUNITY as one which strives to be excellent stewards of our existing park and recreation resources, while improving, expanding and linking these resources and creating new park and recreation opportunities;
- ~We ENVISION our COMMUNITY as one which will protect its irreplaceable and abundant natural features through conservation practices for long-term sustainability of our connected ecosystems;
- ~We ENVISION our COMMUNITY as one that is business-friendly, supportive of an entrepreneurial spirit, and drives an emerging, thriving economy; locally, regionally and globally;
- ~We ENVISION our COMMUNITY as one that promotes a multi-modal transportation system of motorized and non-motorized forms of travel, and supports the implementation of transportation endeavors such as walkable communities, roadway and traffic improvements, complete streets and public transit;
- ~We ENVISION our COMMUNITY as one with a diverse range of housing opportunities that will serve the broad spectrum of needs within our population;

**~This is how we en VISION OUR LIVINGSTON COUNTY**





Brian Jonckheere

## LAND USE & GROWTH MANAGEMENT

We ENVISION our COMMUNITY as one which embraces the rural agricultural/urban contrast of our community, as complimentary and mutually beneficial land uses - Livingston County Vision Statement

### Issue Identification:

As mentioned in the Community Profile of this plan, the character and land use of Livingston County can be said to be split nearly down the middle from north to south, with urban land use on the east side of the county and agricultural land use on the west side of the county. There is some truth to this demarcation because nearly half (46%) of the population resides in the southeast quadrant of the County, and the majority of the 96,806 acres of farmland in Livingston County lies in the western half of the county. This contrast of land uses is part of what makes Livingston County interesting; our residents can easily experience both ways of life close to home. Generalized land use data from the Southeast Michigan Council of Governments reveals the following snapshot of land use in Livingston County:

| SEMCOG 2008 Land Use                   |                  |             |
|----------------------------------------|------------------|-------------|
| Land Use                               | Acres            | Percent     |
| Agricultural                           | 98,831.4         | 26.4%       |
| Single-family residential              | 194,132          | 51.8%       |
| Multi-family residential               | 675.5            | 0.2%        |
| Commercial                             | 5,556.7          | 1.5%        |
| Industrial                             | 9,106.9          | 2.4%        |
| Governmental/Institutional             | 6,732.4          | 1.8%        |
| Park, recreation, open space           | 33,332           | 8.9%        |
| Airport                                | 489.2            | 0.1%        |
| Transportation, Communication, Utility | 12,915.1         | 3.4%        |
| Water                                  | 12,846           | 3.4%        |
| <b>TOTAL</b>                           | <b>374,627.2</b> | <b>100%</b> |

Note: SEMCOG 2008 Land Use dataset equals 99.9%



*Livingston County Planning*

## GOALS & STRATEGIES

### GOAL #1

Inventory natural land use features in Livingston County that will assist with developing a county-wide approach to land use opportunities and constraints.

#### STRATEGIES:

- Update the contents of the 2003 Livingston County's High-Quality Natural Areas document.

### GOAL #2

In partnership with the Livingston County GIS Department develop a method for updating county-wide zoning and land use maps.

#### STRATEGIES:

- Create a intergovernmental data-sharing agreement

### Issue Identification (continued):

The SEMCOG Land Use dataset tells us many things that we already intuitively know from living and working in Livingston County:

- We are a bedroom community to nearby urban areas, with more **residential land use** than any other type of built environment (52%), and the predominant form of residential land use is single-family. This land use is discussed in the Housing chapter of the Master Plan.
- The second largest land use in Livingston County is **agricultural** and it comprises more than a quarter of county land use area (26.4%). Agriculture contributes to the economic viability of Livingston County as well as the rural beauty and sense of place. This land use is discussed in the Agriculture and Rural Environment chapter of the Master Plan.
- **Parks, recreation, and open space** is the third largest land use in Livingston County (8.9%). An estimated 29,500 acres of land is dedicated to state, metropark, county, city, village and township parks. The natural beauty of parks and recreation land area as well as undeveloped open space lands, have drawn new residents to Livingston County for decades. This land use is discussed in the Parks & Recreation chapter of the Master Plan.
- With the crossroads of Interstate 96 and U.S. Highway 23 located within Livingston County, it is no surprise that 3.4% of land use in the County falls in the **Transportation, Communication and Utility** land use category. This land use is discussed in the Transportation & Infrastructure chapter of the Master Plan.
- The abundant **water** features of Livingston County also comprise 3.4% of total land area. Over 75 inland lakes with associated streams and wetlands, and three major river courses have attracted people to vacation and recreate in Livingston County for generations. This land use is discussed in the Natural Resources chapter of the Master Plan.



## Issue Identification (continued):

- Non-residential land use such as **commercial, industrial, governmental (institutional) and airport** make up the remaining 5.8% of land use in Livingston County. Industrial land use comprises half of this non-residential land use (2.4%), and in large part this is due to the presence of automotive-related industry in the County. This category of land use will be discussed further in this Land Use & Growth Management chapter.

## Current Trends:

**Mapping Land Use Opportunities & Constraints:** In November 2016, Livingston County Planning Department held a Master Plan Visioning Session as one of the quarterly programs of the Brown Bag Lunch Series. One of the activities of the vision session involved a mapping exercise. The goal of the mapping exercise was to 1.) Generate ideas for County Master Plan policies and best practices; 2.) Develop Master Plan goals & objectives; and 3.) Create a County Master Plan map that shows opportunities and constraints in Livingston County.

Four table areas were set up in the room, with each representing a quadrant of the county. Participants were asked to engage in the mapping exercise at the quadrant table that best represented their local unit of government. Each table contained various resources such as: Future Land Use (Master Plan) Maps for each of the local units of government on their quadrant map; and large quadrant and county-wide maps that were composites of future land use maps for each unit of government. For twenty minutes each group marked up both maps with opportunities and constraints noted between the various quadrant communities and then amongst the 20 local units of government county-wide. Afterwards, each table selected a spokesperson to explain their maps to participants in the room.

## GOALS & STRATEGIES



*Livingston County Planning*

### GOAL #3

In partnership with SPARK and the Livingston County Economic Development Council, develop planning and land use tools that will assist economic development in Livingston County.

### STRATEGIES:

- In partnership with Livingston County local units of government, periodically update the Livingston County Community Economic Profiles.
- Further the Redevelopment Ready Communities initiative in Livingston County.

**Current Trends:**

**Mapping Land Use Opportunities & Constraints (continued):**

Following are the results of this exercise to *Map Land Use Opportunities & Constraints*. Results and maps are presented by quadrant of the County: Northwest, Northeast, Southeast and Southwest, in order to show greater mapping detail. Each Opportunity and Constraint is numerical and relates to a Map # number. Full size versions of these maps can be found in the Appendix.

Best Practice tables follow the results and maps. The tables depict responses from each quadrant regarding a particular Opportunity or Constraint Type: Recreation, Water, Transportation, Infrastructure and suggested Best Practices.

The Opportunities and Constraints maps are presented in lieu of a Future Land Use Map in the Livingston County Master Plan. The rationale for this decision was that Future Land Use Maps are contained within each master plan of the twenty local units of government in Livingston County. Therefore, Livingston County Planning Department sought to depict a different type of map from a county-wide perspective, that may influence the future land use maps of local municipalities.



**NORTHWEST QUADRANT**

The Northwest Quadrant of Livingston County includes the Village of Fowlerville, City of Howell and Conway, Cohoctah, Handy and Howell Townships.

| MAP#<br>ON NW QUAD MAP | GROUP<br>RESPONSE                                                      | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------|------------------------------------------------------------------------|-----------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1                     | Create and/or maintain buffers around waterways - lakes/rivers/streams | Opportunity and Constraint        | Water                                   | Opportunity: The Looking Glass River is present in northwest Conway Township. This river forms one of the four (4) watersheds in Livingston County, although it is minor in size.<br><br>Opportunity: The Red Cedar River is present in this quadrant and it links Conway, Handy and Iosco Townships and the Village of Fowlerville. This river forms one of the four (4) watersheds in Livingston County. A west branch of the river also flows through Handy and Iosco Townships. |

**Current Trends:**

**Mapping Land Use Opportunities & Constraints (continued):**

**NORTHWEST QUADRANT**

The Northwest Quadrant of Livingston County includes the Village of Fowlerville, City of Howell and Conway, Cohoctah, Handy and Howell Townships.

| MAP#<br>ON NW QUAD MAP                  | GROUP<br>RESPONSE                                                                         | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1<br>(continued from<br>previous page) | Create and/or<br>maintain buffers<br>around<br>waterways -<br>lakes/rivers/<br>streams    | Opportunity<br>and Constraint     | Water                                   | <p>Opportunity: The Shiawassee River is present in this quadrant and it links Deerfield, Cohoctah, Howell and Marion Townships. This river forms one the four (4) watersheds in Livingston County.</p> <p>Opportunity: Tributaries of the Shiawassee River such as Bogue and Sprague Creeks feed prominent water features such as the Mill Pond in the settlement of Oak Grove and Thompson Lake in the City of Howell.</p> <p>Opportunity: Numerous agricultural drains are present in this quadrant of the County.</p> <p>Constraint: There are inconsistent buffer standards for rivers and streams throughout the quadrant and throughout the County.</p> |
| #2                                      | County-wide<br>Agricultural and/<br>or Agricultural-<br>Residential Land<br>Use Standards | Opportunity<br>and Constraint     | General Land Use                        | <p>Opportunity: Numerous large agricultural parcels are present in this quadrant; often these parcels are contiguous to other agricultural parcels forming larger areas of this land use.</p> <p>Opportunity: Agricultural-Residential land uses are also present in this quadrant to buffer agricultural land uses from more intensive land uses.</p> <p>Constraint: There is no consistent practice of Agricultural and/or Agricultural-Residential development standards among the approximate eleven (11) townships in Livingston County with active agricultural land use.</p>                                                                           |

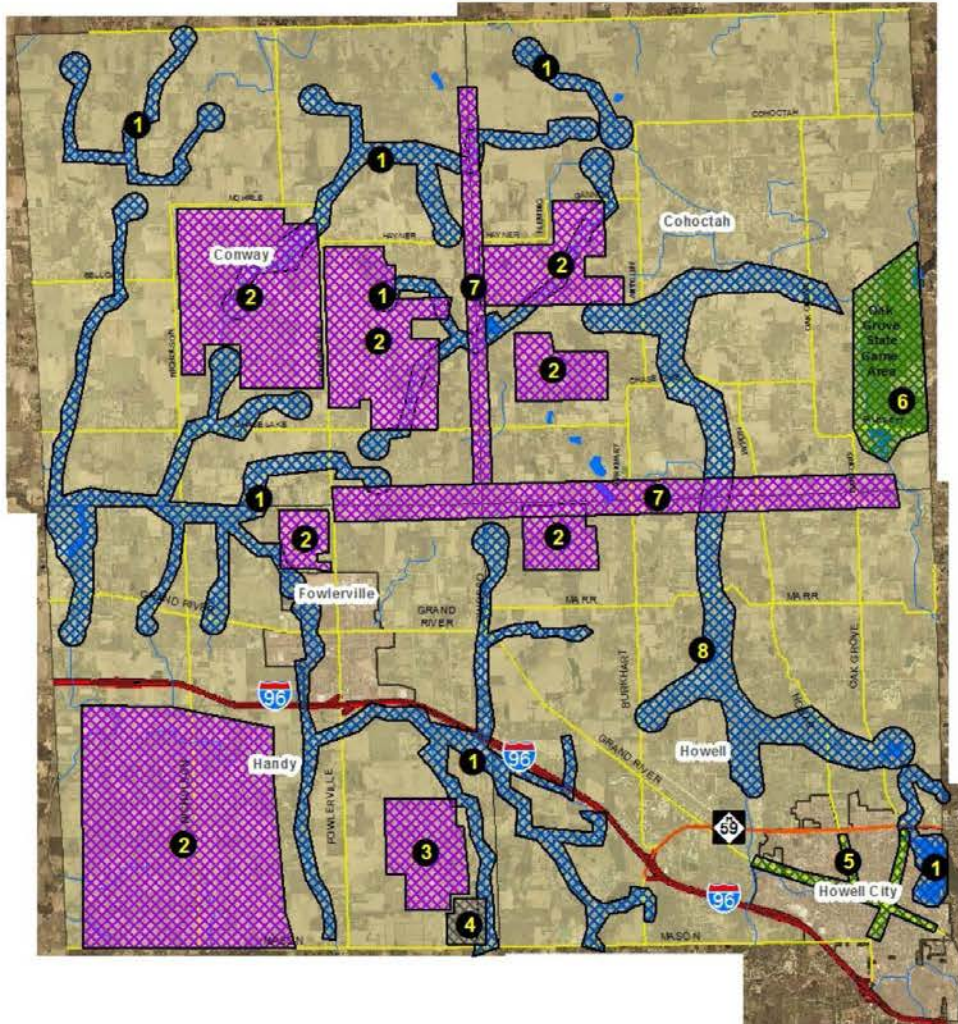


**LIVINGSTON COUNTY, Michigan**

**MASTER PLAN**

**OPPORTUNITIES AND CONSTRAINTS**

Livingston County Northwest Quadrant



**LEGEND**

- Rivers
  - ~ Rivers
- Lakes
  - ☁ Lakes
- Roads
  - Type
  - ↗ Interstate Highway
  - ↘ State Highway
  - ↖ Major County Road
- Park and Recreation Areas
  - Type
  - State
- Municipal Boundary
  - Municipal Boundary
- Opportunity or Constraint
  - Type
  - ▨ Recreation-related
  - ▨ Water-related
  - ▨ Infrastructure-related
  - ▨ General Land Use-related



**LIVINGSTON COUNTY PLANNING DEPARTMENT**



April 2018

**Current Trends:**

**Mapping Land Use Opportunities & Constraints (continued):**

**NORTHWEST QUADRANT**

The Northwest Quadrant of Livingston County includes the Village of Fowlerville, City of Howell and Conway, Cohoctah, Handy and Howell Townships.

| MAP#<br>ON NW QUAD MAP | GROUP<br>RESPONSE                                                                             | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                                                                                                                                      |
|------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #3                     | Aisin FT Techno<br>of America,<br>Fowlerville<br>Proving Ground                               | Opportunity                       | General Land Use                        | Aisin was noted as an economic<br>development opportunity in this quadrant.<br>It is one of two large vehicle-testing<br>facilities in Livingston County.                                                                                                                                                        |
| #4                     | Competitive<br>Power Ventures,<br>Qualified Fuel<br>Power<br>Generation Plant                 | Opportunity                       | Infrastructure                          | The Competitive Power Ventures plant<br>was noted as an economic development<br>opportunity in this quadrant. The future<br>development of this infrastructure plant<br>will provide a large source of electrical<br>power generation.                                                                           |
| #5                     | Additional and<br>better<br>connections to<br>recreation areas<br>and amenities<br>are needed | Opportunity                       | Recreation                              | The Grand River Avenue, Oak Grove Road<br>and Byron Road transportation corridors<br>could potentially provide good recreation<br>connections between the City of Howell<br>and surrounding Howell Township.                                                                                                     |
| #6                     | Preservation of<br>established<br>parks and<br>recreation areas                               | Opportunity                       | Recreation                              | Preservation of established parks and<br>recreation areas is needed to protect<br>resources such as the Oak Grove State<br>Game Area.                                                                                                                                                                            |
| #7                     | Potential<br>conflicting land<br>uses along<br>shared local<br>government<br>borders          | Constraint                        | General Land Use                        | Inconsistent land use densities were noted<br>along portions of the north/south<br>Township lines between Conway and<br>Handy Townships and Cohoctah and<br>Howell Townships. Inconsistent land use<br>densities were also noted along the west/<br>east Township line between Conway and<br>Cohoctah Townships. |
| #8                     | Future<br>recreation<br>opportunities<br>along river<br>corridors                             | Opportunity                       | Water                                   | The Shiawassee River was noted as a river<br>corridor where future recreational<br>opportunities should be encouraged.                                                                                                                                                                                           |

**Current Trends:**

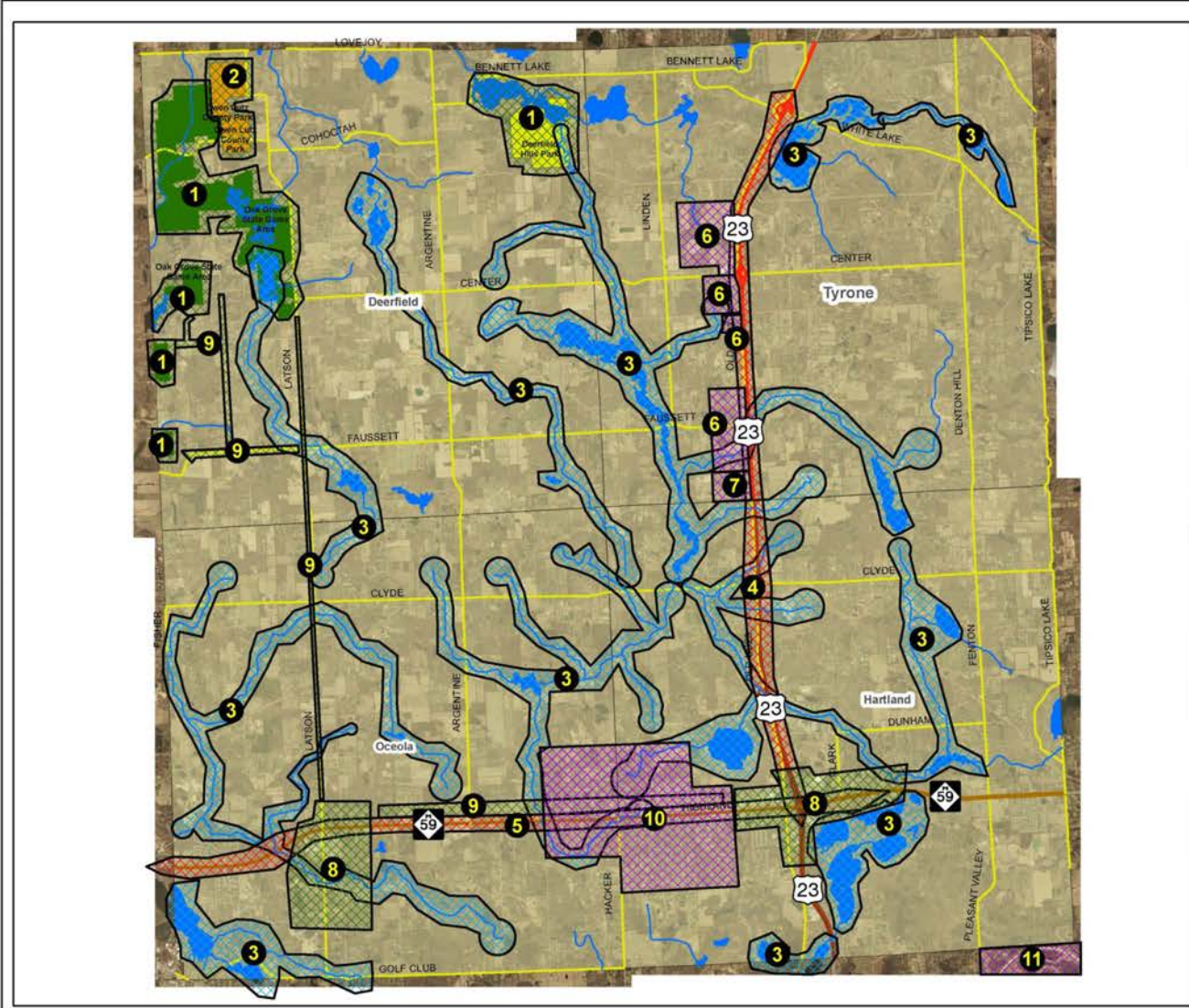
**Mapping Land Use Opportunities & Constraints (continued):**

**NORTHEAST QUADRANT**

The Northeast Quadrant of Livingston County includes Deerfield, Tyrone, Hartland and Oceola Townships.

| MAP#<br>ON NE QUAD MAP | GROUP<br>RESPONSE                                                         | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------|---------------------------------------------------------------------------|-----------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1                     | Good system of established parks                                          | Opportunity                       | Recreation                              | This quadrant of Livingston County has a good system of state/county/local parks that include: Oak Grove State Game Area; Lutz County Park; and Deerfield Hills (a Deerfield Township park).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| #2                     | Preservation of established park and recreation areas                     | Opportunity                       | Recreation                              | Livingston County's Lutz County Park was noted as an area that should be preserved as an established park and recreation area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| #3                     | Continue to maintain health of community lakes and streams                | Opportunity and Constraint        | Water                                   | <p>Opportunity: Several lakes were noted on the map of this quadrant; most notably Thompson Lake, Lake Shannon, Bennett Lake and Hoisington Lake, because these lakes are shared by more than municipality. The chain of lakes in Hartland Township was also prominently noted (Handy, Maxfield, Long, Silver, Round and Bitten Lakes).</p> <p>Opportunity: Although this quadrant of the County does not contain any major rivers, there are several streams connecting the lakes and the various municipalities such as Cranberry Creek, Bogue Creek and North Ore Creek; some of which are quite prominent and contain mill pond areas (North Ore Creek).</p> <p>Constraint: Public safety regarding waterways.</p> |
| #4                     | US-23 presents an opportunity for better transit and corridor development | Opportunity                       | Transportation                          | The US-23 corridor connects Tyrone and Hartland Townships to many neighboring communities and it is prime for transportation and development opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |





**LIVINGSTON COUNTY, Michigan**

**OPPORTUNITIES AND CONSTRAINTS**

Livingston County Northeast Quadrant

**MASTER PLAN**

**LEGEND**

Rivers  
 Rivers

Lakes  
 Lakes

Roads  
**Type of Road**  
 United States Highway  
 State Highway  
 County Major Road

Park and Recreation Areas  
**Type**  
 State  
 County  
 Local

Municipal Boundary  
 Municipal Boundary

Opportunity or Constraint  
**Type**  
 Recreation-related  
 Water-related  
 Transportation-related  
 Infrastructure-related  
 General Land Use-related



**LIVINGSTON COUNTY PLANNING DEPARTMENT**

April 2018

**Current Trends:**

**Mapping Land Use Opportunities & Constraints (continued):**

**NORTHEAST QUADRANT**

The Northeast Quadrant of Livingston County includes Deerfield, Tyrone, Hartland and Oceola Townships.

| MAP#<br>ON NE QUAD MAP | GROUP<br>RESPONSE                                                                                                                | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #5                     | M-59 presents an opportunity for better transit and corridor development                                                         | Opportunity                       | Transportation                          | The M-59 corridor connects Oceola and Hartland Townships to many neighboring communities and it is prime for transportation and planned development opportunities.                                                                                                                                                                                                                                                                  |
| #6                     | Planned industrial and commercial development on the east side of US -23                                                         | Constraint                        | General Land Use                        | The location of planned industrial and commercial development in Tyrone Township along the west side of US-23 may pose land use conflicts.                                                                                                                                                                                                                                                                                          |
| #7                     | The mobile home park in Tyrone Township provides affordable housing but may conflict with neighboring rural residential land use | Opportunity and Constraint        | General Land Use                        | The existing Cider Mill Crossings mobile home park land use located at the Tyrone/Hartland Township line, provides needed affordable housing although this intense usage conflicts with rural residential land use in Hartland Township. NOTE: This development exists as a result of a consent judgement, not as a result of poor planning.                                                                                        |
| #8                     | Encourage sidewalks and connections to amenities in commercial areas                                                             | Opportunity                       | Recreation                              | Two commercial areas were noted as prime locations for the inclusion of a good sidewalk system that would provide pedestrian circulation within each development and connection to surrounding commercial development. The two commercial areas that were mapped for this opportunity were: 1.) The intersection of Old U.S. 23 and M-59 in Hartland Township, and 2.) The intersection of Latson Road and M-59 in Oceola Township. |

## Current Trends:

### Mapping Land Use Opportunities & Constraints (continued):

#### **NORTHEAST QUADRANT**

The Northeast Quadrant of Livingston County includes Deerfield, Tyrone, Hartland and Oceola Townships.

| MAP#<br>ON NE QUAD MAP | GROUP<br>RESPONSE                                                    | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                  |
|------------------------|----------------------------------------------------------------------|-----------------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #9                     | Increase and improve connections to parks and amenities              | Opportunity                       | Recreation                              | The M-59 corridor connecting Oceola and Hartland Townships was mapped as a opportune location for connections to parks and amenities.                        |
| #10                    | Density conflicts along Oceola and Hartland Township border          | Constraint                        | General Land Use                        | The Hacker and M-59 intersection at the Oceola/Hartland border is noted as a potential land use conflict area where there are varying residential densities. |
| #11                    | General Motors Proving Grounds and surrounding residential land uses | Constraint                        | General Land Use                        | The General Motors Proving Grounds was mapped as an industrial use that poses a potential land use conflict with adjacent residential uses.                  |

#### **SOUTHEAST QUADRANT**

The Southeast Quadrant of Livingston County includes the City of Brighton, Genoa, Brighton, Hamburg and Green Oak Townships.

| MAP#<br>ON SE QUAD MAP | GROUP<br>RESPONSE        | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|--------------------------|-----------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1                     | Planned Township Pathway | Opportunity                       | Recreation                              | Brighton Township has a planned township pathway. It is noted on the map as connecting business and residences along Grand River Avenue from the eastern Township line adjacent to the City of Brighton to Kensington Road where Island Lake State Park and Kensington Metropark are located. This Grand River Avenue pathway connects Brighton Township to the City of Brighton and Green Oak Township. |

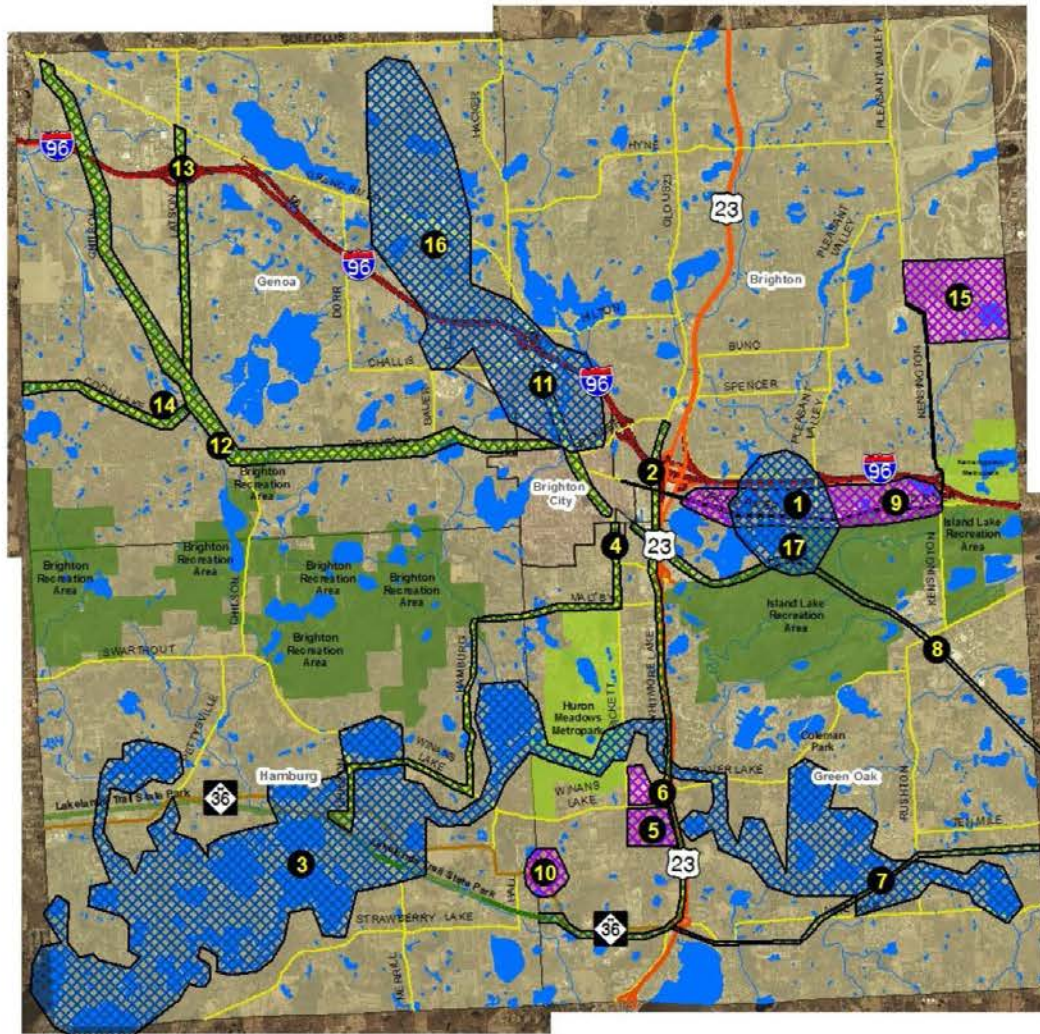


# LIVINGSTON COUNTY, Michigan

OPPORTUNITIES AND CONSTRAINTS

Livingston County Southeast Quadrant

MASTER PLAN



### LEGEND

- Rivers
  - Rivers
- Lakes
  - Lakes
- Roads
  - Type of Road**
  - Interstate Highway
  - United States Highway
  - State Highway
  - Major County Road
- Park and Recreation Areas
  - Type of Park**
  - State
  - Metro
- Municipal Boundary
  - Municipal Boundary
- Opportunity or Constraint Type
  - Recreation-related
  - Water-related
  - Transportation-related
  - Infrastructure-related
  - General Land Use-related



LIVINGSTON COUNTY PLANNING DEPARTMENT



**Current Trends:**

**Mapping Land Use Opportunities & Constraints (continued):**

**SOUTHEAST QUADRANT**

The Southeast Quadrant of Livingston County includes the City of Brighton, Genoa, Brighton, Hamburg and Green Oak Townships.

| MAP#<br>ON SE QUAD MAP | GROUP<br>RESPONSE                                             | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------|---------------------------------------------------------------|-----------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #2                     | Planned<br>Regional<br>Pathway                                | Opportunity                       | Recreation                              | Brighton Township has planned a pathway that will extend from Grand River Avenue to Spencer Road where the Township Hall and State Police Post are located.                                                                                                                                                                                                                                                                                                                                                |
| #3                     | Waterways Trails                                              | Opportunity                       | Water                                   | The extensive chain of lakes linked by the Huron River Water Trail and its tributaries was mapped as a waterway trail opportunity.                                                                                                                                                                                                                                                                                                                                                                         |
| #4                     | Township Trail<br>System<br>Connections                       | Opportunity                       | Recreation                              | There is an opportunity for a trail system that would connect the Lakelands Trail State Park to downtown City of Brighton. This trail opportunity was mapped by participants as extending from the commercial node at Chilson and M-36 (Kroger Plaza) to traverse along Chilson, Winans Lake, Hamburg, Maltby and Rickett Roads through Hamburg and Green Oak Townships to the City of Brighton.                                                                                                           |
| #5                     | Planned Village<br>Mixed Use Area<br>in Green Oak<br>Township | Opportunity<br>and Constraint     | General Land Use                        | The Winans Lake/Old Whitmore Lake Road area in Green Oak Township is planned and zoned for Village Mixed Use. The Legacy sports development has become a regional economic development attraction and Green Oak Township has zoned this area to accommodate a variety of additional housing, commercial, and service industry land uses. Opportunities abound in this area, as well as potential land use constraints regarding the transportation network and nuisance issues such as noise and lighting. |

**Current Trends:**

**Mapping Land Use Opportunities & Constraints (continued):**

**SOUTHEAST QUADRANT**

The Southeast Quadrant of Livingston County includes the City of Brighton, Genoa, Brighton, Hamburg and Green Oak Townships.

| MAP#<br>ON SE QUAD MAP | GROUP<br>RESPONSE                               | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------|-------------------------------------------------|-----------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #6                     | Proposed Non-Motorized Connection               | Opportunity                       | Recreation                              | Green Oak Charter Township is working with Hamburg Township and other partners to connect the Lakelands Trail State Park to the Huron Valley Trail in Oakland County. This represents a gap in the State of Michigan Route 1 Great Lake-to-Lake Trail, that will traverse Livingston County and connect Port Huron on Lake Huron With South Haven on Lake Michigan. Connecting the existing Lakelands Trail with new trailway to the existing trail along Fieldcrest Road is a start to completing this trail connection. |
| #7                     | Huron Valley Trail Connection                   | Opportunity                       | Recreation                              | The former Airline Rail Right-of-Way (ROW) offers the opportunity for an off-road route to fill the gap in completing the State of Michigan Route 1 Great Lake-to-Lake Trail; however, many private properties now occupying the ROW would need to be acquired.                                                                                                                                                                                                                                                           |
| #8                     | Potential Rail-to-Trail Requiring Further Study | Opportunity                       | Recreation                              | Connecting the existing Fieldcrest Road trail to an existing natural surface trail through Island Lake State Park adjacent to the Green Oak Village Place mall, and beyond to the existing Huron Valley Trail at the county line (Dixboro) is one possible solution to completing the State of Michigan Route 1 Great Lake-to-Lake Trail.                                                                                                                                                                                 |
| #9                     | Possible Land Use Conflict                      | Constraint                        | General Land Use                        | East Grand River Avenue which forms much of the township boundary between Brighton and Green Oak Townships, is noted as an area where land use conflicts may be present between commercial land uses and parks and recreational land use.                                                                                                                                                                                                                                                                                 |

**Current Trends:**

**Mapping Land Use Opportunities & Constraints (continued):**

**SOUTHEAST QUADRANT**

The Southeast Quadrant of Livingston County includes the City of Brighton, Genoa, Brighton, Hamburg and Green Oak Townships.

| MAP#<br>ON SE QUAD MAP | GROUP<br>RESPONSE                                  | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                                                             |
|------------------------|----------------------------------------------------|-----------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #10                    | Possible Land Use Conflict                         | Constraint                        | General Land Use                        | At the Hamburg and Green Oak Township border, there is a storage facility land use noted as a possible commercial land use conflict with surrounding low density residential uses.                                                      |
| #11                    | Increase and Improve Downtown Non-Motorized Access | Opportunity                       | Recreation                              | Grand River Avenue from the City of Brighton northward through Brighton Township, is noted as an opportune location for a non-motorized trail that would connect the commercial services along this arterial roadway.                   |
| #12                    | Regional Trail System Connections                  | Opportunity                       | Recreation                              | A trail connecting the City of Brighton to the City of Howell was mapped along Brighton Lake Road west of the City of Brighton to Chilson Road north. Team members also noted that a regional trail plan is needed at the County level. |
| #13                    | Regional Trail System Connections                  | Opportunity                       | Recreation                              | Latson Road from Chilson Road to Grand River Avenue in Genoa Township was mapped as a potential location for a new trail that would provide regional trail connection.                                                                  |
| #14                    | Regional Trail System Connections                  | Opportunity                       | Recreation                              | Coon Lake Road west of Chilson Road was identified as a potential location for a new trail that would provide regional trail connection.                                                                                                |
| #15                    | Future Redevelopment of Gravel Pits                | Opportunity                       | General Land Use                        | The gravel pit in Brighton Township adjacent to the southern boundary of the GM Proving Grounds, was mapped as a opportune location for redevelopment.                                                                                  |

**Current Trends:****Mapping Land Use Opportunities & Constraints (continued):****SOUTHEAST QUADRANT**

The Southeast Quadrant of Livingston County includes the City of Brighton, Genoa, Brighton, Hamburg and Green Oak Townships.

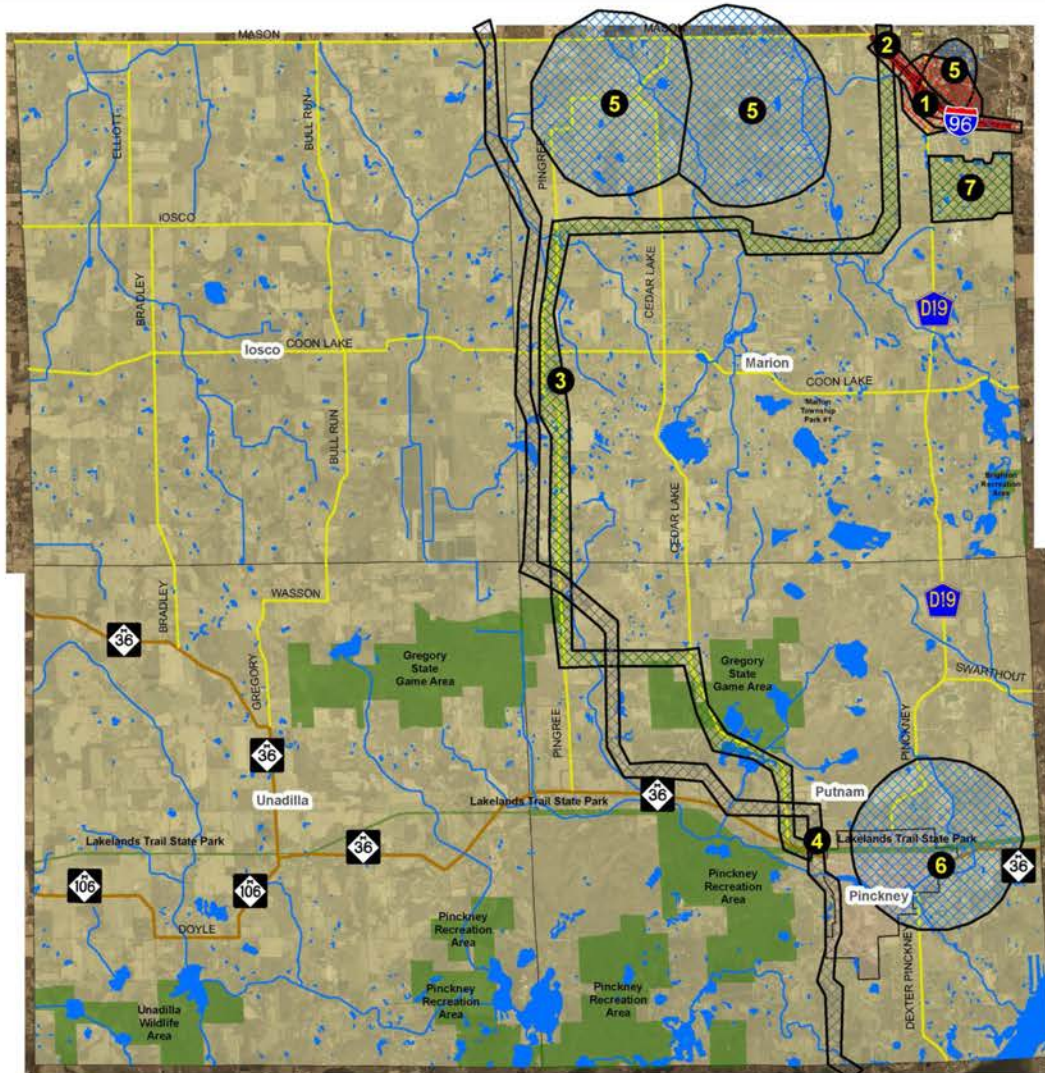
| MAP#<br>ON SE QUAD MAP | GROUP<br>RESPONSE                                   | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                          |
|------------------------|-----------------------------------------------------|-----------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| #16                    | Wellhead<br>Protection Area<br>for Water<br>Quality | Opportunity                       | Water                                   | The MHOG water service district in Genoa Township was noted as a potential location for a wellhead protection area.                                  |
| #17                    | Wellhead<br>Protection Area<br>for Water<br>Quality | Opportunity                       | Water                                   | The Fonda, Island & Briggs Lake Joint Water Authority has an established wellhead protection area at the border of Green Oak and Brighton Townships. |

**SOUTHWEST QUADRANT**

The Southwest Quadrant of Livingston County includes the Village of Pinckney, Putnam, Unadilla, Iosco and Marion Townships.

| MAP#<br>ON SW QUAD MAP | GROUP<br>RESPONSE                     | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                     |
|------------------------|---------------------------------------|-----------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1                     | I-96 & D-19<br>Gateway to<br>Township | Opportunity                       | Transportation                          | D-19 south of I-96 is a transportation corridor with great potential for new development. This area should be the gateway to Marion Township.                                                   |
| #2                     | Pedestrian and<br>Bike Paths          | Opportunity                       | Recreation                              | The City of Howell is uniquely situated in the middle of Livingston County. This makes it an opportune location for connecting the four quadrants of the county with pedestrian and bike paths. |
| #3                     | Trail<br>Connections                  | Opportunity                       | Recreation                              | A trail should be planned through Marion Township to connect the existing Lakelands Trail State Park to the City of Howell.                                                                     |





# LIVINGSTON COUNTY, Michigan

OPPORTUNITIES AND CONSTRAINTS  
Livingston County Southwest Quadrant

MASTER PLAN

## LEGEND

- Rivers
  - Rivers
- Lakes
  - Lakes
- Roads
  - Type
    - State Highway
    - Major County Road
- Park and Recreation Areas
  - Type
    - State
- Municipal Boundary
  - Municipal Boundary
- Opportunity or Constraint
  - Type
    - Recreation-related
    - Water-related
    - Transportation-related
    - Infrastructure-related



LIVINGSTON COUNTY PLANNING DEPARTMENT



April 2018

**Current Trends:**


**Mapping Land Use Opportunities & Constraints (continued):**

**SOUTHWEST QUADRANT**

The Southwest Quadrant of Livingston County includes the Village of Pinckney, Putnam, Unadilla, Iosco and Marion Townships.

| MAP#<br>ON SW QUAD MAP | GROUP<br>RESPONSE                 | OPPORTUNITY<br>OR<br>CONSTRAINT ? | TYPE OF<br>OPPORTUNITY OR<br>CONSTRAINT | EXPLANATION OF OPPORTUNITY OR<br>CONSTRAINT                                                                                                                                                                                                                         |
|------------------------|-----------------------------------|-----------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #4                     | Natural Gas Pipeline              | Constraint                        | Infrastructure                          | The Rover natural gas pipeline traverses the Southwest quadrant of Livingston County in a north/south fashion. The pipeline was mapped as a constraint due to concerns regarding the safety of the pipeline.                                                        |
| #5                     | MHOG Wellhead Protection Areas    | Opportunity                       | Water                                   | Three (3) wellhead protection areas were mapped within the Marion/Howell/Oceola/Genoa (MHOG) municipal water district. The wellhead areas are mapped within the City of Howell and Marion Township, and they are for preserving safe water within the MHOG district |
| #6                     | Pinckney Wellhead Protection Area | Opportunity                       | Water                                   | The Pinckney Wellhead Protection Area was mapped surrounding the Village of Pinckney. This wellhead protection area provides an opportunity for preserving safe water within the Village of Pinckney municipal water district.                                      |
| #7                     | Redevelopment of Golf Course      | Opportunity                       | Recreation                              | The abandoned Marion Oaks golf course located along D-19 in Marion Township, provides an opportunity for future recreational development and/or use as a natural area.                                                                                              |

# BEST PRACTICE - RECREATION

| Opportunity and Constraints By Quadrant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Best Practice<br><i>See Parks &amp; Recreation Chapter</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Pathway Connections Along Roadway</b></p> <ul style="list-style-type: none"> <li>• Additional and better recreational connections between neighboring communities along transportation corridors such as Grand River Ave., Oak Grove and Byron Roads. (NW Quad)</li> <li>• Increase and improve connections to parks and amenities along the M-59 corridor. (NE Quad)</li> <li>• Encourage sidewalks and connections to amenities in commercial areas. (NE Quad)</li> <li>• Planned Township Pathway (Brighton Township (SE Quad)</li> </ul>                        | <p><b>Pathway Plans:</b> are an applicable best practice noted in the Parks &amp; Recreation chapter of this plan. The 2013 Genoa Charter Township Master Plan has a <a href="#">Chapter VII. Bikepaths &amp; Greenways</a>, which addresses the multimodal, nonmotorized linkages provided by greenways and pathways. The chapter explains the various cultural and natural resources that one can view and access along Township greenways and pathways, as well as how the pathway will connect to adjacent communities. Shared use pathways are proposed along eight (8) road corridors. A Map 14 Pathway Plan, depicts each of the 'programmed' or 'planned' pathways.</p>                                                                                                                                                  |
| <p><b>Preservation of Parks &amp; Recreation</b></p> <ul style="list-style-type: none"> <li>• Preservation of established parks and recreation areas is needed to protect resources - Oak Grove State Game Area. (NW Quad)</li> <li>• Preservation of established parks and recreation areas - Oak Grove State Game Area, Lutz County Park, Deerfield Hills. (NE Quad)</li> </ul> <div style="text-align: center; margin-top: 20px;">  <p><i>Livingston County Planning</i></p> </div> | <p><b>Preserving High Quality Natural Areas:</b> The 2003 Livingston County Planning Department document entitled <a href="#">Livingston County's High Quality Natural Areas</a>, is an applicable best practice noted in the Natural Resources chapter of this plan. This Best Practice tool identifies, inventories, prioritizes and maps high quality natural areas throughout the County. The document can be used as a preservation tool in the following ways: 1.) A decision tool for deciding which highest priority resources to preserve; 2.) A reference for determining how to link high priority resources with adjacent natural resources in order to create larger, contiguous areas of conversation; and 3.) As a reference for mapping Future Land Use in the master plan of each local unit of government.</p> |

# BEST PRACTICE - RECREATION

| Opportunity and Constraints By Quadrant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Best Practice<br><i>See Parks &amp; Recreation Chapter</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p><b>Trail Connections</b></p> <ul style="list-style-type: none"> <li>• Planned regional pathway - Fieldcrest trail along Old U.S. 23 in Green Oak Township. (SE Quad)</li> <li>• Township Trail System Connections - Lakeland Trail State Park to downtown Brighton. (SE Quad)</li> <li>• Great Lake-to-Lake Trail connections to Huron Valley Trail in Oakland County - possible connections include: Fieldcrest Road, trail system in Island Lake State Park, former Airline Rail ROW. (SE Quad)</li> <li>• Increase and Improve Downtown Non-Motorized Access - Grand River Ave. from the City of Brighton northward through Brighton Township. (SE Quad)</li> <li>• Regional Trail System Connections - trails suggested include: trail connecting cities of Howell and Brighton, Latson Road from Chilson Road to Grand River Ave., and west Coon Lake Road. (SE Quad)</li> <li>• Trail connection between Lakelands Trail State Park and City of Howell. (SW Quad)</li> </ul> | <p><b>Web-based Park Maps:</b> There are two (2) newly developed interactive maps of Livingston County parks and recreation assets that can form the base of a comprehensive county-wide inventory in order to better plan how these assets might be connected by trails.</p> <p>A <a href="#">Public Recreation Areas map</a> is located on the Livingston County government website and a <a href="#">Park Finder map</a> is located on the SEMCOG website.</p> <p><b>Greenways:</b> The Greenways Collaborative, Inc. provides the best practice of a <a href="#">greenway inventory map and a vision map</a> that link park and recreational resources in Livingston County.</p> |
| <p><b>Redevelopment for Park Use</b></p> <ul style="list-style-type: none"> <li>• Redevelop abandoned Marion Oaks Golf Course for future recreational development and/or use as a natural area. (SW Quad)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Land Conservation:</b> The <a href="#">Livingston Land Conservancy</a> seeks to protect unique natural areas and productive farmlands. Over 600 acres are currently being protected throughout the County.</p> <p>The <a href="#">Southeast Michigan Land Conservancy</a> also includes Livingston County and they have four (4) nature preserves in the Livingston County communities of Unadilla, Marion, Hamburg and Green Oak Townships.</p>                                                                                                                                                                                                                               |



# BEST PRACTICE - WATER

| <b>Opportunity and Constraints By Quadrant</b>                                                                                                                                                                                                                                                                                                                                                              | <b>Best Practices</b><br><i>See Natural Resources Chapter</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p><b>Buffers Around Waterways</b></p> <ul style="list-style-type: none"> <li>• Create and/or maintain buffers around waterways - Looking Glass River, Red Cedar River, Shiawassee Rivers and tributaries, agricultural drains. (NW Quad)</li> </ul>  <p style="text-align: right;"><i>Livingston County Planning</i></p> | <p><b>Create and/or maintain buffers around waterways - lakes/rivers/streams:</b> River and Tributary Zoning Districts or Overlay Zones is an applicable best practice noted in the Natural Resources chapter of this master plan. The <a href="#">Green Oak Township Zoning Ordinance</a> (Sec. 38-361 and 38-362) and <a href="#">Hamburg Township Zoning Ordinance</a> (Sec. 7.5.1) have established regulations for natural vegetative buffers and building setbacks along watercourses. For consistency throughout the county, this best practice should at a minimum be applied to the rivers that define the 3 primary watersheds in Livingston County: Shiawassee, Red Cedar and Huron rivers. This best practice should be coordinated with the watershed councils applicable to each river.</p> |
| <p><b>Health of Lakes and Streams</b></p> <ul style="list-style-type: none"> <li>• Continue to maintain the health of community lake and streams. (NE Quad)</li> </ul>  <p style="text-align: right;"><i>Livingston County Planning</i></p>                                                                              | <p><b>Shoreline Protection:</b> The <a href="#">Michigan Natural Shoreline Partnership (MNSP)</a> has many best practices on their website to correct some of the human actions that cause accelerated erosion along an inland lake, such as: removal of native vegetation and creation of lawns, and hardening of the shoreline with seawalls. Their website has information about: native plantings and a recommended plant list; a Shoreline Educator Network that connects natural resource professionals with locals interested in learning how to protect their shorelines; shoreline demonstration projects that were completed during a Certified Natural Shoreline Professional Training and environmental stewardship resources for property owners.</p>                                        |

# BEST PRACTICE - WATER

| <b>Opportunity and Constraints By Quadrant</b>                                                                                                                                                                                                                                                                                                                      | <b>Best Practices</b><br><i>See Parks &amp; Recreation Chapter</i><br><i>See Hazard Mitigation Chapter</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p><b>Waterway Recreation Opportunities</b></p> <ul style="list-style-type: none"> <li>• Create future recreation opportunities along river corridors (NW Quad)</li> <li>• Waterway trails - Huron River (SE Quad)</li> </ul> <div data-bbox="224 735 682 1192" style="text-align: center;"> <p style="font-size: small; color: gray;">Samantha Mitchell</p> </div> | <p><b>Future recreation opportunities along river corridors:</b> Developing greenways beside river corridors and enhancing river corridors into blueway trails, are two applicable best practices addressed in the Parks &amp; Recreation chapter of this plan.</p> <p><b>Blueways:</b> The Huron River Watershed Council (HRWC) provides the best practice of 'blueways' water trail planning in Livingston County. They have developed a third edition (2018) of The <a href="#">Huron River Water Trail Paddler's Companion</a> which provides maps depicting sections of the Huron River with information such as launch sites, trip duration between points, and things to see. A digital version of the maps is also available.</p> |
| <p><b>Wellhead Protection</b></p> <ul style="list-style-type: none"> <li>• MHOOG water service district (SE Quad)</li> <li>• Fonda, Island &amp; Briggs Lake Joint Water Authority (SE Quad)</li> <li>• MHOOG Wellhead Protection areas - in Marion Township and City of Howell (SW Quad)</li> <li>• Pinckney Wellhead Protection area (SW Quad)</li> </ul>         | <p><b>Wellhead Protection Areas:</b> Marion Township has developed a <a href="#">Wellhead Protection and Hazardous Substance Overlay Zone</a> that maps the wellhead delineation zone and how far groundwater will travel in ten years. By mapping these respective zones and applying performance standards to each zone, issues such as septic tanks, drain fields, storm water management, hazardous substances, underground storage tanks, and other hazard related items can be evaluated with more stringent site plan review and development guidelines for groundwater protection. (Section 6.27)</p>                                                                                                                             |

# BEST PRACTICE - TRANSPORTATION & INFRASTRUCTURE

| <b>Opportunity and Constraints By Quadrant</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Best Practices</b><br><i>See Transportation &amp; Infrastructure Chapter</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p><b>Corridor Development</b></p> <ul style="list-style-type: none"> <li>• US-23 presents an opportunity for better transit and corridor development. The US-23 corridor connects Tyrone and Hartland to many neighboring communities. (NE Quad)</li> <li>• M-59 presents an opportunity for better transit and corridor development. The M-59 corridor connects Oceola and Hartland to many neighboring communities. (NE Quad)</li> <li>• I-96 &amp; D-19 is the gateway to Marion Township. D-19 south of I-96 is a transportation corridor with great potential for new development. (SW Quad)</li> </ul> <p><b>NonMotorized Transportation</b></p> <ul style="list-style-type: none"> <li>• Connect the four quadrants of the county with pedestrian and bike paths through the City of Howell. (SW Quad)</li> </ul> | <p><b>Complete Streets:</b> By utilizing a complete streets component in their master plan, Genoa Township has created a network of roads and trails throughout the township that enable residents to travel by foot, bicycle, or vehicle safely. Connections from neighborhoods to schools, the Township campus, and recreation opportunities are provided by a variety of routes.</p> <p>The <a href="#">Genoa Township Master Plan</a> incorporates bike lanes, cycle tracks, sidewalks, and pathways as needed to assist in the movement of pedestrian and bicycle traffic. The Grand River Avenue Corridor Plan, the Township Zoning Ordinance, and various subdivision regulations have been amended to require sidewalks in medium to higher density residential developments.</p> |
| <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• The proposed Competitive Power Ventures is an economic development opportunity in this quadrant. This infrastructure plant will provide a large source of electrical power generation. (NW Quad)</li> <li>• The Rover natural gas pipeline traverses the SW Quad in a north/south fashion. It may be a constraint due to concerns regarding the safety of the pipeline. (SW Quad)</li> </ul>                                                                                                                                                                                                                                                                                                                                                        | <p><b>Market Prime Industrial Sites:</b> With online tools like CPIX (Commercial Property Information Exchange) and the <a href="#">Michigan Economic Development Corporation</a>'s online real estate database of properties, communities may search for prime sites to market and plan to serve with updated or new infrastructure. The online tools are available to anyone searching for potential properties to develop and can be integrated with the Redevelopment Ready Communities initiative that 'packages' an online profile for properties that can be immediately developed for industrial, commercial, or related uses.</p>                                                                                                                                                |

# BEST PRACTICE - GENERAL LAND USE

| <b>Opportunity and Constraints By Quadrant</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Best Practices</b><br><i>See Agriculture &amp; Rural Environment Chapter</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p><b>Agricultural and Agricultural - Residential Land Use</b></p> <ul style="list-style-type: none"> <li>Numerous large agricultural parcels are often contiguous to one another forming larger areas of this land use. (NW Quad)</li> <li>Agricultural-Residential land uses often buffer agriculture from more intensive land uses. (NW Quad)</li> <li>There is no consistent practice of Agricultural and/or Agricultural-Residential development standards among the approximate eleven (11) townships in the County with active agricultural land use. (NW Quad)</li> </ul> | <p><b>Clustering and Open Space Development:</b> Author Randall Arendt provides a three-pronged strategy for shaping growth around a community's special natural and cultural features in his book, <i>Growing Greener: Putting Conservation Into Local Plans And Ordinances</i>, Washington, DC: Island Press (1999). The book demonstrates ways of establishing or modifying the comprehensive plan, zoning ordinance, and subdivision ordinance to include a strong conservation focus. It includes detailed information on the how-to's of accomplishing this conservation strategy. Randall Arendt resources are available in the Livingston County Planning Department library.</p>                                                                                                                                                                                                                                                             |
| <p><b>Economic Development Opportunities</b></p> <ul style="list-style-type: none"> <li>Aisin FT Techno of America, Fowlerville Proving Grounds, is an economic development opportunity in the NW Quad as one of two large vehicle-testing facilities in Livingston County. (NW Quad)</li> <li>Gravel pit in Brighton Township adjacent to the southern boundary of the GM Proving Grounds provides an opportunity for redevelopment. (SE Quad)</li> </ul>                                                                                                                        | <p><b>Economic Development Attraction:</b> Local units of government in Livingston County should create a collection of materials to promote economic development attraction within their community, or at a minimum have these materials on-hand to distribute to a prospective developer that visits the hall. Livingston County Planning Department has <a href="#">Livingston County Community Economic Profiles</a> for each local unit of government available on our website to assist in this effort. The profiles are updated periodically with assistance from each municipality.</p> <p>Additionally, Ann Arbor SPARK has commercial listings posted on their website and they respond to Requests For Proposals (RFP's) from site selectors in collaboration with state partners at the Michigan Economic Development Corporation.</p> <p>See additional Commercial and Industrial best practices on following pages of this chapter.</p> |



# BEST PRACTICE - GENERAL LAND USE

## Opportunity and Constraints By Quadrant

### Potential Land Use Conflicts

- North/south border between Conway and Handy Townships, north/south border between Cohoctah and Howell Townships, and west/east border between Conway and Cohoctah Townships. (NW Quad)
- Planned industrial and commercial development in Tyrone Township along the west side of US-23.(NE Quad)
- Mobile home park located at the Tyrone/Hartland Township and rural residential land use in Hartland Township. (NE Quad)
- The Hacker/M-59 intersection at the Oceola/Hartland Township border- an area of varying residential densities. (NE Quad)

### Potential Land Use Conflicts

- The General Motors Proving Grounds industrial use and adjacent residential uses. (NE Quad)
- Planned Village Mixed Area in Green Oak Township - constraints regarding transportation network and nuisance issues. (SE Quad)
- The storage facility land use at the Hamburg/Green Oak Township border and surrounding residential and commercial. (SE Quad)
- East Grand River Avenue between Brighton and Green Oak Townships - possible conflicts commercial and parks and recreational land uses. (SE Quad)

### **Potential Land Use Conflicts**

Traditional or Euclidean zoning that strictly separates land uses is no longer as widely practiced as it once was. Planning and zoning techniques have changed throughout the years so that land uses are now more blended. Planning practitioners often view rigid zoning requirements as a barrier to design innovation. Planned Unit Developments (PUD), mixed use, and form-based code are examples of this departure from traditional zoning towards design innovation.

The zoning ordinance is designed to promote the public health, safety and general welfare, so the separation of uses is still widely practiced when a land use may produce odors, noise and other unpleasant or harmful impacts on neighboring residences or a community center. This is why industrial uses and agricultural uses are often separated from other land use forms.

Spot zoning also seems to complicate how we look at adjacent land uses. The definition of Spot Zoning is: the application of zoning to a specific parcel or parcels of land within a larger zoned area when the rezoning is usually at odds with the community's master plan and current zoning restrictions. Additionally, a defining characteristic of spot zoning is that it benefits a particular property owner to the detriment of a general land use plan or public goals. This does not mean that the same broad category of land use such as residential, cannot be zoned side by side at different densities. It may also mean that certain zoning exceptions are acceptable

# BEST PRACTICE - GENERAL LAND USE

## ***Potential Land Use Conflicts (continued):***

to a community, such as a small commercial zone in a neighborhood for a grocery, or park land adjacent to another land use. So perhaps the lens we should use when regarding potential land use conflicts between the municipal borders in Livingston County, should be to more attuned to:

- Whether or not the land use and zoning is of a different designation/category, such as residential abutting industrial, or residential abutting commercial (not meaning a difference in residential densities). Please keep in mind the Michigan Right to Farm Act that protects farms and farm operations.
- Whether or not the land use and zoning is a nuisance to public health, safety and general welfare.
- Whether or not the land use in the adjacent community could set a precedent in your community that is vastly different than the master plan recommendations of your community (this could potentially mean a significant difference in densities).

## ***Livingston County GIS Map Gallery***

Some mapping tools that should be helpful in identifying potential land use conflicts are available on the Livingston County website. Livingston County Planning staff in partnership with Livingston County GIS staff, created a 2016-2017 county-wide zoning map and a 2016-2017 county-wide land use map that are available on the [Livingston County GIS Interactive Map Gallery](#). The maps were created with the use of aerial photography, field checking land use, and meeting with each local unit of government to confirm the accuracy of the maps.

## ***Promoting Good Land Governance***

Additional recommendations for promoting good land governance and communication between adjacent local units of government include the consideration of the following land use practices:

- Buffers - A strip of land with landscaping, berms, walls or a combination thereof, that shields the view of a land use and helps to buffer nuisances such as noise and odor.
- Transitional zoning districts - Buffer more intensive uses with less intensive uses on a graduated scale. For instance if a community is siting an intensive (high density) multiple-family or mobile home zoning district near a municipal border, think about buffering this zoning from your neighboring community with a transitional zone of less intensive use, such as multi-family duplexes or smaller lot single-family development.
- Mixed use developments - If a community is siting a mixed use development near a municipal border, they should consider site planning that places the most compatible use with their neighboring community near the border.

# BEST PRACTICE

## ***Promoting Good Land Governance (continued):***

- Zoning checklists - Create a master plan/zoning review checklist for your community that requires your planning staff or consultant to communicate with adjacent municipalities about proposed changes.
- Master Plan Review - Take part in the public comment review period for all proposed master plans of surrounding communities. Livingston County Planning Department is notified about the distribution of draft master plans from surrounding counties and townships that border Livingston County. County Planning review of draft master plans recognize potential land use conflicts with Livingston County local units of government.

## **Current Trends:**

### ***Commercial and Industrial Land Use:***

At a December 2015 Brown Bag Lunch Series on the Livingston County Master Plan, local government leaders participated in a pictorial survey with electronic voting pads and indicated the following concerns/opinions regarding Commercial and Industrial land use in Livingston County:

#### Commercial:

1. The most critical commercial development issue facing Livingston County is: **Sprawl along our major corridors.**
2. When asked if they favor or oppose additional commercial development in Livingston County, 20 of 31 respondents indicated that they **Strongly favor (7)** or **Somewhat favor (13)** additional commercial development.

#### Industrial:

1. The most critical industrial development issue facing Livingston County is: **the lack of affordable housing for employee of major industries.**
2. The industrial development method that they would most support is: **Mixed use development that includes industrial.** The response that was a close second was: **Additional industrial parks.**
3. When asked if they favor or oppose additional industrial development in Livingston County, 29 of 32 respondents indicated that they **Strongly favor (13)** or **Somewhat favor (16)** additional industrial development.

With Brown Bag Lunch Series results that generally favor additional commercial and industrial development in Livingston County, we wondered what might be impeding growth in these development sectors.

## Current Trends:

### **Commercial and Industrial Land Use:**

A report entitled Livingston County Economic Action Plan - A Talent and Land Use Analysis authored by Ann Arbor SPARK in 2017, identifies three (3) key takeaways regarding commercial and industrial land use in Livingston County:

1. Livingston County's greenfield sites are not shovel-ready - There is an abundance of vacant greenfield sites on the market in Livingston County however, most of the sites are not serviced by utilities and therefore the demand for new construction remains low.
2. Livingston County has very little land zoned for commercial or industrial development - the majority of land in Livingston County is zoned for residential or agricultural uses (also indicated in SEMCOG 2008 land use data).
3. The inventory of both available land and available buildings in Livingston is smaller than what is typically desirable for large job-creating projects

## BEST PRACTICE

As the economic development provider for Livingston County government, Ann Arbor SPARK identifies the economic needs of Livingston County in their report, [Livingston County Economic Action Plan - A Talent and Land Use Analysis](#).

Addressing the following land use needs may bolster commercial and industrial development in Livingston County:

1. Municipalities should take a prudent approach to exploring whether new infrastructure would promote development and evaluate the costs and benefits.
2. Greenfield sites that are served by utilities and close to highways should be zoned for commercial or industrial development.
3. Municipalities should be strategic about identifying potential sites for land assembly and explore strategies to lower barriers for assembling land. Example: If land is designated commercial or industrial in your community master plan, then the plan should also address how supporting infrastructure can be realized.
4. Sites are more likely to attract large job-creating development if they have access to: 1.) municipal water, 2.) municipal sewer, and 3.) broadband
5. Access to highway transportation for trucking
6. Housing that is available at a variety of price points for employees
7. Availability of public transportation
8. Sites of over 100 acres and buildings under 10,000 square feet - Most prevalent real estate searches on databases such as Zoom Prospector.



# BEST PRACTICE

Ann Arbor SPARK also recommends taking a deeper dive on a potential commercial or industrial site by becoming involved in the Redevelopment Ready Communities (RRC) program. (see Economic Development Chapter for more information).

## RESOURCES

|                                                                                                                              |                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <a href="#">Genoa Charter Township Master Plan, Chapter VII. Bikepaths &amp; Greenways, and Chapter VI. Complete Streets</a> | <a href="#">Greenways Collaborative, Inc., Southeast Michigan Greenways</a>                              |
| <a href="#">Hamburg Township Zoning Ordinance</a>                                                                            | <a href="#">Southeast Michigan Council of Governments (SEMCOG), Land Use Data</a>                        |
| <a href="#">Green Oak Township Zoning Ordinance</a>                                                                          | <a href="#">Southeast Michigan Council of Governments (SEMCOG), Park Finder Map</a>                      |
| <a href="#">Marion Township Zoning Ordinance</a> , Section 6.27                                                              | <a href="#">Livingston Land Conservancy</a>                                                              |
| Livingston County Planning Department, <a href="#">Livingston County High Quality Natural Areas</a>                          | <a href="#">Southeast Michigan Land Conservancy</a>                                                      |
| Livingston County GIS Department, <a href="#">Public Recreation Areas Map</a>                                                | <a href="#">Michigan Natural Shoreline Partnership</a>                                                   |
| Livingston County Planning Department, <a href="#">Livingston County Community Economic Profiles</a>                         | <a href="#">Michigan Economic Development Corporation</a>                                                |
| Livingston County GIS Department, <a href="#">Livingston County GIS Map Gallery</a>                                          | Ann Arbor SPARK, <a href="#">Livingston County Economic Action Plan - A Talent and Land Use Analysis</a> |
| Huron River Watershed Council (HRWC), The <a href="#">Huron River Water Trail</a>                                            | <a href="#">Huron River Water Trail web site</a>                                                         |



*Pam Ries*



*Liz Gentry Welch*



*Michael R. McManus, Natural Resources Photo Contest Winner*

*Michael R. McManus*



*Pam Ries*

## NATURAL RESOURCES

We ENVISION our COMMUNITY as one which will protect its irreplaceable and abundant natural features through conservation practices for long-term sustainability of our connected ecosystems -  
Livingston County Vision Statement

### Issue Identification:

It's no wonder that Livingston County is considered a recreational haven by Michigan residents. Livingston County contains an abundance of natural resources such as: over 75 inland lakes with associated streams and wetlands; three major river courses distinguished by the Huron, Shiawassee and Red Cedar rivers; 29,500 acres of State, Metropark, County and local government park and recreation areas, that include game areas for hunting; and 144,382 acres of woodland with the second highest percentage of tree canopy (41%) in Southeast Michigan, according to the Southeast Michigan Council of Governments (SEMCOG) Green Infrastructure Land Cover data and Green Infrastructure Vision for Southeast Michigan.

For decades the appeal of these natural features drew persons from more urbanized areas, many of whom established cottages on the lakes. Seasonal housing and small communities were a way of life in Livingston County until the 1970-1980 decade when Livingston County's natural resource assets began to attract thousands of new residents. In this decade the county population grew by 70% and Livingston County experienced its largest population growth to date. Over the next twenty years the majority of seasonal cottages were converted to year-round housing, and growing pains such as very large homes on small lake lots, riparian rights and environmental degradation were experienced by residents and local units of government.

Balancing population growth and land use with the preservation of our natural resources continues to be a challenging planning issue, and the scope of natural resource planning is broad. The following chapter will attempt to address trends and best practices that are not specific to just one natural resource, but have a cumulative impact on many natural resources.

As a companion to this chapter, there are several natural resource maps in the Appendix of the plan for your reference including: Livingston County watersheds, elevations, slopes, etc.



Michael R. McManus

## GOALS & STRATEGIES

### GOAL #1

Further Green Infrastructure and Low Impact Development efforts in Livingston County.

#### STRATEGIES:

- Identify and evaluate vacant land in county for green infrastructure potential and/or opportunity to link or enhance parks and public lands.
- Collaborate with public and private partners to build green infrastructure and low impact development projects that will showcase the benefits of these techniques to the public as an educational tool.

### Current Trends:

#### **Green Infrastructure:**

Green infrastructure can be categorized in two ways: 1.) Natural - the ecosystems present in the natural environment 2.) Built - constructed green infrastructure such as rain gardens, bioswales and community gardens. SEMCOG has benchmarked the amount of green infrastructure in Livingston County in the [Green Infrastructure Vision for Southeast Michigan](#) and determined that 61% of the county's total land coverage is natural green infrastructure and 63% of that number comes from tree canopy (this analysis does not quantify the amount of built green infrastructure). SEMCOG has mapped current and potential green infrastructure within each of the seven counties in the SEMCOG region. The Green Infrastructure Vision map for Livingston County can be found on the next page.

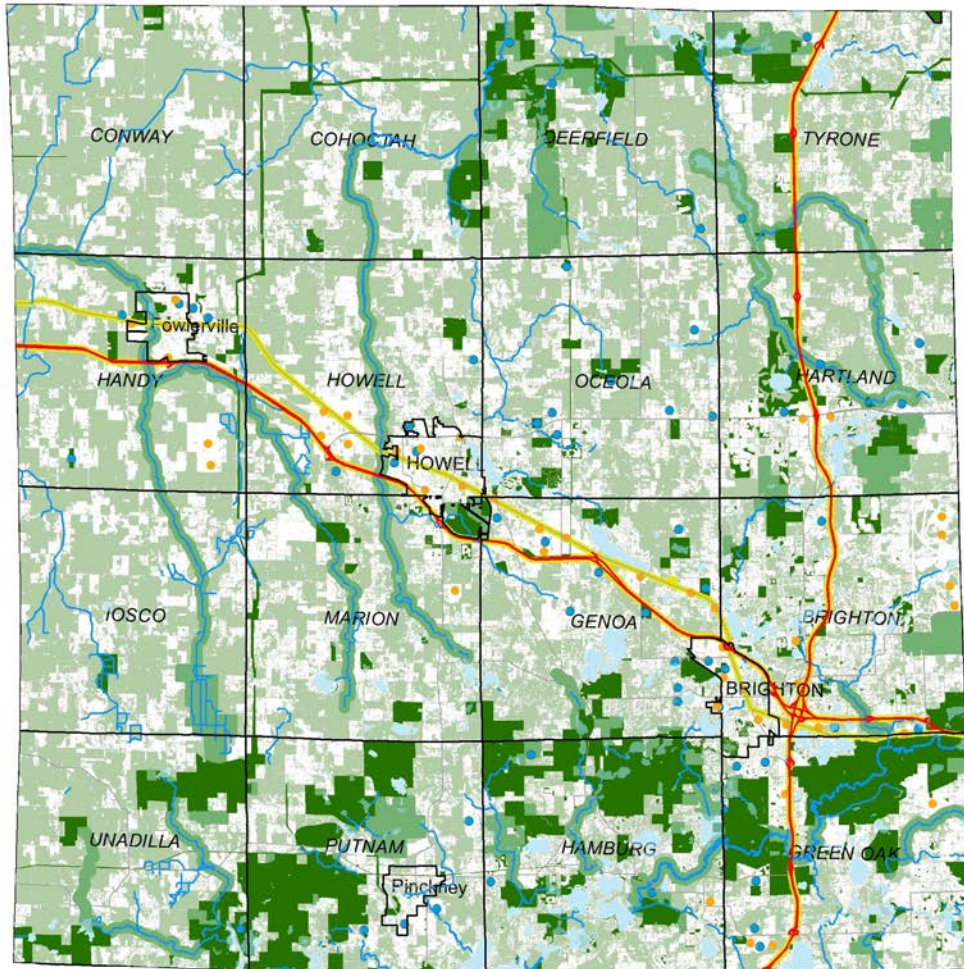
Green Infrastructure provides many natural resource benefits including:

- Water Quality - a reduction in the amount of polluted stormwater runoff entering rivers, lakes, streams and wetlands.
- Flood Risk - a reduction in the risk of flooding by slowing and reducing stormwater runoff into waterways.
- Water Supply - water collection that can be used for irrigation or infiltration into the soil to recharge groundwater and increase flow into rivers.
- Habitat improvements and linkages: links in habitat corridors strengthen and support rare and important areas in the community.
- Air Quality: increased vegetation positively impacts air quality through capture and reduction of carbon, dust and air pollution.

Natural green infrastructure can be enhanced by linking multiple high-quality natural areas through trails and/or easements or planning for open space areas adjacent to existing natural green infrastructure such as parks, game and conservation areas.



**SEMCOG Green Infrastructure Vision  
Livingston County**



Source: SEMCOG

- Top 1% Parking Lots by Size
- Top 10% Institutional Land Use Parcels by Size
- Potential Green Roads
- Conservation & Recreation Lands
- Potential Conservation & Recreation Lands
- Current Green Infrastructure

**Key Themes of Vision Map:**

1. **Potential Constructed Green Infrastructure** - The top 1 percent private parking lots by size and the top 10 percent institutional properties by size in Livingston County, are included for potential constructed green infrastructure such as grow zones and rain gardens.
2. **Potential Green Roads** - This illustrates major roads that could either increase tree canopy or implement constructed green infrastructure (e.g., bioswales).
3. **Conservation & Recreation Lands** - This highlights the region's public parks and conservation lands.
4. **Potential Conservation & Recreation Lands** - This highlights green infrastructure that could be added to the public green infrastructure network.
5. **Current Green Infrastructure** - This background shows the larger green infrastructure network of tree canopy (both private and public land), agricultural lands, and wetlands based on the 2010 land cover analysis for Southeast Michigan.



## Current Trends:

### **Green Infrastructure (continued):**

Built green infrastructure takes many forms such as:

- Bio swales - a shallow stormwater channel densely planted with grasses, shrubs and/or trees.
- Grow zones - areas of concentrated native plantings.
- Pervious pavement systems - paver blocks, permeable concrete parking lots and other systems that allow water to filter through and be stored/ discharged.
- Streetscape planter boxes - primarily fenced in areas containing plantings and a water filtration and release system.

SEMCOG conducted a public survey in conjunction with the Green Infrastructure Vision and some of the top results from Livingston County participants included: 1.) Water quality as the most important benefit of Green Infrastructure 2.) Bike and hiking trails as the green infrastructure element that survey participants would like to see more of in their area, and 3.) The most important place for Green Infrastructure is along major roadways.

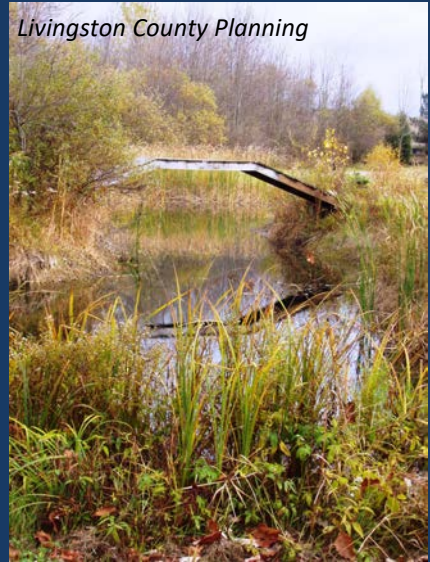
## BEST PRACTICE

Natural green infrastructure practices will be addressed in other sections of this Natural Resources Chapter, however, built green infrastructure best practices follow. The Green Infrastructure Vision focuses on major areas of imperious surfaces and publicly owned properties as locations that will maximize the benefits of built green infrastructure. These areas include: 1.) Major roadways; 2.) Large parking lots; and 3.) Institutional properties.

**Major roadways:** The Green Infrastructure Vision map on the proceeding page specifically notes Grand River Avenue, I-96 and US-23 as potential green roads. Consistent with the green road approach is language that [Genoa Township](#) has incorporated in their 2013 Master Plan recommending the eventual reconstruction of Grand River Avenue with a narrow

## GOALS & STRATEGIES

*Livingston County Planning*



### GOAL #2

Partner with organizations to address impervious surface in Livingston County.

#### STRATEGIES:

- Create model ordinance language regarding the management of impervious surface and stormwater runoff.

### GOAL #3

Partner with a Livingston County municipality (s) on a transportation oriented green infrastructure project.

#### STRATEGIES:

- Draft and submit a Transportation Alternatives Program (TAP) grant.

# BEST PRACTICE

**Green Infrastructure - Major roadways (continued):** median in the existing right-of-way. The master plan language states that a median on Grand River Avenue from the Lake Chemung interchange to the Howell City limits would have benefits such as: a reduction of traffic conflicts; improvements in traffic safety and traffic operations; the addition of green space; and improved safety for pedestrian crossings. Another document that plans for improvements along the Grand River corridor is the wonderfully collaborative and comprehensive [2006 East Grand River Corridor Plan](#) drafted by the East Grand River Corridor Association comprised of Brighton and Green Oak Township representatives.

While planning documents such as these mention green space, retaining natural features and planting street trees along the corridor, they do not mention built green infrastructure. Green Infrastructure may not have been a current concept at the time of these plans, but it could enhance future updates of the plans. For instance, a street median would be even more beneficial if the median included bio swales or streetscape planter boxes that could help manage the stormwater on Grand River Avenue. Adding built green infrastructure along the approximately 17 mile expanse of this corridor through Livingston County, could be a "**Greening of Grand River**" collaborative project of the seven municipalities along this roadway.

As an example, the City of Howell has created beautiful medians along primary and secondary roads in the City. Clinton Street contains beautiful streetscape planter boxes of flowering shrubs and pervious paving and tree plantings along Michigan Avenue have greatly improved the aesthetics and built green infrastructure of these roadways.

The 2014 [Grand River Avenue Access Management Plan](#) was drafted by SEMCOG in collaboration with the seven (7) communities along Grand River Avenue. The plan provides additional recommendations about green infrastructure (pages 20-22) along the corridor.

**Large parking lots:** The Green Infrastructure Vision map on the preceding page identifies 44 privately-owned and publicly-owned parking lots that comprise the top 1% of parking lots by size in Livingston County. These parking lots can be found in eleven (11) of the twenty (20) municipalities within the County. The majority of these lots are along the Grand River corridor in the cities of Howell and Brighton, and Genoa and Brighton Townships and they are mapped as locations for potential constructed green infrastructure.

Local Livingston County zoning ordinances include some parking requirements and parking lot landscaping standards that might be considered green infrastructure. For instance, the practices of collective off-street parking, landscape islands, deferred parking, and the limited use of gravel parking lots are all good green infrastructure best practices that each of our local communities should consider including in their zoning ordinance, however, each of these practices can be enhanced to further the environmental benefits of green infrastructure. For instance:

- Gravel parking lots - zoning ordinance language may allow a Planning Commission to determine that a gravel off-street parking lot or loading area would be preferable to hard surface paving for environmental and drainage reasons. The [Hamburg Township Zoning Ordinance](#) allows the Planning Commission to make this determination based on several criteria.

# BEST PRACTICE

## ***Green Infrastructure - Large parking lots (continued):***

- Collective off-street parking - this practice is where two or more uses may provide collective parking if the total number of spaces they provide is not less than the sum of spaces required for each separate use. This practice of collective off-street parking really provides little incentive, so some communities will allow a reduction in the number of required parking spaces if the various uses sharing parking can demonstrate that their maximum utilization of the parking is at different times of the day. Another option would be to allow a reduction in the number of required parking spaces if the parking lot design incorporated built green infrastructure such as bioswales, rain gardens and permeable paving options.
- Landscape islands - landscape islands in a parking lot provide many environmental benefits such as pollution, dust, flooding, air pollution, glare and heat control, however, many communities allow up to fifty (50) spaces before a landscape island is required. To enhance green infrastructure this requirement should be reviewed and possibly be reduced to a maximum of twenty (20) spaces. An additional practice might allow reductions in the dimensional requirements of landscape islands if they utilize built green infrastructure that will capture, filter and manage the release of storm water.
- Deferred parking - some zoning ordinances allow a property owner to demonstrate that the required parking for non-residential use is excessive. If this is successfully demonstrated, the Planning Commission may defer construction of the required number of parking spaces, if the design of the parking area includes sufficient space for future development of additional parking that will accommodate the minimum requirement for parking spaces. An additional green infrastructure practice might allow property owners to request deferred parking if they can demonstrate that satisfying the full parking requirement will jeopardize natural resources on the site, and in exchange they will include built green infrastructure to mitigate these impacts to the environment.

***Institutional properties:*** The Green Infrastructure Vision map on the proceeding page identifies the top 10% institutional land use parcels by size in Livingston County. These 53 institutional land use parcels can be found in sixteen (16) of the twenty (20) municipalities within the County. The institutional properties include uses such as schools, hospitals, churches, and State of Michigan detention facilities. Municipal properties are also included. The Green Infrastructure focus on these institutional properties is to encourage further evaluation of opportunities to manage road runoff and runoff from paved surfaces. For instance, large open space areas managed as turf on these properties may present opportunities for constructing native plant grow zones.

# BEST PRACTICE

**Green Infrastructure - Institutional properties (continued):** Township, City and Village governments have the unique opportunity to demonstrate built Green Infrastructure on their government hall properties, as a means to educate the public on these practices, in hopes that these practices will be replicated by residents as well as commercial and industrial property owners.

For instance, Green Oak Township administration noticed that during rain events the storm water limited detention pond on the Township hall property, would fill up and sometimes had several feet of water in it. The storm water would normally take 4-48 hours to infiltrate, depending on the time of year. So the Township decided to treat the storm water that flowed through downspouts on the front half of the building by directing that storm water to two rain gardens. They believe that these gardens have reduced the flow to the detention pond by 40%. Additionally, they have planted wild flowers within and surrounding the detention pond and they have adopted several standards such as the prohibition of herbicides in the retention area and phosphorus fertilizers on Township properties. The Township has advanced public education on environmental issues such as water management and water quality, with several educational materials on their [Green Oak Township Environment Web Page](#).

## Current Trends:

**Low Impact Development (LID):** Low Impact Development or LID is similar to and/or a part of the Green Infrastructure concept, with an emphasis on stormwater management. LID is the application of techniques that imitate the natural water cycle to manage rainfall. LID design techniques infiltrate, filter, store, evaporate, and detain runoff close to its source. These LID design techniques are based on the premise that stormwater is a resource, not a waste to be transported and disposed of. Many of the components of an urban environment have the potential to serve as elements of an integrated stormwater management system, including rooftops, streetscapes, parking lots, sidewalks and medians. The forms of built Green Infrastructure mentioned in the previous section, are also LID design techniques.

The [Low Impact Development Manual for Michigan](#) provides guidance on how to apply LID to new, existing and redevelopment sites. The manual is very comprehensive. It explains the science of the hydrologic cycle and water quality problems related to stormwater, and provides technical guidance on how to design, construct, and maintain specific LID measures (e.g. how to design a rain garden), as well as how to integrate LID into the appropriate elements of a master plan and zoning ordinance.



# BEST PRACTICE

## ***Integrating LID into the Master Plan and Zoning Ordinance:***

- Master Plan - It is important that a master plan include language that is supportive of Low Impact Development in order to establish a good foundation for implementing LID techniques in the community. The Low Impact Development Manual for Michigan suggests master plan goals and policies that include the following elements: 1.) Protect the land's natural ability to absorb, clean and store stormwater; 2.) Minimize impervious surfaces in new construction and redevelopment projects to reduce the amount of runoff and improve infiltration; 3.) Use Best Management Practices (BMPs) throughout the community to reduce the impacts of stormwater; 4.) Implement community programs that improve water quality and educate the public about their role in water quality; and 5.) Link protection of water quality through stormwater management to the protection of residents' health, safety, and welfare.
- Zoning Ordinance - Once a community has LID supportive language in their master plan, LID regulations should be integrated into the existing zoning ordinance to ensure community-wide implementation. Following are suggested sections of the zoning ordinance to review, with one example of a regulation per section:
  1. Parking - develop parking standards that reflect average parking needs rather than the possible maximum.
  2. Roads - incorporate LID-based stormwater infiltration into the center island of cul-de-sacs.
  3. Lot setbacks/Lot width - allow for reduced setbacks if the development is part of a cluster development or includes LID techniques.
  4. Construction activity - minimize clearing and grading on a site. Consider allowing credits for developments meeting certain criteria such as LEED certification (see example next page).
  5. Landscaping - set screening criteria that uses vegetation, where appropriate, before walls or berms.
  6. Natural areas/Open space - leave as much open space as possible in its natural condition. For further examples, see Chapter 4 of the Low Impact Development Manual for Michigan.

The [Green Oak Charter Township Zoning Ordinance](#) includes LID language in Chapter VIII Off-Street Parking and Loading. Section 38-366. Low Impact Development. This section recognizes the Huron River Watershed as an important asset to the Township and states "Where practical, the following representative LID techniques are to be incorporated into stormwater management control measures." A figure follows this text and it illustrates and briefly explains several LID Techniques.

# BEST PRACTICE

## ***Integrating LID into the Master Plan and Zoning Ordinance (continued):***

### ***Local LID Development:***

- Lake Trust Credit Union Corporate Headquarters - This corporate headquarters is a 100,000 square foot building on a 16 acre site with rolling topography, woodlands and wetlands in Brighton Township near Spencer Road and Old U.S. 23. The building and site were developed following LEED building design and construction practices. LEED, or [Leadership in Energy and Environmental Design](#), is an internationally recognized green building certification program that was developed by the U.S. Green Building Council. LEED is one way to encourage LID implementation because the LEED rating system awards points for sustainable building design that saves energy, water, and resources, generates less waste, and supports human health.

The Lake Trust Credit Union building project received LEED Silver certification for sustainable building design that preserved much of the site's natural features; 90% of the significant trees were retained and 41.3% of the entire site was undisturbed, keeping the natural ecology of the site intact. The building and site also utilize living plant materials such as a 'living wall' and bioswales with native vegetation that manage storm water.

The Lake Trust Credit Union Corporate Headquarters and the Green Oak Township Hall (see Green Infrastructure - Institutional properties) can serve as local examples of Green Infrastructure and LID practices. Livingston County local communities should consider requesting that builders proposing development in their communities visit these sites in order to replicate some of these best practices in sustainable site design and building construction.



*SmithGroupJJR*

## Current Trends:

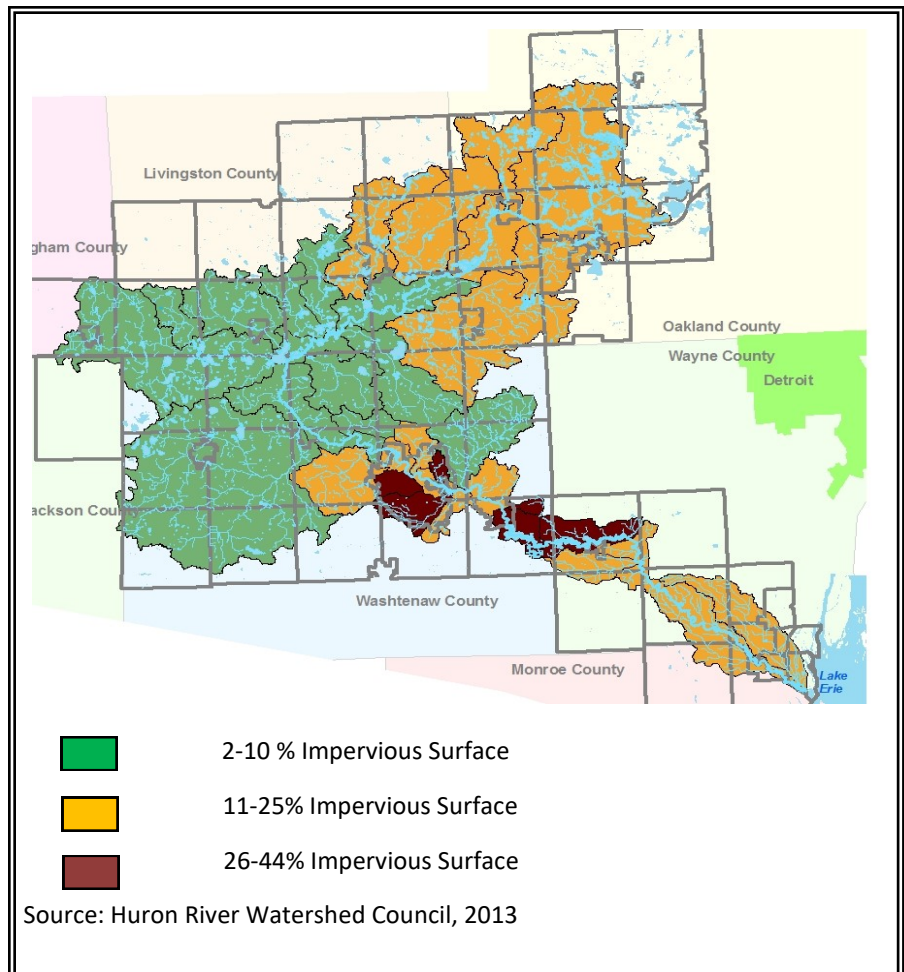
### **Using Zoning Regulations to Manage Impervious Surface and Stormwater**

**Runoff:** Runoff reduction practices are often referred to as Green Infrastructure or Low Impact Development practices (the previous two sections of this chapter), because these practices, as well as runoff reduction practices, aim to replicate pre-development hydrology by reducing runoff volume.

Stormwater runoff is water that runs off of an impervious surface that it cannot percolate through, after a rainstorm or snowmelt. As stormwater travels across impervious surfaces it carries pollutants such as gasoline, oils, pesticides, herbicides, and phosphorus into our water resources which degrades water quality. Additionally, stormwater runoff often adds an unnatural amount of water to local water resources, and if the amount of water is beyond the carrying capacity of the water resource, it may cause flooding. Stormwater runoff redeposits sediment and can cause soil build-up in a local water resource thereby impacting water quality and contributing to flood risk.

The primary sources of impervious surfaces that cause stormwater runoff include: paved roadway and transportation infrastructure; parking lots; rooftops; and driveways. According to SEMCOG's analysis of land cover data to determine impervious surface, our region generates 900 billion gallons of stormwater runoff annually, including 800 tons of phosphorus and 140 tons of sediment. Some of this stormwater runoff may be captured and treated by our local units of government, but these figures illustrate the enormity of the situation. The [Center for Watershed Protection](#) states that negative impacts to stream water quality, habitat and even recreational opportunities, are evident at levels of five (5) to ten (10) percent impervious cover.

To better understand the extent of impervious cover in Livingston County, we can view the Huron River Watershed Council map to the right that illustrates impervious surface in the Huron River Watershed in 2013. Watershed area in Unadilla, Putnam, and Hamburg Townships, as well as the Village of Pinckney, are noted entirely and/or predominately in green with 2-10% impervious surface. Watershed area in Green Oak and Genoa Townships contain a mixture of levels of impervious surface ranging from 2-25%, and Brighton Township and the City of Brighton are noted entirely in the 11-25% Impervious Surface category.



## Current Trends:

**Using Zoning Regulations to Manage Impervious Surface and Stormwater Runoff (continued):** Planning and zoning practices are tools for stormwater management. Master plans set a community's policies for stormwater management and zoning ordinances establish regulations for land cover and land use including residential streets, parking, lot dimensions and setbacks, driveways, sidewalks and the conservation of natural areas.

## BEST PRACTICE

### **Master Plan and Zoning Ordinance Evaluation Tools:**

- The Center for Watershed Protection - This nonprofit organization created a publication entitled Better Site Design Handbook, that outlines 22 model development principles for site design that act to reduce impervious cover, conserve open space, prevent stormwater pollution, and reduce the overall cost of development. The handbook also presented a process for evaluating and scoring local development regulations based on the 22 model development principles. The evaluation worksheet is known as COW or [The Code & Ordinance Worksheet: A Tool for Evaluating the Development Rules in Your Community 2017](#). The first three sections of this worksheet consist of a series of questions that correspond to each of the model development principles. The fourth section contains new questions that were added to address stormwater management standards, particularly the inclusion of runoff reduction practices. Each section is illustrated and thoroughly explained. The worksheet gives a variety of possible answers for each question and the number of points awarded for each answer. Points are assigned based on how well the community's development regulations agree with the site planning practices identified in the questions. The [COW scoring spreadsheet](#) provides a tool for recording a community's evaluation results and information about the agencies that influence development in the community. There are four versions of the scoring sheet available: rural, suburban, urban and highly urban. Participants are to select the worksheet that is most appropriate for the type of development occurring in their community.

These resources from the Center for Watershed Protection are great tools to aid local communities in making strategic code changes in their community to improve their stormwater management and overall environmental footprint.



# BEST PRACTICE

## ***Master Plan and Zoning Ordinance Evaluation Tools (continued):***

- Huron River Watershed Council (HRWC) - The HRWC encourages citizens to get involved in local government decision-making, in order to protect water resources by positively affecting land use decisions. They have published a guidebook called [Land Use for a Healthy Watershed](#) that provides a great explanation of the connection between land use decisions and water quality.

This guidebook covers a myriad of water subjects such as watersheds, groundwater, and impervious surface, and provides checklists similar to the Code and Ordinance Worksheet noted on the previous page, for planning commissioners and citizens to review their master plan and zoning ordinance for water quality and natural area protections, as well as impervious surface reduction. Land Use for a Healthy Watershed is a great primer for any Planning Commission.

- The Huron River Watershed Council has created additional checklists that take a more comprehensive approach to reviewing a community master plan and zoning ordinance for language that supports natural feature preservation, stormwater management, smart growth and many other environment-friendly elements of these documents. The checklists are called: [HRWC Recommended Master Plan Elements](#) and [HRWC Recommended Zoning Ordinance Elements](#), both of which recommend strategies for impervious surface reduction.
- The Huron River Watershed Council also provides [Green Infrastructure Planning for Local Governments](#). HRWC staff lead public workshops for local governments to create Green Infrastructure maps that show interconnected natural areas and cultural features, which help the local government target land preservation and planning efforts. Unadilla and Putnam Townships in Livingston County have already created Green Infrastructure maps through these workshops.

## **Current Trends:**

### ***Shoreline Vegetation as Water Quality Protection:***

If you live in the State of Michigan you understand how vital our Great Lakes and inland water resources are to the recreation and tourism industries that contribute to the health of our local, regional and state economy. Water resources are an important factor in our statewide quality of life, and a source of pride for residents. According to SEMCOG analysis of land use cover in Southeast Michigan, Livingston County has 16,088 acres of water, which is second only to Oakland County (35,100) in our seven county region.

The [Michigan Department of Environmental Quality \(MDEQ\) Water Resources Division](#), has a wonderful series of short informational papers called WaterWoRDs, that provide a good understanding of water issues. In a WaterWoRDs regarding inland lakes, MDEQ states that from a biological standpoint one of the most important features of a surface water body is its trophic status.

## Current Trends:

**Shoreline Vegetation as Water Quality Protection (continued):** Trophic status is essentially a classification of how productive a water body is, and it is calculated from a combination of: 1.) water clarity, or how far into the water body you can see; 2.) chlorophyll-a concentration, a measurement used as an indicator of how much algae is in the water; and 3.) phosphorous concentration, an essential nutrient needed by aquatic plants and algae to grow.

Surface water bodies are either "eutrophic" (high productivity), "mesotrophic" (moderate productivity) or "oligotrophic" (low productivity). Low productivity oligotrophic water bodies have low nutrient content and low algal content so they are clear waters with high quality drinking water, whereas high productivity eutrophic water bodies tend to host large quantities of organisms including algal blooms that can lead to fish death due to respiration by algae and bottom-living bacteria.

Water bodies naturally progress from oligotrophic to eutrophic over time, but this process can be accelerated by human activity. The MDEQ's Water Resources Division monitors inland lakes to assess water quality and track trends through water sampling. Additionally, MDEQ and the [U.S. Geological Survey have used satellite images of many Michigan lakes](#) that are greater than 20 acres in size to predict trophic status and water clarity. These images are available on their interactive website.

When shorelines along a lake, river or stream are altered from their natural state to an artificial state through installation of riprap, seawalls and lawns, it increases the amount of nutrient runoff (primarily nitrogen and phosphorus) that enters the water resource. Nutrient runoff can act like fertilizer and increase the productivity of the water, such as algae growth. Natural vegetation along shoreline soaks up and filters nutrient runoff, stormwater runoff, and soil sedimentation before it flows into the water resource. The natural vegetation slows and stores the runoff and the soil cools it, allowing it to soak into the groundwater where it eventually flows back into the water resource. This process not only filters pollution, but it also prevents flooding, and provides a steady flow of water back into the water resource.

## BEST PRACTICE

### **Natural River Zoning Districts and Overlay Zones:**

Hamburg Township and Green Oak Charter Township both have language in their zoning ordinance that protects the quality of Natural Rivers, with the primary aim of protecting the Huron River. The two townships have addressed these environmental provisions in different ways. Hamburg Township has established a Natural River Zoning District along the Huron River corridor and Green Oak Township has established a Natural River Overlay Zone that overlays the existing zoning districts along the Huron River.

- Natural River Zoning District - The zoning language in Hamburg Township's Natural River Zoning District reinforces the Natural Rivers Act (Part 305 of Act. No. 451 of the Public Acts of 1994). The zoning district is established along both sides of the Huron River and it

# BEST PRACTICE

**Natural River Zoning Districts and Overlay Zones (continued):** requires dimensional standards such as:

1. Zoning District Size: 1 acre
2. Minimum River Front Lot Width: 150 feet
3. Septic System Setback: 125 feet from the ordinary high water mark
4. Building Setbacks: 125 from the ordinary high water mark; 100 feet from the top of a bluff; and no building on land that is in a floodway, wetland or floodplain (except accessory buildings/structures).
5. Natural Vegetative Strip: A natural vegetative strip of 100' must be maintained horizontal from and perpendicular to the river's edge. A detailed plan for cutting and removal of river vegetation shall be submitted to the township for review and approval or denial. The use of pesticides, herbicides or fertilizers is not allowed in the natural vegetative strip except when utilized in accord with the advice and supervision of a qualified specialist.

Additional regulations of this zoning district prohibit cutting or filling for building in the floodplain, and a stormwater runoff management system that shall be intact for all stormwater runoff prior to the runoff reaching the ordinary high water mark of the Huron River or its tributaries to ensure the protection of the water courses from erosion and unnecessary degradation due to sedimentation. See [Hamburg Township's Natural River Zoning District, Section 7.5.1 \(G\)](#)

Natural River Overlay Zone - Green Oak Charter Township's approach to protecting the water quality of the Huron River was to establish a Natural River Overlay Zone along the Huron River and four (4) Huron River tributaries (as noted on the zoning map) to reinforce the Natural Rivers Act (Part 305 of Act. No. 451 of the Public Acts of 1994) The Natural River Overlay Zone is established along both sides of the Huron River and requires dimensional standards such as:

1. Overlay Zone: 400 feet from the ordinary high-water mark on each side of and parallel to the Huron River
2. Lot Area and Width: 1 acre minimum lot size, lot width of 150 feet
3. Building Setbacks: New buildings and appurtenances must be setback 125 feet from the ordinary high water mark; reductions in setbacks allowed for rise in bank height; no less than 50 feet from the edge of steep slope/bluff or 10 feet from vegetative strip.

Natural Vegetative Strip: A natural vegetative strip shall be maintained on each parcel or lot between the river's edge and a line, each point of which is 100' on all land horizontal from and perpendicular to the river's edge. Clear cutting within the vegetation strip, and the use of pesticides, herbicides, and fertilizers is prohibited.

# BEST PRACTICE

***Natural River Zoning Districts and Overlay Zones (continued)***: It is also required that the natural vegetative strip have three (3) distinct zones with specific widths and types of vegetation; this requirement can be modified if there are steep slopes and/or bluffs within 200' of the river/stream. Additionally, Green Oak Charter Township requires a natural rivers/tributary overlay zone permit before any work can take place in the Natural River Overlay Zone. This permit is to ensure that dwellings, structures, and land alterations, including but not limited to dredging, cutting filling and timber cutting and/or removal are done so as to further the intent and objectives of the Natural River Overlay Zone. [See Article 8, Sec. 38-361.](#)

Tributary Overlay Zone - Green Oak Charter Township's zoning ordinance also contains a Tributary Overlay Zone to protect the water quality of streams and creeks in the Township. The Tributary Overlay Zone is mapped along several creeks and streams as noted on the Township Zoning Districts Map. The regulations of this overlay zone are much like the Township's Natural River Overlay Zone. Dimensional standards include:

1. Overlay Zone: 125 feet from the ordinary high-water mark on each side of and parallel to the tributary
2. Building Setbacks: New buildings and appurtenances must be setback 125 feet from the water's edge.
3. Natural Vegetative Strip: A natural vegetative strip shall be maintained on each parcel or lot between the water's edge and a line, each point of which is 100' horizontal from and perpendicular to the water's edge. Clear cutting within the vegetative strip is prohibited. The vegetative strip shall have three (3) distinct zones with specific widths and types of vegetation like the Natural River Overlay Zone.

For further specifics of this overlay zone, see Article 8, Sec. 38-362 using the link above.

Within Livingston County it would be ideal if these river and tributary strategies could be applied throughout the Huron River Watershed area and along other major river courses such as the Shiawassee and Red Cedar rivers and their tributaries (see Appendix for Watershed Map). The benefits of this water quality protection are many, including:

- stabilizing the riverbank so that erosion and other sediment does not fill the waterway and alter or impede the course of the river water;
- protecting the natural flood water storage capacity of the river flood plain; and
- preventing flood damage and associated public relief expenditures created by improper construction of structures in the floodplain



# BEST PRACTICE

## ***Shoreline Protection for Inland Lakes:***

Consistent with the previous best practice of Natural River Zoning Districts and Overlay Zones, there are wonderful best practices for inland lake shoreline protection. Following is one best practice organization that would be helpful to any Livingston County lake community that desires to take back the natural shoreline of their lake, and the other example is a Hartland Township property owners association that has succeeded in this endeavor for decades.

- [Michigan Natural Shoreline Partnership](#) (MNSP): A collaboration of members from State of Michigan agencies, academia, nonprofit organizations and private industry, formed this partnership in 2008. The primary objectives of this partnership is to: 1.) Train contractors and landscape professionals about natural shoreline technologies and bioengineered erosion control; 2.) Educate property owners about natural shorelines and technologies that benefit lake ecosystems; 3.) Research, demonstrate, and develop natural shoreline technologies that benefit lake ecosystems; and 4.) Encourage local and state policies that promote natural shoreline management.

The MNSP has many best practices on their website to correct some of the human actions that cause accelerated erosion along an inland lake, such as: removal of native vegetation and creation of lawns, and hardening of the shoreline with seawalls. Their website has information about: native plantings and a recommended plant list; a Shoreline Educator Network that connects natural resource professionals with locals interested in learning how to protect their shorelines; shoreline demonstration projects that were completed during a Certified Natural Shoreline Professional Training and environmental stewardship resources for property owners.

- [Dunham Lake Property Owner's Association](#): Dunham Lake is owned by the State of Michigan and was developed into Dunham Lake Estates by former Michigan Governor Murray Van Waggoner who acquired the property in 1949. Dunham Lake is located along the eastern boundary of Hartland Township (Sections 13 and 24) where it straddles the Livingston and Oakland county line. This unique lake has a naturally vegetated shoreline and greenbelt that surrounds the lake and is commonly owned by all of the property owners on the lake.

The greenbelt, ranging in width from 100 to almost 400 feet, is wooded and contains a dirt trail for enjoying the natural beauty of the lake. It is maintained by a Greenbelt Committee of the Dunham Lake Property Owner's Association. The Greenbelt Committee works with environmental consultants for the removal of invasive species, prescribed burns of vegetation and the creation of green infrastructure such as bioswales. Maintenance of the greenbelt is guided by a 2013 Stewardship Plan.

The greenbelt provides many recreational, natural resource and scenic benefits, including: connections to commonly owned parks and non-motorized boat launch areas; natural shoreline vegetation that filters pollution and contributes to very high water quality and fish population; and scenically, the greenbelt buffers the view of neighboring homes and creates such a quiet, natural environment, that it feels as if you are in a remote area of northern Michigan.

# BEST PRACTICE

## ***Shoreline Protection for Inland Lakes (continued):***



*Livingston County Planning  
Department*

## **Current Trends:**

***Inventorying and Prioritizing Natural Resources for Conservation:*** Inventorying and prioritizing existing lands for preservation, is one of the best trends for looking at the 'big picture' approach to natural resource conservation. Survey responses to Livingston County Planning Department's Local Planning Commission Survey ranked Natural Features as the #3 most pressing issue that planning commissioners must address. Inventorying and prioritizing natural features in Livingston County provides the opportunity to not only preserve the highest priority resources, but to expand upon and link these highest priority resources with adjacent natural resources in order to create larger, contiguous areas of conversation. It is a practice that encompasses the preservation of all types of natural resources such as woodlands, wetlands, lakes, rivers, etc. and the environmental issues associated with these features such as climate resiliency, invasive species, air quality, and drinking water. Because of this, the cumulative impact of natural resource conservation is immense.

Natural resource conservation has been shown to provide a number of benefits to residents and businesses including:

- **Environmental Benefits** - The environmental benefits of permanent land conservation are undeniable. Large areas of protected natural land can protect and improve wildlife habitat, protect water quality in regional lakes, streams, rivers and groundwater aquifers, and even help to improve air quality.

## Current Trends:

### ***Inventorying and Prioritizing Natural Resources for Conservation (continued):***

- Economic Benefits - Although permanently protected land cannot be further developed for residential or commercial enterprises and therefore the value of that land is constrained, studies have show that the value of the land adjacent to protected land increases. Many people find those communities with large protected areas more desirable and are often willing to pay more to live in those communities. Furthermore, open spaces demand less services such as road maintenance, water, sewer, and schools, than developed land. This can reduce the strain on already tight municipal budgets.
- Educational Benefits - Permanently protected natural areas can serve an important role in the education of youth. High quality natural areas can serve as outdoor classrooms where students can learn about the natural world firsthand.
- Recreational Benefits - Although protected land isn't always open to public use, those areas that are, can provide valuable recreational opportunities. Whether portions of protected land are developed for active recreational uses such as athletic fields, or left entirely in their natural state for more passive uses such as hiking, skiing or bird watching, recreational opportunities can greatly benefit communities by improving community health, knowledge and social structure.

## BEST PRACTICE

### ***Livingston County's High Quality Natural Areas:***

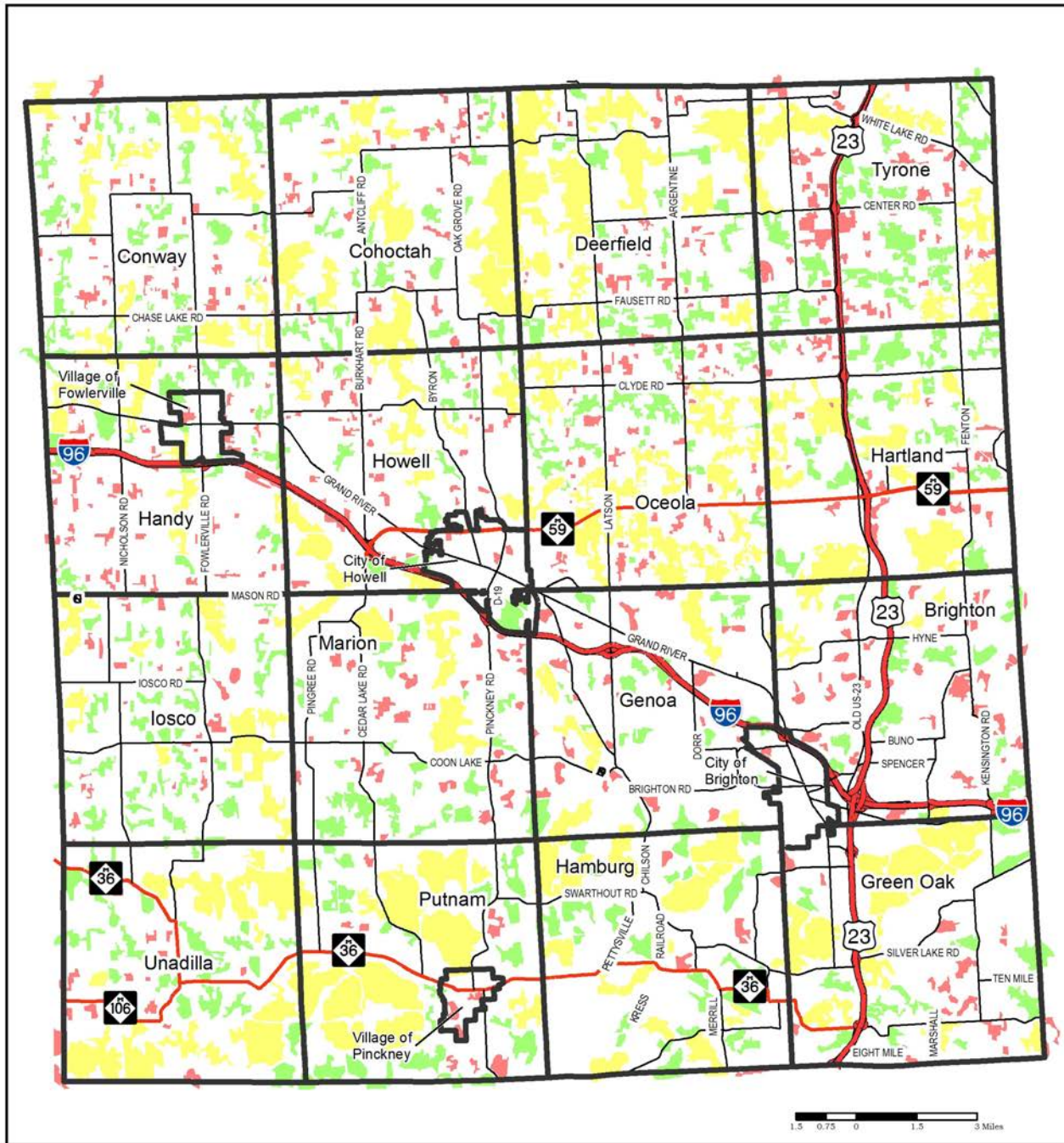
The 2003 Livingston County Planning Department document, [Livingston County's High Quality Natural Areas](#), was steered by the Livingston Natural Features Coalition, consisting of several local environmental representatives including: The Livingston Land Conservancy; Sierra Club; Huron River Watershed Council; Michigan State University Extension, Huron Valley Audubon Society; USDA Natural Resources Conservation Service; The Nature Conservancy; Livingston Conservation District; and local decision makers from Deerfield, Marion, Green Oak and Tyrone Townships.

The first step in creating this document of high quality natural areas was to:

- 1.) Identify and inventory - Using aerial photographs, high quality natural areas were manually identified. The natural areas that were identified usually contained forested areas and/or wetlands. Natural areas did not include roads, driveways, parking lots, structures, lawns, golf courses, active agricultural lands or other non-natural land uses. The natural area identification process located 1,086 natural areas that encompass nearly 100,000 acres or just over one quarter of the County. The average size of a Livingston County natural area is approximately 90 acres. These natural areas include both public and private lands.



# BEST PRACTICE



## NATURAL FEATURES INVENTORY Livingston County, Michigan



Map Prepared by:  
Information Technology Department  
G.I.S. Division  
304 East Grand River Avenue  
Howell, Michigan 48843  
(517) 548-3230

### Legend

- |  |                    |  |                      |
|--|--------------------|--|----------------------|
|  | Major Road         |  | 2003 Priority Values |
|  | State Highway      |  | Priority I           |
|  | Multilane Highway  |  | Priority II          |
|  | Municipal Boundary |  | Priority III         |

Data courtesy of  
Livingston County  
Planning Department

Map Printed  
March 08, 2018



# BEST PRACTICE

## ***Livingston County’s High Quality Natural Areas (continued):***

2.) Prioritize - With almost 100,000 acres of natural land identified in Livingston County, some level of prioritization had to be done to try and differentiate the highest quality natural areas from smaller, lower quality natural areas. The Livingston Natural Features Coalition met regularly to establish the following ten prioritization criteria: natural area size; natural area core size; presence of riparian areas, presence of wetlands; geologic diversity; proximity to other natural areas; connectivity to other natural areas; restorability of adjacent lands; presence of once dominant but now rare land cover type; and presence of remnant circa 1800 land cover type. Each of these criteria are described in depth within the document.

Using Geographic Information Systems (GIS), each natural area was assigned a final score that determined its relative priority; the final scores were produced by summing the point totals from each individual criterion. Final scores were then grouped into three categories: Priority I (most ecologically valuable), Priority II and Priority III. The three priority groups are further defined in the document.

The following table contains data on the County’s natural areas classified into the three priority groups:

|                      | <b>Priority I &gt;17 pts.</b> | <b>Priority II 11-16 pts.</b> | <b>Priority III &lt; 10 pts.</b> |
|----------------------|-------------------------------|-------------------------------|----------------------------------|
| <b># of Areas</b>    | 170                           | 423                           | 493                              |
| <b>Average Score</b> | 19.9                          | 13.1                          | 7.9                              |
| <b>Total Acreage</b> | 53,290                        | 31,833                        | 14,136                           |
| <b>Average Size</b>  | 313.5                         | 75.3                          | 28.7                             |

3.) Map - Priority I, II and III were then mapped and the Natural Features Inventory GIS data layer is available to all Livingston County local units of government through data sharing. The map can also be found in the [Livingston County Geographic Information Systems Department Map Gallery](#) and on the preceding page.

This Best Practice tool can be used in many ways, including:

- A decision tool for deciding which highest priority resources to preserve
- A reference for determining how to link high priority resources with adjacent natural resources in order to create larger, contiguous areas of conversation
- As a reference for all rezoning decisions in each local unit of government
- As a reference for mapping Future Land Use in the master plan of each local unit of government
- As a reference for municipal land acquisition

## BEST PRACTICE

***Livingston County's High Quality Natural Areas (continued):*** The rezoning review template developed by Livingston County Planning Department and the Livingston County Planning Commission includes an Existing Conditions section that provides information on whether the land proposed for rezoning is within a Priority I,II or III High Quality Natural Area. This best practice could also be implemented by the local municipalities in Livingston County.

***Huron River Watershed Council Bioreserve Project:*** The Huron River Watershed Council (HRWC) Bioreserve Project is a partnership with four (4) conservancies in the Huron River Watershed including the Livingston Land Conservancy. Through this partnership, HRWC provides:

- ecological data about the highest priority conservation lands in the watershed
- a connection between the conservancies and natural area property owners, and
- restoration plans and permanent protection of critical natural areas

As a part of this program, HRWC performs rapid field assessment on current conservancy nature preserves and easements and on priority natural areas that are mapped on a bioreserve map.

The [Bioreserve Map](#) illustrates the remaining natural areas in the Huron River Watershed with each natural area ranked by ecological criteria that includes the same ten (10) criteria used in the Livingston County Natural Features Inventory Map, yet expands on this criteria with the following five (5) criterion: 1.) Adjacency to farmland and open space, 2.) Properties along the main branches of the Huron, Shiawassee, Grand, and Red Cedar Rivers, 3.) Properties with headwater streams, 4.) Existence of glacial features, and 5.) Fens and vernal ponds.

With a consulting firm, the HRWC created a GIS database that the conservancies, municipalities and others can use in their conservation planning. The map set for this project is a wonderful Best Practice resource that includes: 1.) Livingston County Priority Natural Areas, 2.) Livingston County Natural Areas in Headwaters, 3.) Livingston County Natural Areas on Rivers, 4.) Endangered Ecosystems, 5.) Natural Areas in Endangered Ecosystems, 6.) Natural Areas on Eskers, and 7.) Contiguous Farmland on Prime Soils.

The Livingston Land Conservancy (LLC) with the assistance of HRWC, used the Bioreserve mapping process to create a strategic conservation plan as part of their effort to obtain accreditation as a land conservancy. The Livingston County Parks and Open Space Advisory Committee also utilized HRWC staff expertise to conduct a rapid field assessment at Fillmore County Park and produce a Bioreserve Site Assessment. This assessment helped Livingston County obtain a Land and Water Conservation Fund grant to develop Fillmore County Park.

# RESOURCES

| SEMCOG Resources                                                                                               | Livingston County Resources (continued)                                                                  |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <a href="#">Green Infrastructure Vision for Southeast Michigan</a>                                             | <a href="#">Green Oak Charter Township Zoning Ordinance</a>                                              |
| <a href="#">Low Impact Development Manual for Michigan</a>                                                     | <a href="#">Dunham Lake Property Owner’s Association website</a>                                         |
| <a href="#">Great Lakes Green Streets Guidebook: A Compilation of Road Projects Using Green Infrastructure</a> | Livingston County Department of Planning, <a href="#">Livingston County’s High Quality Natural Areas</a> |
| <a href="#">Grand River Avenue Access Management Plan</a>                                                      | <a href="#">Hamburg Township Natural River Residential Zoning District</a>                               |
| Livingston County Resources                                                                                    | Huron River Watershed Council Resources                                                                  |
| <a href="#">Genoa Charter Township Master Plan</a>                                                             | Huron River Watershed Council, <a href="#">Land Use for a Healthy Watershed</a>                          |
| <a href="#">Charter Township of Brighton, East Grand River Corridor Plan</a>                                   | Huron River Watershed Council, <a href="#">Recommended Master Plan Elements</a>                          |
| <a href="#">Hamburg Township Zoning Ordinance</a>                                                              | Huron River Watershed Council, <a href="#">Recommended Zoning Ordinance Elements</a>                     |
| <a href="#">Green Oak Charter Township, Environment web page</a>                                               | Huron River Watershed Council, Natural Area Assessments and Protection, <a href="#">Bioreserve Map</a>   |

# RESOURCES

## Other Resources

[Michigan Natural Shoreline Partnership website](#)

[The Center for Watershed Protection](#)

The Center for Watershed Protection, [Better Site Design Handbook](#)

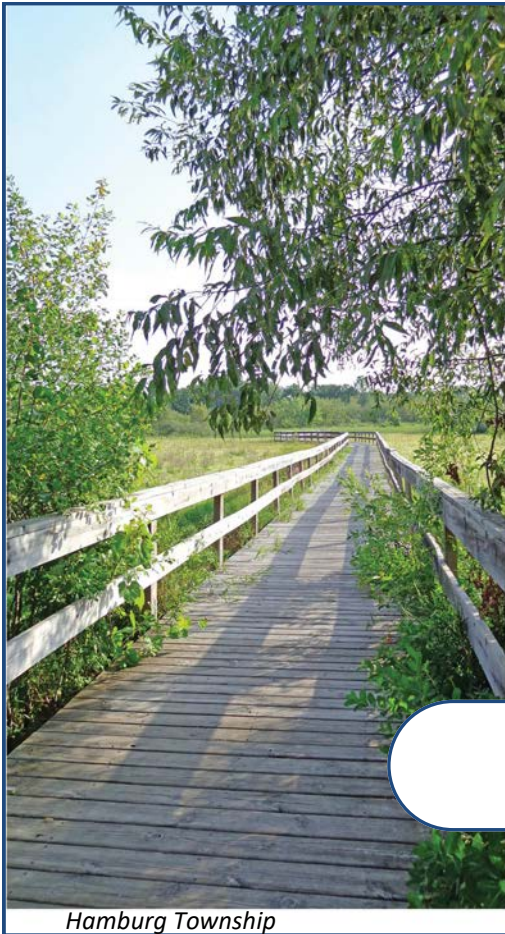
[Michigan Department of Environmental Quality MDEQ, WaterWoRDs](#)

[U.S. Green Building Council, Leadership in Energy and Environmental Design](#)

U.S. Geological Survey, [Michigan Lake Water Clarity Interactive Map Viewer](#)

U.S. Environmental Protection Agency, [Green Parking Lot Resource Guide](#)





Hamburg Township



Jim Gilligan, Parks and Recreation Photo Contest Winner

## PARKS & RECREATION

We ENVISION our COMMUNITY as one which strives to be excellent stewards of our existing park and recreation resources, while improving, expanding and linking these resources and creating new park and recreation opportunities - Livingston County Vision Statement

### Issue Identification:

Parks comprise a large portion of the green infrastructure in Southeast Michigan. Livingston County contains an estimated 29,500 acres of parks area according to the Southeast Michigan Council of Governments (SEMCOG) Green Infrastructure Vision for Southeast Michigan. Of this total parks acreage, 16,477 acres is noted as being greater than 200 acres in size. The Green Infrastructure Vision estimates that park acres per 1,000 residents in Livingston County is 163 acres; greater than any of the other six counties in the SEMCOG region.

The majority of large-scale parks in Livingston County are located in the southern tier of Townships in Unadilla, Putnam, Hamburg and Green Oak. County-wide, the three State Recreation Areas, four State Game & Wildlife Areas, one State Trail, two regional Metroparks, 2 County parks and multitude of City, Village, Township and private parks, are very important contributors to the quality of life in Livingston County (see County Park and Recreational Areas in the Map Appendix). The presence of abundant parks and recreational resources is a source of pride and County identity to residents; this asset is one of the primary economic drivers of the County, drawing many new residents and businesses to our locale.

Through various forms of Livingston County Master Plan public participation, the following Parks & Recreation needs and desires arose: 1.) Additional parks and recreation resources are needed on the west side of the County 2.) Walking/Biking/Hiking trails are the most desired green infrastructure element 3.) Additional and improved connections to parks and amenities are needed 4.) A Regional Trail Plan is needed at the County level 5.) Livingston County's future should include the expansion and improvement of parks and recreation opportunities such as pathways that connect municipalities and a strong non-motorized transportation plan.



Pam Reis

## GOALS & STRATEGIES

### GOAL #1

Map and promote Livingston County Parks & Recreation Assets.

#### STRATEGIES:

- Collaborate with the twenty (20) local units of government and SEMCOG to enhance the digital County Public Recreation Areas map to make it comprehensive and complete.
- Work with county informational entities (Chambers, libraries, etc.) to promote this map through their websites.

### GOAL #2

Map planned and proposed linkages between public and private Livingston County Parks & Recreation resources.

#### STRATEGIES:

- Facilitate the creation of a new digital Livingston County Greenways/Blueways map.

## Current Trends:

**Mapping and Promoting Parks & Recreation:** One of the most challenging aspects of County parks and recreation planning is inventorying and mapping the county-wide scope of our parks and recreation assets to more effectively plan for future uses and more efficiently promote this placemaking feature. Each public and private park provider has their own marketing materials, that may not take into account the big picture, county-wide approach. Information at a county-wide scale is necessary to: properly market Livingston County's recreational opportunities to the region and to the state; link park resources; plan for future recreation uses; and plan for future acquisition and development of park land.

## BEST PRACTICE

**Interactive Maps:** There are two (2) newly developed interactive maps of Livingston County parks and recreation assets that can form the base of a comprehensive county-wide inventory. A Public Recreation Areas map is located on the Livingston County government website, and a Southeast Michigan ParkFinder map is located on the SEMCOG website. The [Public Recreation Areas map](#) is an interactive GIS map that allows users to view the location and amenities of all local, county, regional, and state parks in Livingston County. The [Southeast Michigan ParkFinder map](#) includes 2,600 parks throughout Southeast Michigan. Parks can be filtered by location, type, and size, and by more than 45 recreational amenities.

SEMCOG has recently expanded the capabilities of the Park Finder Map by adding a 360-degree visual map that is akin to Google Street View called [Southeast Michigan Trail Explorer](#). This interactive map enables users to virtually explore 630 mile of land and water trails throughout the Southeast Michigan region. It includes 20 miles of the Lakelands Trail in Livingston County.

The links to one or both of these resources should be placed on the websites of our twenty local units of government in Livingston County, as well as local chambers of commerce, libraries, visitor bureaus and other sites that are frequented by our current and future residents as well as tourists, to better promote the outstanding parks & recreational resources of Livingston County.



## Current Trends:

**Linking Parks & Recreation:** Linking Parks & Recreation resources is vitally important to creating a larger network of open space for the preservation of natural features and wildlife habitat, and for providing non-motorized opportunities for travel between parks. This can be accomplished in many ways through linkages provided by sidewalks, pathways, utility corridors, greenways and blueways (riparian corridors).

The Lakelands Trail State Park is Livingston County's best example of a linear park. Are we aware of what this trail connects within Livingston County other than the Village of Pinckney, Hamburg, Putnam, and Unadilla Townships? We make the best use of this resource if we link local downtowns, parks and other trails to this recreational spine and identify connections with wayfinding signage.

Linkages to the Lakelands Trail will soon connect Livingston County to regional and state-wide resources because the trail is a part of [Route 1 of The Great Lake-to-Lake Trails](#). The Great Lake-to-Lake Trails project began in 2009, and it consists of five (5) state routes. Route 1 is comprised of fifteen (15) existing trails including the Lakelands Trail. Together these trails connect Lake Huron at Port Huron to Lake Michigan at South Haven.

Route one currently contains some gaps including a 7.5 mile gap from Hamburg Road to the Livingston County line at Dixboro Road where the Huron Valley Trail in Oakland County is the adjacent, existing segment of Route one. The former Airline Rail Right-of-Way (ROW) offers the opportunity for an off-road route to fill the gap; however, many private properties now occupying the ROW would need to be acquired.

The Great Lake-to-Lake Trails project is part of the [Iron Belle Trail Network](#) which is a priority state trail project in Michigan that will stretch from Belle Isle Park in the Lower Peninsula to Ironwood in the Upper Peninsula of Michigan.

The Iron Belle will consist of a 774 mile hiking trail and a 1,259 mile biking trail to become the longest state designated trail in the nation. Approximately 60% of each trail has been completed thus far. The hiking trail traverses from Belle Isle Park westward to the Battle Creek area where it then travels northward. In the near future the Lakelands Trail will connect to the Iron Belle in Stockbridge.

## GOALS & STRATEGIES



### GOAL #3

Facilitate conservation/park/trail coordination between area nature conservancies, camp organizations, and local/regional/state public park providers.

#### STRATEGIES:

- Create a mapping layer of non-public park lands to overlay on the digital Public Rec Areas Map (Goal #1)
- Organize and facilitate a conservation/park/trail collaborative with other public park entities to accomplish coordinated county projects.

### GOAL #4

Encourage local communities to include Complete Streets language in their master plans and recreation plans

#### STRATEGIES:

- Include Complete Streets language in the 2018 update of the County recreation plan, that can be replicated by local communities.

## BEST PRACTICE

**Greenways:** The [Greenways Collaborative, Inc.](#) provides the best practice of a greenway inventory map and a vision map that link park and recreational resources in Livingston County. These maps were created in 2000 through a public input process. A more detailed [Southeast Livingston Greenways](#) map was created through a demonstration project for the five communities in Southeast Livingston County.

**Blueways:** The 104 mile [Huron River Water Trail](#) has been designated the 18th trail of the National Water Trail System. The Huron River Watershed Council (HRWC) provides the best practice of 'blueways' water trail planning in Livingston County. The organizations website provides a wealth of information about river access and trips on the water. They have also developed a 2018 third edition of The Huron River Water Trail Paddler's Companion which can be ordered from their website. This flipbook of waterproof maps depicts sections of the Huron River with information such as launch sites, trip duration between points, and things to see.

The Michigan Water Trails website is also a great reference for water trail information. The website addresses water trails by region and the [Southeast Michigan Water Trails](#) page maps and explains the experience that each water trail in our region provides.

### Current Trends:

**Pathways Plans:** Several Livingston County communities have developed comprehensive pathway plans in conjunction with updates to their master plan document. These plans identify a number of main corridors throughout the community that should be developed with public nonmotorized pathways. The plans are implemented through pathway or sidewalk requirements of the Zoning Ordinance.

## BEST PRACTICE

**Bikepaths & Greenways Plan:** For a best practice of a pathway plan, we need look no farther than Genoa Charter Township. The 2013 Township Master Plan has a [Chapter VII. Bikepaths & Greenways](#), which addresses the multimodal, nonmotorized linkages provided by greenways and pathways. The Greenways section does a wonderful job of referencing and incorporating information from the Southeast Livingston Greenways Plan mentioned above. Chapter VII explains the various cultural and natural resources that one can view and access along Township greenways and pathways, as well as the environmental, recreational and conservation benefits of non-motorized systems. Shared use pathways are proposed along eight (8) road corridors. The location and length of each of these pathways is described, as well as how the pathway will connect to adjacent communities. A Map 14 Pathway Plan, depicts each of the 'programmed' or 'planned' pathways. Although this master plan chapter discusses some design standards, most of the construction and design standards for pathways are furthered through the zoning ordinance regulations in Section 12.05 Nonmotorized Pathways and Sidewalks.



## Current Trends:

**Green Infrastructure:** Green Infrastructure can be defined in two broad categories: 1. Ecosystems that are present in the natural, undisturbed environment such as wetlands, woodlands and parks, and 2. Constructed or built Green Infrastructure such as rain gardens, and bioswales (also know as LID - Low Impact Development). Parks are Green Infrastructure that help to preserve our natural environment by keeping ecosystems intact and buffering them from the built environment, while providing recreational opportunities that interact with nature. Using land cover information from 2010 aerial imagery, SEMCOG quantified the amount of natural (not built) Green Infrastructure in Livingston County as 61% of our total land cover area (for in-depth information on this trend see Natural Resources chapter).

## BEST PRACTICE

**Land Conservancies:** One of the greatest opportunities we have for increasing green infrastructure associated with parks is to create ways to link parks to one another or link parks to adjacent vacant/preserved land to grow the size of Livingston County's green infrastructure network. Southeast Michigan is home to nine (9) land conservancies and we are fortunate to have one of these conservancies dedicated solely to Livingston County. The [Livingston Land Conservancy](#) seeks to protect unique natural areas and productive farmlands. Over 600 acres are currently being protected throughout the County. The service area of the [Southeast Michigan Land Conservancy](#) also includes Livingston County and they have four (4) nature preserves in the Livingston County communities of Unadilla, Marion, Hamburg and Green Oak Townships.

These are two of the non-profit organizations that can provide the technical expertise to apply best practices such as conservation easements and other legal conveyances of land that can link our existing green infrastructure. An additional green infrastructure tool is the Livingston County Planning publication, [Livingston County's High-Quality Natural Areas](#). This publication identifies, prioritizes and maps the highest quality natural areas in the County. The information contained within this document can facilitate the identification of green infrastructure in the County that should be preserved. See map in the previous Natural Resources chapter of this plan.

## Current Trends:

**Complete Streets Plans:** The aim of Complete Streets is to plan for multimodal transportation options; options such as walking, biking, driving and taking public transportation such as buses and trains. Although Complete Streets Plans will be addressed more extensively in the transportation chapter of this plan, Complete Streets planning and parks and recreation planning are intrinsically linked because both focus on the importance of connectivity (having a system without gaps) and the linking of resources such as connecting state parks to regional parks to local parks to downtowns. Walking and biking are important to both disciplines; therefore, better land use planning for walking and biking activities meets multiple outcomes.

## BEST PRACTICE

**Walk and Bike Lansing!:** In 2009, City of Lansing was the first community in Michigan to adopt a Complete Streets ordinance. Complete Streets is an element of their master plan, zoning ordinance and a non-motorized plan called: [Walk and Bike Lansing! Making Lansing, Michigan a Walk and Bike Friendly City](#). This best practice plan contains the A-Z's of planning for pedestrian and cycling modes of transportation; the plan covers issues such as safety, social equity, economics, bicycle parking, health, education and bike lane construction.

### Current Trends:

**Parks In Small Places:** With an abundance of larger state, regional and county parks in Livingston County, the SEMCOG Green Infrastructure Stakeholder survey revealed that the most important place for more green infrastructure is along major roadways! Parklets using an extended sidewalk area, farm market stands, and LID areas are examples of small park areas.

## BEST PRACTICE

**Parklets:** Parklets had their origin in San Francisco. A parklet repurposes a part of the street, usually parking spaces, as a public space for people. Parklets often contain seating, bike parking and public art. Although parklets are often funded and maintained by adjacent businesses, they are usually required to be part of the public realm, accessible to all, and not associated with table service from adjacent restaurants. A permit is usually required and parklets are often temporary in nature during the warmer months of the year.

The downtown areas of Livingston County's cities, villages and settlements, may be great locations for these parks in small places, and the [Grand Rapids Parklet Manual](#) provides wonderful guidance on the "how-to's." The City of Howell has put this Best Practice into place with a parklet adjacent to the winery at the corner of Grand River and Walnut streets.

Similarly, small parks, often called "vest pocket parks" can be developed on a multitude of under utilized spaces in our Livingston County community.

See the Economic Development chapter of this plan for more in-depth information on these types of public spaces.

### Current Trends:

**Planning For Health:** The integration of public health and planning is particularly relevant to Parks and Recreation. Wherever possible our land use decisions should increase opportunities for active living to combat chronic disease and the obesity epidemic.

# BEST PRACTICE

**Planning4Health:** Plan4Health is a three (3) year initiative of the American Planning Association (APA) and the American Public Health Association (APHA). Plan4Health supports creative partnerships to build sustainable, cross-sector coalitions. The coalitions that been formed across the country are working on two focus areas: nutrition and physical activity. There are a number of resources on the [Plan4Health](#) website, including an [Active Living Toolkit](#). The toolkit offers a snapshot of reports, webinars, community examples, videos, podcasts, and more about active living. Some of the strategies discussed include: promoting active commuting by creating a bike-friendly business program; promoting safe walking environments by redesigning intersections, measuring stressful or broken biking and walking connections and increasing the number of schools involved in the Safe Routes to School national program.

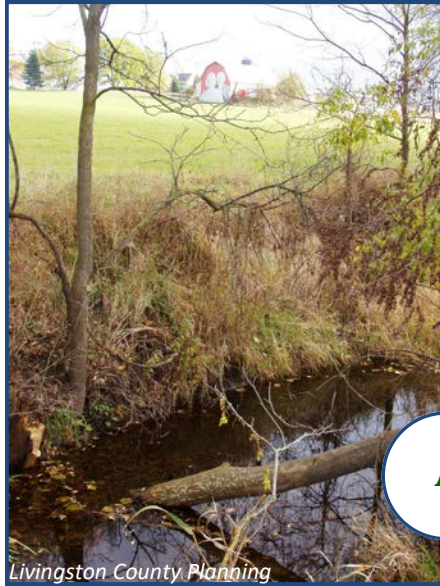
## RESOURCES

| SEMCOG Resources                                                   | Livingston County Resources                                             |
|--------------------------------------------------------------------|-------------------------------------------------------------------------|
| <a href="#">Bicycle and Pedestrian Plan for Southeast Michigan</a> | <a href="#">Livingston County Parks &amp; Open Space Plan 2012-2017</a> |
| <a href="#">Green Infrastructure Vision for Southeast Michigan</a> | <a href="#">Livingston County's High-Quality Natural Areas</a>          |
| <a href="#">Low Impact Development Manual for Michigan</a>         | <a href="#">Livingston County Greenways Initiative</a>                  |
| <a href="#">Great Lakes Green Streets Guidebook</a>                | <a href="#">Livingston County Public Recreation Map</a>                 |
| <a href="#">Southeast Michigan Park Finder</a>                     |                                                                         |
| <a href="#">Southeast Michigan Trail Explorer</a>                  |                                                                         |

# RESOURCES

| Michigan Department of Resources                                                                                                              | Other Resources                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Route 1 of Great Lake-to-Lake Trail</a> Brochure                                                                                  | <a href="#">Huron River Watershed Council</a> , and <a href="#">Huron River Water Trail</a>                                                                          |
| Iron Belle Trail Network, <a href="#">Interactive Map</a>                                                                                     | Michigan <a href="#">Safe Routes To School</a>                                                                                                                       |
| Other Resources                                                                                                                               | <a href="#">National Recreation and Park Association</a>                                                                                                             |
| The <a href="#">Greenway Collaborative</a> , Southeast <a href="#">Livingston Greenways map</a>                                               | <a href="#">Michigan Recreation and Park Association</a>                                                                                                             |
| Michigan Water Trails, <a href="#">Southeast Michigan Water Trails</a>                                                                        | <a href="#">Guidelines for the development of Community Park, Recreation, Open Space and Greenways</a> , Grants Management, Michigan Department of Natural Resources |
| <a href="#">Genoa Township website</a> , Chapter VII. Bikepaths & Greenways                                                                   | <a href="#">Southeast Michigan Land Conservancy</a>                                                                                                                  |
| City of Lansing, <a href="#">Walk and Bike Lansing! Making Lansing, Michigan a Walk and Bike Friendly City</a>                                | <a href="#">Livingston Land Conservancy</a>                                                                                                                          |
| American Planning Association and American Public Health Association, <a href="#">Plan4Health</a> , and <a href="#">Active Living Toolkit</a> | <a href="#">Grand Rapids Parklet Manual</a> , City of Grand Rapids, Michigan                                                                                         |





## AGRICULTURE & RURAL ENVIRONMENT

We ENVISION our COMMUNITY as one which maintains its rural character through managed growth, open space and agricultural preservation efforts

### Issue Identification:

Agriculture and the rural environment is an important part of Livingston County's economy. For decades, agriculture has been associated with the production of essential food crops. At present, agriculture above and beyond farming includes forestry, dairy, fruit cultivation, poultry, bee keeping, etc. Today, processing, marketing, and distribution of crops and livestock products are all acknowledged as part of current agriculture. Thus, agriculture could be referred to as the production, processing, promotion and distribution of agricultural products. Agriculture plays a critical role in the entire life of a given economy.

Like many Michigan communities, agriculture plays an important role in Livingston County's economic viability. In addition, the rural environment of the County lends it's natural beauty and provides a sense of place. Unfortunately, the potential for locally produced food declines as fragmented development patterns occur, agricultural lands continue to diminish and associated natural open space areas and wildlife habitats are lost over time.

While there is a need for the preservation of agricultural lands as well as associated infrastructure and markets, it does appear that Livingston County and Southeast Michigan on a whole, are experiencing changes in their agricultural sector.

To ensure that the County Master Plan was as comprehensive as possible and so that there was a solid understanding regarding the priorities shared by our local communities, County Planning Staff examined the Master Plans of all 20 local municipalities within the county and recorded the goals and objectives of each plan as to how the local community addressed the



Livingston County Planning

## GOALS & STRATEGIES

### GOAL #1:

Provide on-going support for the County's agricultural sector.

### STRATEGIES:

- Livingston County Planning will continue to encourage and support programs that maintain the County's agricultural lands as well as the aid in the development and support of new and enhanced markets for locally produced food.

### GOAL #2 :

Gain a better understanding of the quality and quantity of farmland areas and how they are used.

### STRATEGIES:

- Inventory and map important agricultural resources.

## Issue Identification (continued):

topics of agriculture and the rural environment. These findings are listed in the table below:

| Agriculture-Related Issues Identified Through Local Municipality Master Plan Analysis |                                                            |
|---------------------------------------------------------------------------------------|------------------------------------------------------------|
| Agriculture                                                                           | Agriculture                                                |
| Right to farm                                                                         | Alternative energy                                         |
| Preservation techniques (TDR, PDR, PA 116)                                            | Farm markets and stands                                    |
| Drains                                                                                | Minimum agricultural lot size                              |
| Neighboring non-farm development                                                      | Heritage, Rural character                                  |
| Tax policies                                                                          | Disclosure to area home owners                             |
| Low Impact Development (LID)<br>Open space/clustering                                 | Property Tax policies                                      |
| Sprawl                                                                                | <b>Rural Environment (Growth Management)</b>               |
| Prime Soils                                                                           | Sustainability                                             |
| Buffering land uses                                                                   | Public Input                                               |
| Protecting viable farmland                                                            | Preservation of open spaces                                |
| Management practices                                                                  | Premature consumption of land                              |
| Nuisances                                                                             | Development where infrastructure is not available          |
| Conversion of land                                                                    | Intergovernmental cooperation                              |
| Development value of land                                                             | Development plan for growth                                |
| Economic feasibility of farm operations                                               | Appropriate densities                                      |
| Agricultural investment                                                               | Higher densities in close proximity to Villages and Cities |
| Regulatory methods, Land division                                                     | Public facilities and services should be near intense      |
| Encroachment                                                                          | Growth boundary                                            |
| Limited infrastructure                                                                |                                                            |

## Current Trends:

**Decline in Number of Farms and Land in Farms:** The table below provides statistics from the U.S. Census of Agriculture related to farms in the State of Michigan and Livingston County between the years 1997 to 2012, the latest agricultural census available.

| FARM DATA 1997-2012                 | MICHIGAN   |            |            |           | LIVINGSTON COUNTY |        |        |        |
|-------------------------------------|------------|------------|------------|-----------|-------------------|--------|--------|--------|
|                                     | 1997       | 2002       | 2007       | 2012      | 1997              | 2002   | 2007   | 2012   |
| NUMBER OF FARMS                     | 53,519     | 53,315     | 56,014     | 52,194    | 771               | 877    | 795    | 734    |
| PERCENT CHANGE                      | —          | -0.4%      | 5.1%       | -6.8%     | —                 | 13.7%  | -9.4%  | -7.7%  |
| LAND IN FARMS (ACRES)               | 10,443,935 | 10,142,958 | 10,031,807 | 9,948,564 | 105,222           | 96,310 | 96,419 | 86,141 |
| PERCENT CHANGE                      | —          | -2.9%      | -1.1%      | -0.8%     | —                 | -8.5%  | 0.1%   | -10.7% |
| PERCENT OF TOTAL LAND AREA IN FARMS | —          | 27.9       | 27.7       | 27.5      | —                 | 26.5   | 26.7   | 23.8   |
| PERCENT CHANGE                      | —          | —          | -0.2%      | -0.2%     | —                 | —      | 0.2%   | -2.9%  |

**Source:** Census of Agriculture, February 2017

As the table shows, the number of farms and land in farms (in acres) in both the State and the County have generally decreased overall, somewhat dramatically, over the period, although there have been periods of slight increases as well.

After a significant increase in the number of Michigan farms occurred between 2002 and 2007 (2,699 farms, 5.1% increase), this was followed in the next period by the sharpest observed decline in the number of farms in the State, between 2007 and 2012, in which the State lost 3,820 farms (6.8% decrease). For the County, after a significant increase in the number of farms took place between 1997 and 2002 (106 new farms, 13.7% increase), the trend since then has been a steady decline. Between 2002 and 2007, Livingston County lost 82 farms (9.4% decrease). The number of farms decreased dramatically again between 2007 and 2012, in which the county lost another 61 farms (7.7% decrease).

The amount of land in farms in the State has experienced a slow, steady decline in the number of dedicated acres from the period 1997 to 2012. The State lost 495,371 acres in farmed land over that time period (4.7% decrease). The decrease in the amount of land in farms in the County was much more dramatic (with one very small uptick occurring between 2002 and 2007). The amount of land in farms in the County over the period 1997-2012 decreased by 19,081 acres (18.1% decrease).

Overall, the percent of total land area in farmed acres has slowly decreased over time in both the State and County. The State has experienced a steady 2- percent decrease during each 5-year census and stood at 27.5 percent in 2012. For the County, the total land area in farmed acres decreased from 26.5 percent in 2002 to 23.8 percent in 2012.

Between 2007 and 2012, when adjusting figures to 2012 dollars, the market value of agricultural products sold in Livingston County increased from \$41,676,000 to \$52,251,000, a 25.4% increase.



## Current Trends:

***Decline in Number of Farms and Land in Farms (continued):*** Despite the recent loss of farmland, Livingston County remains a viable agricultural County. To validate this, according to the book "Holding Our Ground: Protecting America's Farms and Farmland", by Tom Daniels and Deborah Bowers (1997), considered to be one of the nation's most comprehensive guidebooks on farmland preservation, the baseline indicators that define a "critical mass of farmland for a local County farm economy" are described as:

- 75,000 acres of farmland; or
- \$40 million annually of agricultural production of marketable products sold.

To compare the County with these figures, as of 2012 (2012 U.S. Census of Agriculture), Livingston County met both of these two criteria:

- 86,141 acres of farmland, and
- \$52.2 million in market value of agricultural products sold.

Therefore, as the figures for Livingston County far exceed both of the baseline criteria, it appears that Livingston County's agricultural economy is indeed in a strong position at the present time.

## BEST PRACTICE

### ***State of Michigan Farmland and Open Space Preservation Programs (P.A. 116):***

If a farm (including the residence and farm buildings) meets one of the following criteria, it is eligible for enrollment in the program under Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as [PA 116](#):

- Parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to an agricultural use.

## GOALS & STRATEGIES



*Dee Dee Hoopingartner-Hafley*

### GOAL #3:

Preservation of unique and prime agricultural land for future generations.

### STRATEGIES:

- Encourage residential clustering and develop additional practical alternatives for farmers to reduce the necessity to convert prime farmland to other uses.

### GOAL #4:

Strive to maintain and/or restore sufficient land in conservation use in the County.

### STRATEGIES:

- Review potential conflicts between conservation areas and other adjoining rural land uses. Seek to develop planning and management methods that promote coexistence of these different uses.



# BEST PRACTICE

## ***State of Michigan Farmland and Open Space Preservation Programs (P.A. 116)*** ***(Continued):***

- Parcel is at least five acres but less than 40 acres in size, at least 51% of the land is devoted to an agricultural use, and the agricultural land produces a gross annual income of \$200 or more per tillable acre.
- Parcel has been designated as a specialty farm by Michigan Department of Agriculture and Rural Development (MDARD), is a minimum of 15 acres, and has a gross annual income exceeding \$2,000 per year.

NOTE: "Agricultural use" means the production of plants and animals useful to humans, including forages and sod crops; grains, feed crops, and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; maple syrup production; Christmas trees; and other similar uses and activities.

The act enables a landowner to enter into a Development Rights Agreement with the state. It ensures that the land remains in agricultural use for a minimum of 10 years, and is not developed for any non-agricultural use. In return, the landowner may be entitled to certain income tax benefits, and the land is not subject to special assessments for sanitary sewer, water, lights or non-farm drain projects.

There are two different ways a landowner can benefit from enrolling in the program:

1. **Tax Credits:** Benefits under a farmland agreement depend on the tax assessed against the property, and the landowner's income. The landowner is entitled to claim a Michigan income tax credit equal to the amount of the property taxes on the land and improvements covered by the agreement minus 3.5% of the landowner household income.
2. **Special Assessments:** Land that qualifies, and is enrolled in the program, is exempt from special assessments for sanitary sewers, water, lights, or non-farm drainage, unless the assessments were imposed prior to the recording of the farmland agreement.

Program enrollment forms are available through the [Michigan Department of Agriculture & Rural Development](#)



## Current Trends:

### **Conservation Easements:**

Agricultural and open space lands are an integral part of the state's economy and what helps make Michigan a beautiful place to live and visit. One of the conservation tools the State of Michigan utilizes to protect the most prime and unique land is the use of voluntary development restrictions on privately owned property, more commonly referred to as conservation easements.

A conservation easement is a voluntary, legally recorded agreement between a landowner and the State of Michigan that restricts land to agricultural and open space uses. The easement prohibits or limits any subdivision, development, or any activity that would diminish the property's agricultural or open space value. A conservation easement donation is a protection tool for landowners wishing to protect the quality of their farmland and natural condition of their property. It provides a flexible approach to permanently protecting land while keeping it in private ownership.

By placing a conservation easement on their property, landowners voluntarily limit the ability to develop their property, thereby permanently protecting its natural and/or agricultural values. The easement does not require public access on the property, unless that is the specific wish of the landowner.

A landowner may also benefit by placing a conservation easement on the property as a conservation easement donation is considered a charitable donation and may provide a federal income tax deduction. Property taxes may be reduced based on lowering the assessed value of the land. Also, property that is permanently protected in a voluntary conservation easement eliminates the uncapping of the taxable value when the land is transferred.

## BEST PRACTICE

### **Agricultural Preservation Fund:**

This program provides benefits in two ways:

- Provides grants to eligible local units of government for the purchase of agricultural conservation easements through Purchase of Development Rights programs (PDRs) to preserve farmland.
- Provides funds for the state Purchase of Development Rights Program if a fund balance of greater than \$5 million remains after making grants to local units of government and providing for administrative costs.



## BEST PRACTICE

***Agricultural Preservation Fund (continued):*** The 7-member [Agricultural Preservation Fund Board](#), appointed by the Governor, oversees the program and is responsible for the distribution of the grants. Funding for the program comes from two different sources: 1) proceeds from the payback of property tax credit benefits when Farmland Development Rights Agreements (PA 116 contracts) are terminated, and 2) proceeds from the Agricultural Recapture Act (PA 261 of 2000).

The Agricultural Preservation Fund Board establishes the selection criteria. The criteria place a priority on farmland that has one or more of the following:

- Farmland that has a productive capacity suited for the production of feed, food and fiber.
- Farmland that would compliment and is part of a long-range plan for land preservation by the local unit of government in which the farmland is located.
- Farmland located in an area that would compliment other land protection efforts by creating a block of protected farmland.
- Farmland that has a greater portion or percentage of the agricultural easement value provided by the local unit of government or sources other than the Fund.

The Agricultural Preservation Fund Board reviews all applications and evaluates them according to the selection criteria established. Once evaluated, the board determines what grants should be awarded and the amount of the grants. The board establishes a maximum amount per acre to be paid with money from the Fund.

A grant requires that the applicant or another person provide a portion of the cost of purchasing an agricultural conservation easement. Grant applications are submitted by eligible local units of government. The term "local unit of government" refers to counties, cities, townships and villages that have the authority to zone property as provided by law.

A local unit of government is eligible to submit a grant application if the following requirements are met:

- They have adopted a development rights ordinance providing for a PDR program in accordance with the applicable zoning act (county, township, or city and village) that contains the following:
  - An application procedure.
  - Criteria for a farmland parcel selection-scoring system.
  - A method to establish the price to be paid for development rights which may include an appraisal, bidding, or formula-based process.
  - They have adopted, within the last 10 years, a comprehensive land use plan that includes a plan for agricultural preservation or is included in a regional plan meeting the same requirements.

## BEST PRACTICE

***Agricultural Preservation Fund (continued):*** Payments can be in installment form for purposes of leveraging local resources and helping the landowner with tax planning.

Lastly:

- The state and local unit of government will jointly hold the agricultural conservation easements.
- The state may delegate enforcement authority to the local unit of government.
- Upon agreement from both the state and local unit of government, an agricultural conservation easement may be transferred back to the property owner subject to the terms of the easement established by the local unit of government.

### **Current Trends:**

#### ***Agricultural Environmental Management (AEM) Programs:***

Agricultural Environmental Management (AEM) programs are voluntary, incentive-based programs that helps farmers make common-sense, cost-effective and science-based decisions to help meet business objectives while protecting and conserving a state's natural resources and agricultural viability.

## BEST PRACTICE

#### ***Michigan Agriculture Environmental Assurance Program (MAEAP):***

The [Michigan Agriculture Environmental Assurance Program \(MAEAP\)](#) is an innovative, proactive program that helps farms of all sizes and all commodities voluntarily prevent or minimize agricultural pollution risks. MAEAP's mission is to develop and implement a proactive environmental assurance program ensuring that Michigan farmers are engaging in cost-effective pollution prevention practices and working to comply with state and federal environmental regulations.

This comprehensive, voluntary, proactive program is designed to reduce farmers' legal and environmental risks through a three-phase process: 1) education; 2) farm-specific risk assessment and practice implementation; and 3) on-farm verification that ensure the farmer has implemented environmentally sound practices. The program's four systems — Farmstead, Cropping, Livestock and the newly developed Forest, Wetlands and Habitats System — each examine different aspects of the farm. After becoming MAEAP verified, a farm can display a MAEAP sign signifying that MAEAP partners recognize the farm is environmentally assured.



# BEST PRACTICE

## **Michigan Agriculture Environmental Assurance Program (MAEAP) (continued):**

With confidentiality guaranteed by law, MAEAP provides a structure under which Michigan farmers can be assured they are effectively following approved MAEAP standards. These standards include inspected practices that are consistent with the identified Right to Farm Generally Accepted Agricultural and Management Practices (GAAMPs). Through MAEAP, farmers show that they are working to comply with state and federal environmental laws specific to each system of the program.

MAEAP was first developed in 1997 by a coalition of farmers, commodity groups, state and federal agencies, and conservation and environmental groups to provide a venue for farmers to become better educated about management options in order to help protect and enhance the quality of natural resources. Partners from these groups are still involved in MAEAP's work, serving on committees and spreading the word to farmers. On March 8, 2011, Governor Rick Snyder signed the first legislation of his new administration, establishing MAEAP in law.

Michigan farms have achieved more than 2,300 MAEAP verifications across the state on farms of many different sizes, producing many different crops.

MAEAP benefits Michigan by:

- Protecting natural resources using environmentally sound practices.
- Having emergency plans ready to deal with the unexpected.
- Using proven scientific standards to protect our air, water and soil.
- Maximizing natural fertilizer use and reducing use of fertilizers made from fossil fuels.
- Making good neighbors.
- Helping protect the Great Lakes.
- Ensuring safe storage of fuel, fertilizer and chemicals.
- Balancing efficient production and sound environmental practices.
- Taking care of the land while making a living from the land.
- This site also contains tools and resources to help farms improve their practices and get verified.



*Pam Ries*

## Current Trends:

### ***Farm-to-Table:***

Farm-to-table is a social movement which promotes serving local food at restaurants and school cafeterias, preferably through direct acquisition from the producer (which might be a winery, brewery, ranch, fishery, or other type of food producer which is not strictly a "farm").

This might be accomplished by a direct sales relationship, a community-supported agriculture arrangement, a farmer's market, a local distributor or by the restaurant or school raising its own food. Farm-to-table often incorporates a form of food traceability (celebrated as "knowing where your food comes from") where the origin of the food is identified to consumers. Often restaurants cannot source all the food they need for dishes locally, so only some dishes or only some ingredients are labelled as local.



[\*Tiffany McKay\*](#)

The farm-to-table movement has arisen more or less concurrently with changes in attitudes about food safety, food freshness, food seasonality, and small-farm economics. Advocates and practitioners of the farm-to-table model frequently cite the scarcity of fresh, local ingredients; the poor flavor of ingredients shipped from afar; the poor nutritional integrity of shipped ingredients; the disappearance of small family farms; the disappearance of heirloom and open-pollinated fruits and vegetables; and the dangers of a highly centralized food growing and distribution system as motivators for their decision to adopt a more localized approach to the food system.



# BEST PRACTICE

## ***The Great Foodini (Renee Chodkowski) -***

From May through October [The Great Foodini](#), Renee Chodkowski, spreads the word about the economic, health and social importance of buying, preparing and eating healthful food grown close to home. She is often found hanging out at local farmers' markets, preparing special dishes using produce at the peak of its season. And Renee's "Farm to Table" cooking classes are wildly popular affairs that highlight her passion for fresh, locally sourced ingredients, including meats.

## ***Stone Coop Farm-Brighton -***

[Stone Coop Farm](#), located in Brighton, grows fresh vegetables all year long and they have two Farmer's Market days open to the public from the end of January until mid-December. They also partner with several certified organic meat farmers and their products are available to be purchased at the Stone Coop Farm Farmer's Market.



## ***Wooden Spoon Restaurant-Brighton -***

[Wooden Spoon Restaurant](#), located in Brighton, refers to themselves as a "Creative Carry Out and Bistro", featuring fresh seasonal ingredients from local growers across Livingston County. They offer Michigan-based food and craft beer products.

## ***Livingston Organic Food Co-Op-Brighton -***

[Livingston Organic Food Co-Op](#), located in Brighton, has been operating for over three decades and have a current membership of well over 1,000 families. Their goal is to obtain, simple, safe, fresh real food at more affordable prices. They are set up to operate more like a buying club. Members pay a small surcharge that is added to the wholesale prices that the co-op pays. The surcharges are what support the co-op's overhead such as rent, utilities, and paying those that do work.

# BEST PRACTICE

## **Michigan Cottage Foods Law**

**(PA 113 of 2010):**

[Michigan's Cottage Food Law](#), PA 113 of 2010 exempts a "cottage food operation" from the licensing and inspection provisions of the Michigan Food Law. A cottage food operation still has to comply with the labeling, adulteration, and other provisions found in the Michigan Food Law, as well as other applicable state or federal laws, or local ordinances.

Under the Cottage Food Law, non-potentially hazardous foods that do not require time and/or temperature control for safety can be produced in a home kitchen (the kitchen of the person's primary domestic residence) for direct sale to customers at farmers markets, farm markets, roadside stands or other direct markets. The products can't be sold to retail stores; restaurants; over the Internet; by mail order; or to wholesalers, brokers or other food distributors who resell foods.

Operating a business under the Cottage Food Law is not for everyone; some food products do not fit under the exemptions and some businesses aim to make more each year than the \$25,000 cap outlined in the Cottage Food Law. However, the Cottage Food Law is a great opportunity for many who have been thinking about starting a food business, but have been reluctant to spend the money needed to establish or rent commercial kitchen space.

Selling directly to consumers under The Cottage Food Law provides an opportunity for new, small scale food processors to "test the waters" and see if operating a food business is the right fit for them. The law

also enables farmers who sell produce at farmers' markets and farm markets to expand their product lines to include things like baked goods and jams. Hopefully, this will be a stepping stone into a full-scale, licensed food processing business for many cottage food businesses in the future.

Michigan State University Extension offers an online Cottage Food Law Food Safety Training program to educate those wishing to prepare and sell foods under the Cottage Food Law. The program covers safe food production, packaging and labeling, storing and transportation.



[mosesorganic.org](http://mosesorganic.org)



[www.michigan.gov](http://www.michigan.gov)



## Current Trends:

**Environmental Conservation:** Environmental conservation" is the broad term for anything that furthers the goal of making life more sustainable for the planet. Ultimately, people want to help the planet survive naturally and with no negative impact from the human race. Helping keep the planet safe and healthy is called "conservation." Environmental conservation comes in many different types because it is a topic with a lot of areas to cover. There are interest and effort groups formed around each topic to help break it down and make it more manageable.

## BEST PRACTICE

### **Michigan Conservation Reserve Enhancement Program (CREP):**

The [Conservation Reserve Enhancement Program](#) was created to address the environmental issues of soil erosion, water quality, and wildlife habitat. Michigan will partner with the federal government to preserve vulnerable land areas as part of a comprehensive effort to protect Michigan's land, water and wildlife.

Farmers and landowners who participate in this program will receive reimbursement for establishing practices, incentive payments for sign up, and rental payments for the length of the contract. CREP's financial benefits exceed those offered through previous federal programs. Payments will be based on the soil rental rate (SRR) in the farmer's area. The rate is determined by the U.S. Department of Agriculture's Farm Service Agency (USDA-FSA).

Eligible lands include cropland planted with commodity crops for at least four (4) out of six (6) years. Michigan's CREP program concentrates on the watershed areas of the River Raisin, Lake Macatawa, and Saginaw Bay.

CREP could be an important key to reducing pollution in rural areas of Michigan. Eligible land will be used to establish specific conservation areas for a period of 15 years. Conservation practices which will be used include:

- **Filter Strips**  
Grasses and forbs that filter runoff water by trapping pollutants.
- **Wetland Restoration**  
Wetland acreage will improve water quality, act as a flood control device by slowing water flow, and replenish groundwater and provide wildlife habitat.
- **Field Windbreaks**  
Belts of trees or shrubs planted in rows to reduce wind erosion, and protect plants and wildlife.
- **Grass Plantings**  
Native or introduced grasses and forbs planted to reduce erosion.
- **Riparian Buffers**  
Trees and shrubs adjacent to water to filter out pollutants and provide habitat for wildlife.



## Current Trends:

**Agritourism Ordinances:** Zoning is a vital part to any community and its development. Zoning regulates the use of land and the density of that land use, and aids in development site planning. Zoning can support the goals of the township or municipality along with its vision of future land use and, in turn, its identity. Agricultural zoning is an important part of the local zoning mix as it provides the community with balance. Agricultural zoning designates a portion of the land to farming and some of its related activities. The definition of farming generally includes a parcel of land that is of minimum acreage and used for the production of plants or animals for use by humans.

## BEST PRACTICE

### **Local Agritourism Ordinances:**

There are a number of practices that are often critical to the farm's survival that fall under conditions that are prohibited or are subject to limitations or require special permissions. These tourism activities allow the general public onto the farm through such means as roadside stands or U-pick operations. As well, local zoning rules often state that farmers need to apply for variances or special use permits to expand their business with new buildings or agricultural-related activities. This becomes time consuming, costly and often the efforts are unsuccessful.

When the land is kept under agricultural zoning, such permits may not be needed as these activities are permitted under said law. As such, the definition of farming needs to be expanded to include "the direct sale of such goods to consumers on the farm's location and farm-related activities." In doing so, this will allow farmers to offer their products directly to individuals, and provide for business growth and continued farming. Local citizens often desire the benefits of local farms in viable agricultural districts because agricultural uses often perpetuate the character of the community, retain desired open space, enhance tourism, create business for others, maintain cost-effective land uses and contain development pressures in serviceable districts. Farming maintains agricultural heritage, gives a rural (assumed desirable) character and supports industries in operation. In this age of homeland security, agricultural businesses that sell directly to the consumer provide a secure venue in which to purchase safe, fresh, local foods. Agriculture is also a significant part of the economic sphere. Not only does it create commerce on its own, but it also contributes to related businesses such as feed supplies, equipment manufacturers and dealers, processing plants, packagers, transporters and distributors.

Agricultural tourism businesses help to boost the local economy, not only with these direct relationships but also through cross promotions with restaurants, local shops and hotels. As the overall economic landscape evolves, so does agriculture. There is a need to provide opportunities for farming operations to evolve and enhance economic viability to meet the needs of the consumer. For agriculture to maintain its profitability, raw commodities need to be processed into value-added products. At the same time, consumers are looking for agricultural related entertainment.

# BEST PRACTICE

## **Local Agritourism Ordinances**

**(continued):** Agricultural tourism works best in scenic farming communities close to urban areas. It is especially important that local zoning boards in communities with agricultural activity address the issues surrounding agricultural tourism.

Those issues include the rights of the business to grow and become more profitable while supporting the overall vision of the community. In turn, it is the responsibility of members of the agricultural community to be involved in local government and planning not only as advocates but also as educators. To achieve harmony among the viability of development and the viability of local agriculture a cooperative and comprehensive local zoning ordinance is needed. Compatibility between the two is key. As a value-added marketing opportunity, agricultural tourism is considered increasingly important to Michigan's economic health and diversification. Agriculture and tourism are recognized as Michigan's second and third leading industries. When they are combined, they enhance Michigan's farm gate value-added economy, and help create economic stability in our food and agriculture industry.



Opening up farms to visitors is increasingly becoming a way for Michigan growers to create a dependable source of revenue to ride out the uncertainties of weather, disease and crop prices. By offering fresh farm commodities directly to customers the producers can trade on local flavor and freshness, which can lead to new product development and more efficient farm and marketing practices. The farm also becomes a desired destination when the sale of fresh, locally grown products is connected to a recreational or educational opportunity.

Other benefits of agricultural tourism include: keeping the family farm in the family, allowing for continued farming; keeping a farm viable, generating additional income or off-season income, capitalizing on a hobby or special interest, increasing and diversifying a market, responding to a need or opportunity in the market (specialty product), and interacting with and educating customers/visitors about farming.

Livingston County communities with agri-tourism ordinances include:

Livingston County communities with agri-tourism ordinances include:

- Hamburg Township - [Article 8.00](#), Section 8.29 Agricultural Commercial/Tourism Businesses (not added to on-line zoning ordinance at date of Livingston County Master Plan adoption)
- [Marion Township](#) - Article XVII, Section 17.33 Agricultural-Based Tourism/Entertainment Activities (Agri-Business)
- Tyrone Township - [Article 4](#), Section 4.03; [Article 22](#), Section 22.05K and 22.05R; [Article 25](#), Section 25.11.C.13 and 25.11.C.25
- Cohoctah Township - [Article XVI, Section 16.52 Agricultural Tourism](#)



## Current Trends:

**Local Land Trusts and Conservancies:** A land trust (also called a "land conservancy") is a private, nonprofit organization that works with landowners to conserve land by assisting with direct land transactions – primarily the acceptance of donations of land or conservation easements, or in somewhat rarer cases, the purchase of land or conservation easements.

Land trusts vary greatly in scope and scale, but all of them share the common mission of working cooperatively with landowners to protect and conserve land for its natural, recreational, scenic, historic, or productive value. Some land trusts focus on distinct areas, such as a single town, county or region, and support grassroots efforts to conserve lands important to local communities.

Others operate throughout an entire state or even several states. As thousands of acres of open space are lost to development annually, the public is turning more and more frequently to land trusts, which are filling a national need to protect and steward open lands in perpetuity. Land trusts are also sometimes called conservancies, foundations and associations.

Land conservancies use the following suite of tools to protect and steward land forever:

**Nature Preserves or Sanctuaries** - Lands are acquired through donation or purchase to be used as a nature preserve or sanctuary. Often, these lands are open to the general public to visit and enjoy.

**Conservation Easements** - A voluntary legal tool that allows the land to remain in private ownership but permanently limits development to protect the conservation values of the property.

**Government Assists** - Conservancies often help local communities or the State of Michigan acquire public parkland and open space. Assistance can range from grant writing support to leading fundraising campaigns.

**Stewardship** - For the lands that are owned and managed by conservancies or for the conservation easements they hold, stewardship is the term used for ongoing management and monitoring to protect the conservation values of those properties.

**Education** - Whether providing education to landowners about conservation options or engaging community members in the stewardship of natural areas, conservancies educate people about the values of the natural environment.

## BEST PRACTICE

### ***Livingston Conservation District***

The Livingston Conservation District's mission is to restore and conserve natural resources in Livingston County. They are used as a local resource to direct residents to federal and state funded programs offered through the United States Department of Agriculture, Natural Resources Conservation Service (NRCS-USDA) and Michigan Department of Agriculture (MDA). They assist people interested in reforestation, wild-life habitats and youth education.



The [Livingston Conservation District](#) is involved with many activities throughout the year including: Spring tree sale, LCD Field Day, the Children's poster contest and Farmer's Day. The organization operates a Wildlife Refuge and Nature Center on Roberts Road in Iosco Township. This property is where they promote, encourage and educate the Livingston County community on best management practices such as: forest stand productivity, wildlife habitat, watershed protection, outdoor recreation and aesthetic value.

## BEST PRACTICE

### ***Livingston Land Conservancy***

The purpose of the [Livingston Land Conservancy \(LLC\)](#) is to protect the natural heritage and rural character of the greater Livingston County area by preserving quality natural areas and productive farmland as well as to promote an appreciation and understanding of the environment for the long-term benefit of the public. The LLC works hand-in-hand with landowners who choose to conserve their lands. They work to achieve their protection goals through land acquisitions, conservation easements, education, and working with local government.

The Conservancy accepts key parcels through gift or purchase for permanent ownership. The outright donation of land provides substantial income tax deductions and estate benefits.

# BEST PRACTICE

## **Livingston Land Conservancy**

### **(continued)**

The Conservancy will also name the resulting nature preserve in the donor's honor or in the memory of a loved one. Through conservation easements, the LLC has its own criteria for accepting easements. At the invitation of the landowner, LLC staff evaluates the property to determine whether it meets both the LLC and IRS conservancy criteria.

There are many benefits to a landowner establishing a land conservancy. With a conservation easement, the landowner retains all rights to the property; this is not restricted or relinquished by the easement. The landowner still owns the land and has the right to use it for any purpose that is consistent with the easement, to sell, to transfer or to leave it through a will. Typically landowners also retain the right to restrict public access. Conservation easements are a cost effective tool to protect Livingston County's natural heritage and rural character. They also give landowners peace of mind, knowing that their commitment to protecting their lands will be forever respected and remain an enduring legacy for their family and the community. Conservation easements allow landowners to contribute to local communities and to the State of Michigan by protecting the land and water resources that provide a high quality of life. Lastly, conservation easements may reduce a landowner's tax obligations in a number of ways, whether through income tax deductions, reduced estate taxes, or lowered annual property taxes.



## **Current Trends:**

### **Wellhead Protection Programs:**

Wellhead Protection Programs (WHPP) assist local communities utilizing groundwater for their municipal drinking water supply systems in protecting their water source. A WHPP minimizes the potential for contamination by identifying and protecting the area that contributes water to municipal water supply wells and avoids costly groundwater clean-ups.

In addition to protecting your groundwater, the WHPP also provides a number of other benefits. Your community will develop a management area that is approved by the State of Michigan. Communities with a WHPP receive a higher level of environmental review in the state permitting process. In addition, permitting for underground and aboveground storage tanks, spillage of polluting materials, and discharging to groundwater include more stringent requirements within Wellhead Protection Areas (WHPAs).

## Current Trends:

**Wellhead Protection Programs (continued):** Consequently, communities that have designated WHPAs are able to better safeguard their groundwater from contamination. Financial assistance is also available for the development of management practices (e.g., planning and zoning) and the searching and plugging of abandoned wells within the WHPA.

The state WHPP does not dictate what businesses can or cannot locate within the wellhead protection area, nor does it prevent the use or storage of hazardous materials in the wellhead protection area. It is the responsibility of the local unit of government to determine how to protect the water supply through planning, zoning, and proper management techniques. These techniques need to be developed by your community and designed to fit your community's needs. Implementing and enforcing these higher level management techniques will provide your community with the power to protect your public water supply systems.

For additional information please reference the [Michigan Department of Environmental Quality](#) for numerous resources on their Wellhead Protection web page, including a Wellhead Protection Program Guide.

## BEST PRACTICE

### ***Village of Pinckney Wellhead Protection Area***

The first Wellhead Protection Program Plan in Livingston County was developed by the [Village of Pinckney Wellhead Protection](#) Advisory Committee and the Huron River Watershed Council in June of 1997. In 2014, the Village of Pinckney contacted the Training and Source Water Protection Specialist from the [Michigan Rural Water Association \(MRWA\)](#) to assist with the update and implementation of their local Wellhead Protection Plan. In June of 2014, the Village decided to apply for grant funding with the Michigan Department of Environmental Quality that would aid in carrying out the goals and objectives of the WHPP. A varied team consisting of Village, County, and Township officials reviewed the proposed plan to discuss the implementation of the WHPP. At the April 2015 team meeting, management approaches and public education activities were discussed with emphasis on reaching out to the general public in an effort to educate on the topic of wellhead protection. During the summer of 2015, a final review of the proposed grant activity was submitted to the MDEQ for their approval.

There are many other Wellhead Protection Areas within the county, including Fowlerville, Hartland Township, Genoa Township and the City of Brighton.



## BEST PRACTICE

### ***MHOG Water Authority Wellhead Protection Areas*** -

The MHOG Water Authority is comprised of the communities of Marion Township, Oceola Township, Genoa Township and the City of Howell. The City of Howell and the MHOG Water Authority have established three wellhead protection areas. The wellhead protection areas are areas that have been determined to contribute groundwater to the Howell and MHOG water supply systems over a 10-year period. The wellhead protection program provides mechanisms to reduce the risk of contamination from reaching groundwater in these areas. The City of Howell and MHOG have implemented this plan to protect the groundwater and local drinking water source. It is the mission of the Authority to continuously protect the local drinking water resource from existing and potential contamination, now and into the future.

### **Current Trends:**

***Ecotourism:*** Ecotourism is tourism directed toward exotic, often threatened, natural environments, especially to support conservation efforts and observe wildlife.

## BEST PRACTICE

### ***Eco-Tourism Travel Guide:***

The first ever guide to “green fun” in Michigan, entitled: “[The Michigan Eco-Traveler: A Guide to Sustainable Adventures in the Great Lakes State](#)”, by Sally Barber, highlights the fact that Michigan offers some of the most wonderfully diverse recreation opportunities in the country. “The Michigan Eco-Traveler” is for a new and growing breed of leisure traveler and adventurer—the individual seeking to experience the pleasant peninsulas responsibly by minimizing his or her eco-footprint.

The book introduces readers to the importance of eco-friendly travel and highlights some of the best eco-conscience venues across the state that offer activities from golfing to skiing to sailing and much more. The book also examines environmental pressures on the state’s recreational resources, revealing the critical need for joining together in conservation practices, and offers travelers helpful tips for evaluating the sustainability of their own favorite recreational spots.

Barber emphasizes that responsible tourism is up to every traveler. An ‘eco-checklist’, included in each chapter, can assist a traveler by creating awareness about a business’ eco-policies as well as what the eco-explorer themselves can do to tread lightly and preserve Michigan’s natural environment. Each chapter focuses on an outdoor theme (sailing, skiing, wildlife, golf, trails, etc.) and identifies examples of standout eco-tourism businesses located in Michigan. It is easy for the reader to learn more about these specific areas in Michigan and the ‘eco-checklist’ offers an ecofriendly lens from which to review any sustainable tourism experience.

# BEST PRACTICE

## ***Ecotourism Workshop:***

The Michigan State University Extension tourism team offers a workshop, [Understanding Tourism in Michigan Communities](#), which includes discussion about a variety of niche tourism markets, such as eco-tourism, nature-based tourism, heritage/cultural tourism, food-based tourism and “voluntourism”.

The key questions covered in the workshop are:

- How much money does the tourism industry bring to Michigan?
- Why is global tourism important and what can we learn from it?
- How can niche tourism markets help sustain communities?
- How does tourism impact ecology, society and economic development?
- What are strategies to introduce and plan for tourism in your community?



grandhaven.org

## Current Trends:

**Rural Environment and Conservation:** In recent years there has been a growing awareness of the potential environmental problems associated with land use. The conservation of rural landscapes and ecosystems are now an integral part of rural management.

## BEST PRACTICE

### **Barn Preservation Program:**

Barns are economic resources and symbols of our agriculture heritage. They are attractive images on the landscape.

The [Michigan Barn Preservation Network \(MBPN\)](#) is an active state-wide 501(c) 3 organization of barn owners and enthusiasts. MBPN nurtures sharing of barn experiences, hosts an annual conference, publishes a regular newsletter, recognizes barn rehabilitation and education successes, helps identify speakers for programs, and assists in identifying rehabilitation information.

The Michigan Barn Preservation Network, is committed to rehabilitation of barns for agricultural, commercial, residential, and public uses. MBPN supports efforts to:

- establish knowledge and resources for barn rehabilitation
- establish an endowment for barn rehabilitation



## BEST PRACTICE

### **Michigan Qualified Forest Program:**

The purpose of the [Michigan Qualified Forest Program \(QFP\)](#) is to encourage landowners to actively manage their privately owned forests for commercial harvest, wildlife habitat enhancement, and improvement of other non-forest resources. In exchange for managing their forests in a sustainable fashion, the landowner will receive an exemption from the local school operating millage. A forest management plan is required for the parcels being enrolled. Allowing public access is not a requirement on land enrolled in the Qualified Forest Program.





## BEST PRACTICE

### ***Michigan Qualified Forest Program (continued):***

In order to qualify for the program:

- Parcels must be 20 acres or larger to qualify.
- Parcels from 20-39 acres: at least 80 percent stocked with forest capable of producing wood products.
- Parcels from 40-640 acres: at least 50 percent stocked with forest capable of producing wood products.

The program provides two potential tax benefits for enrolled landowners:

1. Maximum 18 mill reduction of school operating taxes on non-homestead property.
2. Prevents the “uncapping” of a property’s taxable value when a parcel currently enrolled under the qualified forest program changes ownership.

## BEST PRACTICE

### ***SEMCOG: Water Resources Plan for Southeast Michigan:***

As the designated water quality management agency for Southeast Michigan, as determined under section 208 of the Federal Clean Water Act, SEMCOG has updated the 1999 Water Quality Management Plan for Southeast Michigan. In April 2016, SEMCOG launched a Water Resources Task Force to develop Southeast Michigan’s policies and strategies relating to the region's water resources, and ultimately produced a new March 2018 [Water Resources Plan for Southeast Michigan](#). The focus of this plan is on integrated water resources management, including advancing the blue economy, natural resource protection and enhancement, and water infrastructure systems.

## BEST PRACTICE

### ***SEMCOG: Green Infrastructure Vision for Southeast Michigan***

In Southeast Michigan, green infrastructure includes two broad categories. The first encompasses the natural, undisturbed environment such as wetlands, trees, prairies, lakes, rivers, and streams. The second category includes constructed or built green infrastructure such as rain gardens, bioswales, community gardens, and agricultural lands. SEMCOG recently completed the [Green Infrastructure Vision for Southeast Michigan](#). The document includes:

- Benchmarks for green infrastructure in Southeast Michigan
- A vision of green infrastructure in Southeast Michigan, and
- Regional policies that will help accomplish the vision



## BEST PRACTICE

### ***Constructed Green Infrastructure:***

Rain gardens, bioswales, porous pavement, and other techniques used to manage stormwater runoff. They are also commonly referred to as low impact development (LID) techniques and can provide other numerous benefits. These practices are a key component of green infrastructure. Integrating green infrastructure or low impact development techniques along transportation corridors is very challenging.

SEMCOG has partnered with MDOT on a variety of projects to evaluate these opportunities from both planning and implementation perspectives.



## BEST PRACTICE

### ***MDOT Stormwater Management Framework:***

MDOT maintains over 10,000 miles of roads and their associated drainage systems. While this transportation network supports extensive commerce and travel, it also accumulates contaminants from vehicles, road construction and maintenance.

Common contaminants include sediment, oil, grease, and fertilizer. These contaminants are then washed from the pavement during rain showers and snow melts and enter our streams, rivers and lakes. Excess pollutants may cause public health concerns, harm aquatic and animal life, lead to excess growth of vegetation, and produce unpleasant odors.



# BEST PRACTICE

## ***MDOT Stormwater Management Framework (continued):***

In response to this issue, [MDOT has developed a Storm Water Management Plan \(SWMP\)](#). The SWMP is designed to enhance the way MDOT does business so that storm water pollution is reduced or eliminated. Solutions in the SWMP are as simple as good housekeeping, or as complex as building new storm water management structures. Just as we are paying closer attention to our practices, we encourage you to educate yourself and do the same.

This SWMP describes the procedures and practices MDOT currently uses throughout the planning, design, construction, operation and maintenance of the transportation infrastructure to limit the discharge of pollutants from its storm drainage systems. It also documents the commitment by MDOT to develop and implement additional storm water management procedures and practices. Newly developed procedures to comply with each of the six minimum measures stated in the permit will be reviewed with MDEQ as part of the annual reporting process.

The six minimum measures include the following:

- Education and outreach on storm water impacts- public education program (PEP)
- Public involvement/participation
- Illicit discharge elimination program (IDEP)
- Post construction storm water management program for new development and redevelopment projects
- Construction storm water runoff control
- Pollution prevention/good housekeeping for MDOT operations



Michigan Department of Transportation (MDOT)

# BEST PRACTICE

## ***Michigan Biosolids Program:***

Thirty years ago, thousands of American cities dumped their raw sewage directly into our nation's rivers, lakes, and bays. Today, because of improved wastewater treatment, our waterways have been cleaned up and made safer for recreation and seafood harvest. And, because of the strict federal and state standards, the treated residuals from wastewater treatment (biosolids) can be safely recycled. Local governments make the decision whether to recycle the biosolids as a fertilizer, incinerate it, or bury it in a landfill. Biosolids are the nutrient-rich organic product of wastewater treatment. A beneficial resource, biosolids contain essential plant nutrient and organic matter and are recycled as a fertilizer and soil amendment. Biosolids recycling is regulated and encouraged by the United State Environmental Protection Agency and the [Michigan Department of Environmental Quality](#). Research and years of recycling experience have demonstrated that properly managed land application of biosolids is environmentally safe.

### • **Wastewater Treatment**

Wastewater treatment processes are taken right out of nature's recipe book. In streams and lakes natural aeration helps to purify the water while microorganisms break down solids. Wastewater treatment uses the same idea; the liquid portion is treated and returned to streams, lakes, or oceans, and the solids are further processed into stable organic material, called biosolids. Everyone contributes directly or indirectly to biosolids. Both businesses and households, whether connected to sewer systems or on septic tanks, generate biosolids. Today, modern treatment processes and strict controls on discharges to sewers contribute to high quality, recyclable biosolids.

### • **Agriculture**

Biosolids recycled in agriculture provide essential plant nutrients such as nitrogen, phosphorus, and zinc for healthy crops. Biosolids promote root growth by improving soil tilth, enhancing moisture retention, and encouraging earthworms. Biosolids supply organic matter and often improve yields, both of which help control soil erosion. Biosolids recycling can play an important role in soil fertilization and conservation.



Michigan.gov



# BEST PRACTICE

## **Michigan Biosolids Program (continued)**

### • **Environment**

Recycling biosolids is good for the environment. Organic matter has been recycled for centuries to improve soil fertility and productivity. When properly applied and managed, biosolids can:

- provide essential plant nutrients
- improve soil structure and tillage
- add organic matter
- enhance moisture retention
- reduce soil erosion

### • **Forestry**

Biosolids improve forest productivity, increase growth of hybrid poplars and enhance the aesthetic value of Christmas trees. Where biosolids have been used, the trees grow faster than those living in unfertilized soils. Wildlife populations often increase in these areas because the understory vegetation is more abundant.

### • **Land Reclamation**

Severely disturbed soils can be reclaimed through the addition of biosolids to replace lost topsoil. Biosolids have been used successfully to reclaim surface strip mines, large construction sites, parks, wetlands and landfills. Biosolids improve soil fertility and stability, aiding revegetation and decreasing erosion.

### • **Landscaping**

Biosolids composted with sawdust, wood chips, yard clippings, or crop residues make excellent mulches and topsoil for horticultural and landscaping purposes.

Many professional landscapers use composted biosolids for landscaping new homes and businesses. Home gardeners also find composted biosolids to be an excellent addition to planting beds and gardens.





# BEST PRACTICE

## ***Huron River Watershed Council***

Founded in 1965, the [Huron River Watershed Council \(HRWC\)](#) is southeast Michigan's oldest environmental organization dedicated to river protection. The Huron River Watershed Council protects and restores the river for healthy and vibrant communities. HRWC is a nonprofit coalition of Huron Valley residents, businesses, and local governments. HRWC bridges political boundaries by building partnerships between and among communities, community leaders, residents, and commercial enterprises.



HRWC monitors the Huron River, its tributaries, lakes, and groundwater, and leads programs on pollution prevention and abatement, wetland and floodplain protection, citizen education, and natural resource and land-use planning. Since they were formed, the HRWC has served as a place where local units of government and citizens have discussed problems and sought solutions to critical issues affecting the River. Even though the HRWC has no enforcement powers, they have accomplished their goals through the use of technical data, factual information and citizen stewardship to influence decisions made by various local and state agencies.

### **Types of Activities in which HRWC engages:**

- **Monitoring streams:** HRWC has developed the premiere citizen-monitoring network in the State. Their strong quality assurance and quality control mechanisms allow agencies to confidently use this data to direct water protection programs.
- **Educating the public:** HRWC has an award-winning mass media campaign aimed at changing behaviors to keep local water safe and clean.
- **Reducing pollution:** HRWC's work on phosphorus pollution produced numerous ordinances to protect natural areas, provide stronger protection of wetlands, and to reduce conversion of land and natural habitat to pavement and buildings.
- **Assisting communities:** HRWC's science and policy experts respond daily to residents and government representatives to help them manage development in ways that protect creeks, wildlife, and natural features.
- **Protecting drinking water:** HRWC has written an award-winning guidebook that communities throughout Michigan are using to develop drinking water protection plans.

# BEST PRACTICE

## **Home Occupations – Local Zoning:**

Home occupations can provide numerous benefits for both home workers and the community. When governed by well crafted zoning regulations, they can do so with no downside for the surrounding neighborhood.

Home occupations provide useful services for our communities. They also encourage business growth by eliminating the need for some small businesses to rent commercial space, a factor which could make all the difference to someone who is just starting out.

Working at home can save commuting and child care costs, and can give those who might be unable to work outside of the home, including single parents, the elderly and the disabled, an opportunity to earn a living. Allowing people to work in their homes can cut down on traffic congestion and the need for parking in commercial areas, and can help to ease the strain on public transportation. It also creates activity in residential neighborhoods that might otherwise be deserted during the day, which can be a deterrent to crime and a benefit to children who may be home alone after school.

Most people agree that home occupations are a good thing as long as they don't create any disturbances, such as noise, odors, or parking problems, in their neighborhoods. But not all businesses are appropriate in residential areas. That is where zoning comes into play. A good zoning ordinance which includes performance standards (criteria the activity must meet) is important because it protects the rights of home-based workers while preserving the residential quality of the neighborhood.



# BEST PRACTICE

## ***Home Occupations – Local Zoning (continued)***

Currently, nearly all Livingston County municipalities’ zoning laws address home occupations. However, provisions range anywhere from a single paragraph definition to a full listing of supplementary regulations and performance standards.

A concise definition of a home occupation should be included in a zoning ordinance. The definition will determine if an activity falls into the category of a home occupation, and will therefore be subject to compliance with the associated regulations. A definition should not include performance standards; those should be listed as supplementary regulations in the body of the zoning ordinance. Nor should it impose unnecessary or ambiguous restrictions on home occupations which might encourage a legal challenge of the law. A variety of home occupations should be encouraged to promote economic vitality and diversity in our communities. This can be done by drafting zoning language which focuses on controlling any negative impacts of these occupations, but do not arbitrarily prohibit certain types of occupations. The following table shows a comparison of some local zoning ordinance language for home occupations:

| <b>Municipality</b> | <b>Maximum Number of Employees</b> | <b>Maximum Square-Footage</b> | <b>Maximum Signage</b>                 | <b>Retail Sales</b> | <b>Outside Storage</b> |
|---------------------|------------------------------------|-------------------------------|----------------------------------------|---------------------|------------------------|
| Brighton Township   | Owner-occupant + 2                 | 20% GFA                       | 1 sq. ft.                              | Prohibited          | Prohibited             |
| Genoa Township      | Owner-occupant + 2                 | 20% GFA                       | 1 sq. ft., or 4 sq. ft. in Ag District | Prohibited          | Prohibited             |
| Hamburg Township    | Owner-occupant + 1                 | 25% GFA                       | 1 announcement sign                    | Allowed             | Prohibited             |
| Marion Township     | Owner-occupant only                | 25% GFA                       | 4 sq. ft.                              | Allowed             | Prohibited             |
| Putnam Township     | Owner-occupant + 2                 | 40% GFA                       | 4 sq. ft.                              | Prohibited          | Allowed                |

**Note**—GFA: Gross Floor Area

Brighton Township Zoning Ordinance - Article 3, [Section 3-07 Home Occupations](#)

[Genoa Charter Township Zoning Ordinance](#) - Article 3, Section 3.03.02(a) Use Conditions - Home Occupations

Hamburg Township Zoning Ordinance - [Article 8, Section 8.1 Home Occupations](#)

[Marion Township Zoning Ordinance](#) - Article XVII, Section 17.32 Home Occupation Class II

[Putnam Township Zoning Ordinance](#) - Chapter 190 Home Occupations and Home-Based Businesses



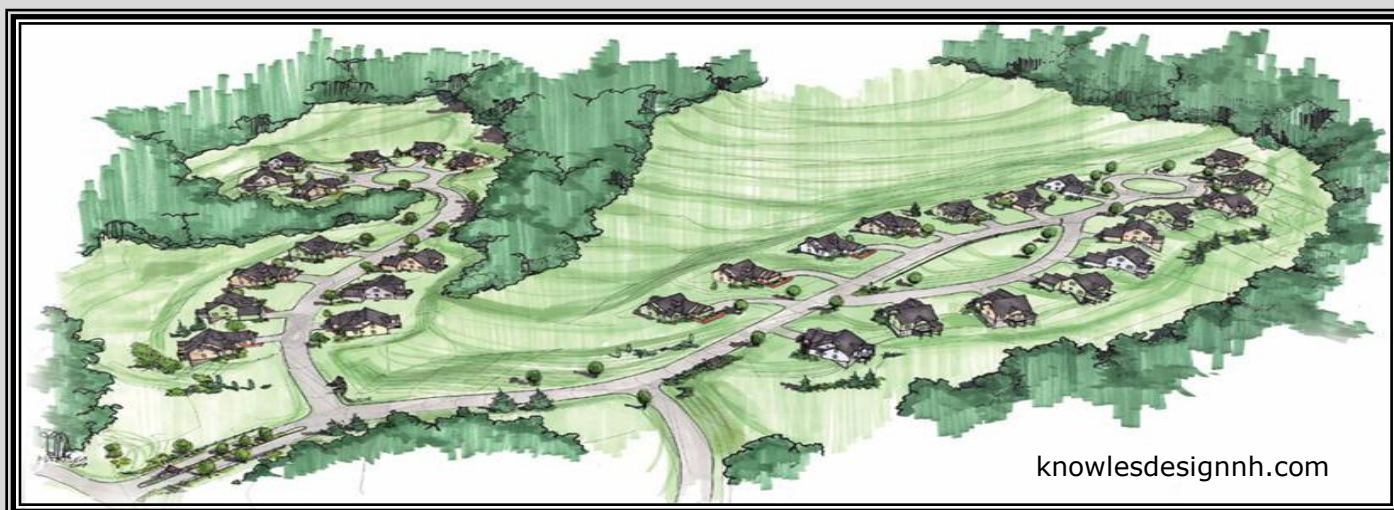
## BEST PRACTICE

### ***Clustering and Open Space Development:***

Cluster zoning is a zoning method in which development density is determined for an entire specified area, rather than on a lot-by-lot basis. Within the specified cluster zone, a developer can exercise greater flexibility in designing and placing structures, as long as the total density requirement is met.

Cluster zoning, which is also called conservation-oriented development, allows for the total number of homes in a given piece of land to be clustered or concentrated more densely onto one or more portions of the land; typically, double the density is concentrated on half the acreage. Such a strategy allows for the development of smaller (less expensive) homes on smaller (less expensive) lots, thus providing alternative housing choices for multiple community population groups and providing the opportunity to preserve remaining land for public and neighborhood use.

Developments in cluster-zoned areas often incorporate open, common areas for use by community members and/or the wider public. The landowner and the community decide the



use of the preserved open space during the subdivision review process; and uses can include parks, nature/jogging/walking trails, active recreation, and community gardens, among others.

Two primary benefits for all residents, including older people and younger people with disabilities, are:

- Walkable/bikeable residential neighborhoods; and
- Access within the neighborhood to green space, trails, parks, gardens, and other amenities in which to walk, exercise, relax, recreate, and socialize.



## BEST PRACTICE

### ***Clustering and Open Space Development (continued):***

Benefits for the community include:

- The protected open space can be designated to provide significant green buffers between neighborhoods.
- Higher density allows smaller, lower-cost housing units to be included within a neighborhood—providing greater housing choices, which is a "livable community" response for the diversity of residents that typically comprise a community.
- Greater protected open spaces protect the environment, habitats, natural resources, and ecosystems.

Randall Arendt, one of the foremost researchers and experts on the subject of cluster zoning and conservation-oriented development has written two superb books regarding best practices for cluster and open space development:

"Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks", Washington, DC: Island Press (1996), is a practical handbook for residential developers, site designers, local officials, and landowners. The

guide explains how to implement new ideas about land-use planning and environmental protection. It contains many illustrations, with site plans, floor plans, photographs, and renditions of houses and landscapes. The guide also describes a series of simple and straightforward techniques that allow for land-conserving development.

"Growing Greener: Putting Conservation Into Local Plans And Ordinances", Washington, DC: Island Press (1999), provides a three-pronged strategy for shaping growth around a community's special natural and cultural features. The book demonstrates ways of establishing or modifying the comprehensive plan, zoning ordinance, and subdivision ordinance to include a strong conservation focus. It also includes: detailed information on how to conduct a community resource inventory; a four-step approach to designing conservation subdivisions; extensive model language for comprehensive plans, subdivision ordinances, and zoning ordinances; and illustrated design principles for hamlets, villages, and traditional small town neighborhoods.



# BEST PRACTICE

## ***Preserving Viewsheds:***

A viewshed is a scenic vista that provides a view of the natural environment.

Viewsheds are cultural assets that enhance the quality of life and character of the communities that have them.

Many viewsheds include important natural and cultural resources, like a lake or rolling hills of farmland. Preservation mechanisms for protecting viewsheds often protect the condition of an area. Preserving viewsheds means preserving quality of life, a healthy environment and a desirable community for visitors and residents alike.

Viewsheds increase the desirability of an area, which can draw in more visitors and residents. As a result, this can lead to more support for local businesses and an increase in property values. Identifying viewsheds is the first step in preserving their economic benefits. Identifying and maintaining viewsheds is also important because preservation policies can also help to promote and preserve the rural quality of the area. If viewsheds are not protected before unwanted development or alterations occur, there is little that a community can do to restore this unique and valuable resource retroactively.

The following strategies can help your community anticipate development and ensure the protection and management of your scenic vistas and viewsheds.

## **Incentive-Based**

Incentives can provide significant motivation for preserving scenic vistas and viewsheds. Grants to community groups to conduct education programs for local landowners on the benefits of viewshed protection or to establish a local land trust, can help preserve scenic quality. Other strategies include providing tax breaks for property owners who donate land or easements, and establishing an awards program to honor successful scenic conservation efforts.



Wiki—US 2 Along Michigan Shoreline

# BEST PRACTICE

## ***Preserving Viewsheds (continued):***

### **Land Purchase**

Although purchasing parcels of land or easements is among the most expensive options, outright purchase is sometimes the only way to permanently protect scenic vistas and viewsheds from development. One method of accomplishing this is to establish a land trust. Land trusts are private organizations at the local, state, or regional level that hold land and partial interests in land for the benefit of the public. Some land trusts use "revolving" funds to purchase threatened land and then resell it at cost to buyers who agree to specific land use restrictions. Land trusts also use their resources to educate property owners on the benefits of voluntary land or easement donations.

### **Regulatory**

- **Establish design guidelines and design review that limit the impact of development on scenic vistas and viewsheds.** Clear design guidelines and design review gives communities a chance to decide how development will affect their neighborhoods and countryside. Responsible control of elements such as height, bulk, design, materials, color, landscaping, and siting helps a project blend with its surroundings.
- **Implement zoning and land use ordinances for view protection.** Zoning regulations that limit the height of buildings based on their proximity to a designated viewshed are an effective way of preserving scenic vistas. Other types of legislative protection include overlay zoning and the creation of view corridors. Overlay zoning places additional restrictions on zoned areas and is often used to control density, grading, ridgeline development, and vegetation. View corridors are planned openings in the built environment that allow views of scenic vistas and viewsheds. Zoning overlay districts can impose design guidelines to ensure development that maintains community character. Other requirements like minimum vegetation coverage and density limitations can also be included. Overlay districts do not change existing zoning districts, and it is up to planning and zoning boards to ensure that such policies continue to be enforced once they are created.
- **Encourage cluster development.** Cluster development is a more efficient way of organizing new development in rural areas, by achieving greater density in one area while preserving natural and agricultural resources in other areas. Municipalities can promote cluster development with incentives and regulations by creating targeted density allowances in their regulatory guidelines.
- **Pass an ordinance to establish a greenbelt.** Greenbelts are open tracts of land that create a scenic buffer between developed areas and the surrounding countryside. Most greenbelt ordinances allow only agricultural activities on designated lands - eliminating land speculation and development pressure.



# BEST PRACTICE

## ***Alternative Energy: Solar and Wind Farms:***



Jobs in less populated regions are often dependent on natural resources and manufacturing jobs, such as coal mines or automotive plants, but jobs within these specific industries are disappearing. Car companies are outsourcing their production plants while the coal industry is experiencing lower demand for coal, resulting in mine closures. Renewable energy offers to replace those industries and supply those jobs.

Families in rural areas not only gain employment and job security, but they may receive reduced heating and electric bills and a boost to their local town's economy. No matter where you live, renewable energy offers environmental benefits. The benefits of renewable energy that can help revitalize and renew rural America can be divided into two sections: the environment and the local economy.

### **Environmental Benefits**

Solar and wind power, the two most common choices for businesses and residences, produce almost zero global warming emissions. Wind and solar also don't require water, which is a major benefit for rural areas where farms are common. By not needing water, wind and solar don't pollute water resources or drinking water.

Use of renewable energy for electricity and heating helps lower the U.S.'s global warming emissions. Right now, electricity releases a third of the country's global warming emissions.

Coal-powered sources provide 25 percent of those electricity emissions. If the U.S. generated 80 percent of its electricity from renewable sources, like wind or solar, it would reduce its emissions by more than 80 percent. Rural areas are ideal locations to begin large-scale energy production because they offer wide open spaces of land that can be used for energy farms while still maintaining their agricultural value.



# BEST PRACTICE

## ***Alternative Energy: Solar and Wind Farms (continued):***

### **Local Economy Benefits**

Renewable energy jobs promise to renew rural areas in ways the fossil fuel industry won't. Unlike the fossil fuel industry, which features mechanized technology, the renewable energy industry is much more labor-focused and intensive.

As a result, more renewable energy jobs are created than positions in the fossil fuel industry. In the solar energy field, which is one of the fastest growing renewable

energy industries, there are more jobs than in oil, gas and coal extraction. Available jobs encompass all experience levels and fields of expertise, from engineering to sales and management positions. Rural areas then receive work in their primary employment fields: manufacturing and natural resources.



Alliant Energy Michigan

### **Wind Power**

Wind turbines can be manufactured in smaller towns and be used for harvesting wind, a natural resource. Renewable energy is predicted to create more than 200,000 new jobs by 2025 if the 25 percent renewable energy standard is reached, according to the Union of Concerned Scientists. That amounts to three times as many jobs in comparison to the jobs the fossil fuel industry would create for the same amount of generated electricity. Local renewable energy jobs stimulate local economies. Businesses, directly and indirectly, also benefit. A couple of obvious ways are through renewable energy industries contracting with local businesses, and residents having money to spend at local shops, restaurants and businesses.

# BEST PRACTICE

## ***Alternative Energy: Solar and Wind Farms (continued):***

### **Renewable Energy Installs for Small Towns**

Solar and wind energy installations are viable options for rural towns and their residents due to their decreased costs, as well as the creation of grants, tax breaks and loans. Wind turbine installations can take an extensive amount of time due to their size, but solar panels are quick and easy to install.

Rural towns have several options for investing in renewable power like wind energy. Many government grants, loans and tax incentives are available to encourage areas to adopt renewable energy.

Government loans, such as the Clean Renewable Energy Bond, offers loans with zero percent interest rates, while the Rural Utilities Service Electric Loan Program has \$40 billion available in loans for rural areas. The State of Michigan offers tax incentives for installing wind or solar energy. Wind energy cooperatives are another option for rural towns. A series of small towns in a county could partner together to install wind turbines and then provide power to the community. Any excess power can potentially be sold to power companies.



# RESOURCES

| General Agriculture                                                                                                       | Local Agritourism Ordinances                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">U.S. Census of Agriculture</a>                                                                                | <a href="#">Local Agritourism Ordinances—Hamburg Township</a> Article 8.00, Section 8.29 Agricultural Commercial/Tourism Businesses (not added to on-line zoning ordinance at date of Livingston County Master Plan adoption) |
| <a href="#">“Holding Our Ground: Protecting America’s Farms and Farmland”</a> , by Tom Daniels and Deborah Bowers (1997). | <a href="#">Local Agritourism Ordinances—Marion Township</a> Article XVII, Section 17.33 Agricultural-Based Tourism/Entertainment Activities (Agri-Business)                                                                  |
| State of Michigan— <a href="#">Farmland and Open Space Preservation Programs</a>                                          | <a href="#">Local Agritourism Ordinances—Tyrone Township</a> Article 4, Section 4.03; Article 22, Section 22.05K and 22.05R; Article 25, Section 25.11.C.13 and 25.11.C.25                                                    |
| State of Michigan— <a href="#">Agricultural Preservation Fund</a>                                                         | <a href="#">Local Agritourism Ordinances—Cohoctah Township</a> Article XVI, Section 16.52 Agricultural Tourism                                                                                                                |
| State of Michigan— <a href="#">Michigan Agriculture Environmental Assurance Program (MAEAP)</a>                           |                                                                                                                                                                                                                               |
| Farm-to-Table                                                                                                             | Michigan Cottage Foods Law                                                                                                                                                                                                    |
| Farm-to-Table— <a href="#">The Great Foodini</a> (Rene Chodkowski)                                                        | <a href="#">Michigan Cottage Foods Law (PA 113 of 2010)</a>                                                                                                                                                                   |
| Farm-to-Table— <a href="#">Stone Coop Farm</a> (Brighton)                                                                 | Wellhead Protection Programs                                                                                                                                                                                                  |
| Farm-to-Table— <a href="#">Wooden Spoon Restaurant</a> (Brighton)                                                         | Michigan Department of Environmental Quality: <a href="#">Wellhead Protection Program</a>                                                                                                                                     |
| Farm-to-Table— <a href="#">Livingston Organic Food Co-Op</a> (Brighton)                                                   | <a href="#">MHOG Water Authority</a>                                                                                                                                                                                          |
| SEMCOG Environmental Links                                                                                                | <a href="#">Village of Pinckney Wellhead Protection Area</a>                                                                                                                                                                  |
| SEMCOG: <a href="#">Water Resources Plan for Southeast Michigan</a>                                                       | <a href="#">Village of Fowlerville Wellhead Protection</a>                                                                                                                                                                    |
| SEMCOG: <a href="#">Green Infrastructure Vision for Southeast Michigan</a>                                                | <a href="#">Hartland Township Wellhead Protection</a>                                                                                                                                                                         |
| SEMCOG: <a href="#">Low Impact Development Manual for Michigan</a>                                                        | <a href="#">Genoa Township Wellhead Protection</a>                                                                                                                                                                            |
| SEMCOG: <a href="#">Great Lakes Green Streets Guidebook</a>                                                               | <a href="#">City of Brighton Wellhead Protection</a>                                                                                                                                                                          |

# RESOURCES

| Land Conservancy                                                                                 | Ecotourism                                                                                                                       |
|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Michigan Conservation Reserve Enhancement Program (CREP)</a>                         | <a href="#">“The Michigan Eco-Traveler: A Guide to Sustainable Adventures in the Great Lakes State”</a> , by Sally Barber (2014) |
| <a href="#">Livingston Conservation District</a>                                                 | Michigan State University Extension e-tourism workshop, <a href="#">Understanding Tourism in Michigan Communities</a>            |
| <a href="#">Livingston Land Conservancy</a>                                                      | <b>Michigan Qualified Forest Program</b>                                                                                         |
| <b>Michigan DOT Stormwater Management</b>                                                        | <a href="#">Michigan Qualified Forest Program</a>                                                                                |
| <a href="#">Michigan Department of Transportation (MDOT) - Stormwater Management</a>             | <b>Home Occupations</b>                                                                                                          |
| <b>Michigan DEQ Biosolids Program</b>                                                            | Home Occupations: Local Zoning—Charter Township of Brighton, Article 3, <a href="#">Section 3-07 Home Occupations</a>            |
| Michigan Department of Environmental Quality (MDEQ) - <a href="#">Michigan Biosolids Program</a> | Home Occupations: Local Zoning— <a href="#">Genoa Township</a> , Article 3, Section 3.03.02(a) Use Conditions—Home Occupations   |
| <b>Watershed Preservation</b>                                                                    | Home Occupations: Local Zoning—Hamburg Township, Article 8, <a href="#">Section 8.1 Home Occupations</a>                         |
| <a href="#">Huron River Watershed Council</a>                                                    | Home Occupations: Local Zoning— <a href="#">Marion Township</a> , Article XVII, Section 17.32 Home Occupation Class II           |
|                                                                                                  | Home Occupations: Local Zoning— <a href="#">Putnam Township</a> , Chapter 190 Home Occupations and Home-Based Businesses         |





## HOUSING

We ENVISION our COMMUNITY as one with a diverse range of housing opportunities that will serve the broad spectrum of needs within our population - Livingston County Vision Statement

### Issue Identification:

Over 50% of Livingston County's land use is residential according to the Southeast Michigan Council of Governments (SEMCOG) land use data. This percentage is higher than all other Southeast Michigan counties except Oakland County. 2016 regional building permit figures available through SEMCOG show that the dominant form of housing construction in Livingston County remains single-family home construction. Much of these single-family homes are designed to meet the needs of a family with children, although only 36% of households in Livingston County contain children according to the 2010 U.S. Census.

Maintaining a balance of housing types to suit the many current and prospective residents of Livingston County has always been a tricky proposition. Since rapid population growth began in the 1970 decade, the population of Livingston County has tripled and the influx of more than 130,000 new residents and 55,000 new housing units has caused growing pains in our housing market in many forms such as: shortages of rental housing; a lack of affordable starter homes; an absence of affordable workforce housing for persons employed in Livingston County; a scarcity of senior housing; and the conversion of cottages into year-round housing. Rapid growth in our housing market has also resulted in several emerging housing trends such as elder cottage housing opportunities, accessory dwelling units and new downtown living.

Livingston County Master Plan public participation has revealed the following housing needs and desires of our residents and government leaders: affordable housing is the most needed type of housing in the county; a balance of housing types is needed; and the preservation of rural residential housing is desired by many Township residents.



Livingston County Planning  
Town Commons, Howell

## GOALS & STRATEGIES

### GOAL #1

Create model housing ordinance

#### STRATEGIES:

- Create ordinance language for one of the following housing opportunities:
  1. Mixed Use Districts
  2. Planned Unit Development (PUD) with inclusion of affordable housing language
  3. Senior Housing District

### GOAL #2

Further the housing best practices of the Livingston County Master Plan

#### STRATEGIES:

- Encourage a minimum of five local communities to adopt innovative elements to their zoning ordinance that enable new housing opportunities

## Current Trends:

**Mixed Use Communities:** Most housing developments are built with a very homogeneous type of housing for residents with a similar economic profile. As mentioned in the Issue Identification, this type of housing development is not necessarily consistent with the type of households in Livingston County where a majority of households contain two or more persons without children.

Mixed use communities, sometimes called traditional neighborhood development, new urbanism or smart growth, are based on the principles of how cities and villages have been built for centuries.

| Household Types - 2010 Census      |                   |
|------------------------------------|-------------------|
| With Seniors 65+                   | 15,127 households |
| Without Seniors                    | 52,253 households |
| 2 or more persons without children | 29,622 households |
| Live alone, 65+                    | 4,877 households  |
| Live alone, under 65               | 8,699 households  |
| With Children                      | 24,182            |

Developments contain a variety of housing forms and both renter and home ownership opportunities that fit the continuum of housing needs throughout a person's life. For instance, apartment living can lead to a home ownership opportunity, or empty nesters and seniors can downsize from a single-family home to a townhouse or a senior facility within the same familiar community. Mixed use communities often contain some commercial development, and usually have sidewalks and pathways that make them walkable communities.

## BEST PRACTICE

**Mixed Use Community Strategies:** The best practices for creating housing opportunities through mixed use communities is to:

- Establish a Mixed Use Zoning district that allows a variety of housing types. In Livingston County there are very few communities that have mixed use zoning districts, and many only allow a limited scope of housing and map few locations for this zoning district.

## BEST PRACTICE

### **Mixed Use Community Strategies (continued):**

- Establish an Overlay Zoning District that is applied over existing zoning districts in a mapped location, where additional regulations apply to the expansion of existing development and any new development within the overlay zone. For instance, Genoa Township has an [Article 9: Genoa Town Center Overlay District](#) in their zoning ordinance, for the purpose of developing a traditional, pedestrian-oriented town center with mixed-use buildings containing retail and service uses on the first floor and residential or office on the upper floors.
- Allow a range of housing options in the Central Business District (CBD). By design, the CBD is comprised of mixed uses, but surprisingly does not often allow housing other than apartments above businesses.
- Map mixed use zoning districts in the community Master Plan and Zoning Ordinance as near to the downtown core as possible.
- Establish a Settlement Zoning District that allows a variety of housing types in an existing settlement area. There are several settlement areas in Livingston County that are comprised of a mixture of uses, and have master planned for future growth. Hamburg Township has a [Hamburg Township Village Plan](#) and they have established [three zoning districts](#) (OH, VC and VR) that permit a variety of housing types in the Old Hamburg Village.

### **Current Trends:**

**Missing Middle Housing:** Missing middle housing is a range of multi-unit or clustered housing types that are blended within or next to blocks of single-family housing. It is reminiscent of pre-1940's housing construction where blocks of housing had varied types of structures.

## GOALS & STRATEGIES



*Livingston County Planning  
Summer Park ECHO Village, Hamburg Township*

### GOAL #3

Enhance the awareness of Livingston County's Fair Housing Strategy

#### STRATEGIES:

- Establish an affordable housing page on the County Planning website, with features such as:
  1. A listing of subsidized housing in Livingston County
  2. A listing of housing resource entities such as non-profit organizations, professional organizations, etc.

## Current Trends:

**Missing Middle Housing (continued):** The suggested types of housing structures include: duplex; triplex; fourplex; courtyard apartment; bungalow court; townhouse; multiplex; and live/work. The multiple units typically have small to medium footprints, with a structure width, depth and height that is compatible in scale with single-family homes. This creates a block of housing that is visually harmonious, making Missing Middle Housing a good tool for compatible infill.

This housing concept works best in a walkable living environment; buyers and renters of this type of housing are often trading square footage for proximity to services and amenities. This housing method actually adds street interest to an area, making it more of a walkable environment. Missing Middle Housing also diversifies the housing choices available in a city, village or settlement area for households of different age, size and income.

## BEST PRACTICE

**Missing Middle Housing Strategies:** The previous best practices of Mixed Use Communities will enable Missing Middle Housing. Additional best practices include:

- Form-based Code - This method of land regulation utilizes physical form (rather than separation of uses) as the organizing principle for the code. This better enables the blended density housing of Missing Middle Housing because Form-based Code views density as an output and not an input like conventional zoning. For instance, conventional zoning regulates as x number of units per acre which doesn't work for Missing Middle housing types that often vary dramatically in their densities. Alternatively, within each form-based zoning district a specific range of housing types is allowed; this is called a transect. For example, in a Transect 3 (T3) Walkable Neighborhood a single-family detached type, bungalow court, and side-by-side duplex may be allowed, even though the densities of each of these types can vary dramatically.
- An Infill-Housing/Adaptive Reuse Strategy - Simply put, a community must have a plan in place for in-fill development if a certain land use in their community ceases to operate; particularly large-scale developments such as an office complex, school or corporate headquarters that occupy the majority of a block. Infill housing construction should be a priority over new housing construction on "greenfields" where construction has never occurred before, because the gaps left by abandoned uses greatly impact the vitality of the community. Infill construction is often more expensive than greenfield construction, so there should be incentives for adaptively reusing the obsolete structure or constructing infill housing as Missing Middle Housing (e.g. granting parking reductions or acceleration of the permit process). If Form-based Code is implemented, an "Infill Growth Transect" can be developed for managed growth.

The [Missing Middle website](#) contains many additional resources and links that aid in better understanding of this housing concept (see figure on following page).



# BEST PRACTICE



MissingMiddle-Housing.com is powered by Opticos Design.  
Illustration © 2015 Opticos Design, Inc.



Characteristics of Missing Middle Housing: 1.) Walkable Context; 2.) Small-Footprint Buildings; 3.) Lower Perceived Density; 4.) Smaller, Well-Designed Units; 5.) Fewer Off-street Parking Spaces; 6.) Simple Construction; 7.) Creates Community; and 8.) Marketable



An example of Missing Middle Housing (in cream color) distributed throughout a block with single-family homes. Missing Middle Housing types typically have similar massing (width, depth and height) and footprints, as a single-family home. This allows a range of Missing Middle types with varying densities but compatible forms, to be blended into a neighborhood.



An example of Missing Middle Housing (in cream color), consisting of four-plex structures, at one end of a block with single-family homes. The Missing Middle Housing is usually oriented towards a busier transportation corridor. This configuration allows for the use of slightly larger buildings because the Missing Middle housing types are not sitting next to single-family homes.

Source: [Missing Middle. Responding to the Demand for Walkable Urban Living](#)

## Current Trends:

**Elder Cottage Housing Opportunity (ECHO) Villages:** Elder Cottage Housing Opportunities or ECHO Villages consist of clustered cottage units with smaller minimum floor areas that are often less than a 1,000 square feet. The cottages are permanent, singular or attached structures, and they are not accessory to a principal dwelling. ECHO Villages allow seniors the opportunity for an active, independent lifestyle, where they can age in place in their own home for as long as possible. Villages often have qualifying conditions such as age restrictions or they must have a household member that is disabled. Villages are built according to Universal Design principals for maximum accessibility inside and outside of the cottages.

## BEST PRACTICE

**ECHO Village Ordinance:** Hamburg Township was a trendsetter in Livingston County when they crafted and adopted an ECHO Village Ordinance for their Township, which became effective May 6, 2009. This language can be found in [Article 15 of the Hamburg Township Zoning Ordinance](#).

The Township enables ECHO Village development through the use of Planned Unit Development (PUD) legislation in eight (8) zoning districts. In these permitted districts the minimum acreage of a development ranges from 1-3 acres and there is a requirement for at least 15% of the total site acreage to be reserved as open/common space. The size of an ECHO village must be a minimum of four (4) clustered ECHO units and a maximum of twenty (20) clustered ECHO units. Minimum density for each unit ranges from 5,000 to 15,000 square feet, and the units are totally self-sufficient residential dwellings in which at least one resident must be elderly.

To experience first-hand an ECHO Village developed with these regulations, see Summer Park on Wind Crest Circle adjacent to the historic burg of Hamburg. This development was constructed in 1998.

## Current Trends:

**Accessory Dwelling Units (ADU):** Accessory dwelling units are separate and secondary to the principal dwelling unit. ADU's may take many forms such as:

- An apartment that is carved out of a home (principal dwelling) with a private entrance;
- An apartment above the garage with a separate entrance;
- A free standing permanent structure like a carriage house; or
- A free standing temporary structure that may be called a granny flat, mother-in-law flat or ECHO unit

Accessory dwelling units may provide the following benefits: additional affordable housing units in a community; an adjacent housing unit for an elderly relative that you are caring for; an additional resident for house-sharing responsibilities. Some zoning ordinance regulations for accessory dwelling units may limit the temporary ADU (stick-built, modular or mobile home), location by zoning district, the structure type of a the square footage of the unit, the number of occupants, or have expiration clauses for temporary ADU's where the unit must be removed if the occupant dies.

## BEST PRACTICE

**ADU Zoning Ordinance Language:** Consistent with the agricultural heritage of Livingston County, the zoning ordinances of many local units of government currently allow an accessory dwelling unit in their agricultural zoning district(s) for the purpose of housing a family member, or an employee working on the farm. The ADU housing options discussed under [Current Trends](#), are significantly more broad in scope than this, and Hamburg Township appears to be the first Livingston County community to permit a wider array of Accessory Dwelling Units. Newly adopted language can be found in [Article 8, Section 8.27 Accessory Dwelling Unit, of the Hamburg Township Zoning Ordinance](#).

In summary, Hamburg Township's zoning ordinance language allows a homeowner to create a separate self-contained accessory dwelling unit within their residence or a detached accessory unit on the same property. The homeowner must declare either the principle dwelling unit or the accessory dwelling unit as their main residence. The accessory unit shall not exceed forty percent (40%) of the gross floor area of the principal structure, 1,000 square feet, or a maximum of 2 bedrooms and 2 occupants. Additionally, to preserve the appearance and character of the residential structure, access to an accessory dwelling unit within the residence shall be limited to a common entrance foyer or exterior entrance on the side or rear of the structure. ADU's are not allowed on lots within the Waterfront Residential and Natural Rivers zoning districts which abut or have access to a watercourse, so that the watercourse will not be over burdened by occupants of additional dwelling units.

**Affordable and Accessible Housing:** The rule of thumb is that housing is considered affordable when a household is spending no more than 30% percent of their annual household income on housing costs. When housing costs exceed 30% of the annual household income, it is less likely that this household can afford other basic necessities such as food, clothing, transportation and medical care.

Many community development experts feel that affordable housing costs should be viewed more comprehensively by taking into account the household's annual expenses for transportation; they assert that there is a disconnect in the location of affordable housing and access to amenities such as transportation, jobs and services. Consistent with his viewpoint, [SEMCOG's Regional Housing Needs and Neighborhood Resiliency Strategy for Southeast Michigan](#) suggests that communities should provide incentives for rental preservation and affordable housing in areas that are transit accessible and near employment opportunities and services. This important economic development strategy promotes diverse neighborhoods, ensures that low-income families have good access to jobs and services, and stabilizes transit ridership (this strategy is also known as Transportation Oriented Design or Development (TOD), **see [Transportation Chapter](#)**).



## Current Trends:

**Affordable and Accessible Housing (continued):** In Livingston County there are few transportation options other than the automobile, so the next best land use option is to place affordable housing near jobs and services. Households that are cost burdened and need affordable housing, may not own vehicles or they have undependable vehicles, which increases their reliance on walking or biking to employment and services such as grocery stores.

## BEST PRACTICE

**Affordable and Accessible Housing Strategies:** The State of Michigan does not have legislation in place that enables the practice of inclusionary zoning where developers are mandated to include a certain percentage of affordable housing in their market-rate housing developments in exchange for certain development incentives. Therefore, the best housing practices available to us, are to create incentives for developers to provide affordable housing in a voluntary manner.

**Planned Unit Development (PUD):** PUD zoning districts and other districts that are based on PUD legislation such as Open Space Communities, ECHO Villages, etc. can generally be applied to any zoning district within the community, so there is a wide choice of locational opportunities. PUD zoning ordinance language contains eligibility criteria that includes a requirement for the development to contain recognizable public benefits to the residents of the development and the entire community. These recognizable public benefits are often listed and include benefits such as: the preservation of certain natural features; the provision of public services such as utilities and roads; and public access to amenities such as parks and pathways. If a developer exceeds the minimum standards for PUD eligibility criteria, they may qualify for a density bonus subject to review by the Planning Commission or other decision-making bodies.

In a community such as Livingston County where there is a need for additional affordable housing because of the job/housing imbalance and the availability of very little subsidized housing, it would be to the advantage of the greater community if the provision of affordable housing units was listed in the PUD eligibility criteria of our local zoning ordinances as a recognizable public benefit that may qualify the housing developer for a density bonus. Some additional eligibility standards for qualifying for an affordable housing density bonus might be: 1.) the proposed affordable housing meets a definition of 'affordable housing' based on the community's desired affordability goal; 2.) a certain percentage of dwellings in the development must be affordable housing units; 3.) the affordable housing meets established housing design guidelines and housing placement guidelines within the development; and 4.) the long-term affordability of the affordable housing units is guaranteed through a legal covenant.

In northwest Michigan in [Leelanau Township \(Leelanau County\)](#), the [Article 14 PUD language](#) in the Township's zoning ordinance lists affordable housing in developments of twenty (20) or more units, as a recognizable benefit to the ultimate users of the PUD and to the community.



# BEST PRACTICE

**Affordable and Accessible Housing Strategies (continued):** The number of affordable housing units to be provided in a PUD, is determined by a study of the Township's needs.

**Area, Height and Bulk Requirements:** One of the tenants of Smart Growth is to create a range of housing opportunities and choices. This tenant can be furthered in simple ways through the zoning ordinance. For instance, communities can examine the area, height, and bulk requirements for their various zoning districts in order to create opportunities for a variety of types of housing including affordable housing.

The requirements in certain zoning districts can be amended to allow single-family dwellings with smaller minimum floor area requirements of 1,000 square feet or less or smaller minimum lot sizes and lot area requirements such as setbacks. These requirements add to the cost of all types of housing, but it is particularly impactful to cost-burdened households if these requirements are adjusted in zoning districts that have close access to core services such as grocery stores, public transportation and employment.

**Housing and Transportation Affordability Index:** To further explore a comprehensive view of housing affordability that takes into account a household's annual expenses for transportation (as discussed in Current Trends), visit the website of the [Center For Neighborhood Technology \(CNT\)](#). CNT has a Housing and Transportation Affordability Index mapping tool that provides a color-coded view of the combined household costs of housing and transportation as a percent of household income in the geographic area you select.

It is important to note that affordable and accessible housing opportunities are also furthered by the best practices of mixed use communities, missing middle housing, rental housing and most of the other sections of this chapter.

## Current Trends:

**Workforce Housing:** As discussed on the previous page, there is a need for affordable housing that is accessible to places of employment. Workforce Housing refers to housing that is affordable to those who are employed in Livingston County, but cannot afford to live in Livingston County. These persons are not typically the focus of affordable housing, but we know from our area employers that it is costly to train skilled workers only to have them leave their employment if a job closer to their home becomes available. Many of those impacted by the lack of workforce housing are employed in the secondary auto market industries of Livingston County, where local companies have come to depend on public transport of workers from adjacent counties. Others may be considered "essential workers" such as teachers, nurses, firefighters and police officers. Growth in the economy of Livingston County is greatly hampered by the lack of workforce housing. As a solution to the lack of workforce housing, some employers across the country are building



Award winning workforce housing development in Pajaro, California by KTG GROUP, INC., Architecture and Planning. Photo credit: [chrismayerphoto.com](#)

## Current Trends:

**Workforce Housing (continued):** housing for their employees on land that they already own or have acquired. This dedicated employee housing near worksites can be a powerful attraction and retention tool for employers. In Michigan we have the historical example of Ford-built housing for employees in Dearborn, Michigan (1919), and employer provided housing for employees of the tourism industry on Mackinac Island. Another Workforce Housing tool is Employer Assisted Housing (EAH) programs through which employers help employees attain rental or home ownership through benefits such as: down payment assistance; rental/mortgage assistance; shared equity; forgivable loans; and matched savings or upfront grants.

## BEST PRACTICE

**Employer Assisted Housing (EAH):** There are two common definitions of "Workforce Housing": 1.) Housing for locally employed persons who are overqualified for affordable housing, yet can't afford the average market-rate home; and 2.) Housing rental or purchase programs sponsored by employers for their employees, often called Employer Assisted Housing (EAH). In this section, we are talking about this second definition.

County employers can be very important partners in the provision of adequate and affordable housing for their workforce; either as a singular employer or as part of a group of employers that is interested in leveraging resources and maximizing outcomes. Networks Northwest has created a document that focuses on actions that employers can take. The document is called: [Growing Business with Workforce Housing: A Guidebook for Employers](#)

Some of the Single-Employer actions they suggest, do not require much time or administration to implement, although the amount of required capital varies. The suggested actions include creating an inventory of good rental properties in the area, or creating an employee fringe benefit, grant or loan, for down payment or rental assistance.

The guidebook also suggests other actions in which an employer partners with landlords, housing developers, community-based organizations and other employers. The suggested actions include entering into long-term lease agreements with area landlords to maintain availability for employees and constant occupancy for the landlord, or rehabbing housing/rental units to create more housing opportunities, or housing counseling/finance programs through area non-profit organizations.

Employer Assisted Housing (EAH) can also include new housing development or purchased housing. Employers can partner with a developer and/or with other area employers to building affordable or mixed income units by donating or purchasing land, investing in a project, or committing other capital. When multiple employers are involved in such an arrangement, they can pool resources or raise capital to partner with a developer. Employers can also buy, rent or pay for the rehab of housing/rental units and divide the occupancy of these units among employees of the businesses.

The guidebook notes that Tom Ray of GIC, located in Charlevoix, decided to purchase the mobile home park across from his plant when it became available. The company has rehabbed the units and has sold several to current employees. They have also used other mobile homes as temporary housing for new employees, particularly those moving to the area to work at the plant.

## Current Trends:

**Downtown Housing:** Master Plans and Zoning Ordinances can increase the vitality of a community's Central Business District (CBD) by allowing downtown housing options such as: apartments or condos above businesses, live-work units where business owners live above their establishments, and multi-family senior housing. Downtown dwellers provide many benefits such as fueling the economy of the CBD by purchasing goods and services, attracting more people through their activity downtown, and providing safer downtown environments by having "eyes on the street" that monitor activity and behavior.

## BEST PRACTICE

**Adaptive Reuse:** Although many of the best practices previously discussed in this chapter, such as Missing Middle Housing, would provide solutions to the provision of new downtown housing, another solution is adaptive reuse.

Adaptive reuse (a.k.a redevelopment) is the process of adapting old structures and sites for new purposes. If a community's downtown already has a good balance of retail, services and dining, then residential development is the perfect complement to ensure the economic success of the downtown.

The advantages of adaptive reuse include: 1.) Infrastructure that is already in place; 2.) More efficient use of land, as opposed to developing new land; and 3.) The sustainable practice of reusing land and materials.



*Photo: Livingston County Planning,  
Main Street Crossing, Brighton*

So what are some steps towards encouraging adaptive reuse in a downtown area? First of all, a community master plan should include a redevelopment plan. A redevelopment plan should contain elements such as:

- 1.) A problem statement;
- 2.) Redevelopment goals;
- 3.) Redevelopment strategies;
- 4.) Design recommendations to retain the unique downtown sense of place;
- 5.) Evaluation criteria and
- 6.) Mapped identification of priority redevelopment sites.

The [City of Mount Clemens](#) accomplishes this in the 2016 Redevelopment Update to the 2010 City Master Plan. Their Redevelopment Strategy (page 125) utilizes aerial photography to beautifully identify redevelopment areas. The [City of Howell](#) also addresses redevelopment in the Small Area Plans section of the 2015 Master Plan (page 54). This section contains detailed and site specific development recommendations for five (5) study areas of the city, including two downtown areas.

## BEST PRACTICE

**Adaptive Reuse (continued):** city, including two (2) downtown areas. Maps for each area identify assets, opportunities and challenges. Building community support for adaptive reuse is imperative so that the public understands what redevelopment may occur, how it benefits the community and what resources may be used.

### Current Trends:

**Rental Housing:** Implementation of many of the previously noted trends such as Mixed Use Communities, Missing Middle Housing and Accessory Dwelling Units would greatly enhance the availability of rental housing in Livingston County. A growing trend that we have seen locally is the development of larger apartment homes with 3 bedrooms and higher end interior finishes. Although this housing type is not affordable to everyone; there appears to be a demand for larger rental units. A market shift appears to be driving this trend which may have been influenced by the recent economic downturn and a general mistrust of the institutions that finance home ownership. Many of these renters may have lost previous home-ownership due to foreclosure or they had to sell their homes at a loss due to being under-water on their mortgages. Demographics have shown a nationwide decrease in home ownership; in the Southeast Michigan Region, the home ownership rate decreased from 71.8 percent to 70.3 percent between the 2000 and 2010 Census.

## BEST PRACTICE

**Market Studies:** Hartland Township contracted a consultant to complete a 2014 study entitled "[An Analysis of Residential Market Potential](#)" to determine the market for new housing units that could be developed in their community over the next several years. The consultant utilized a target market methodology that considered basic demographic characteristics (such as income qualification and age), but also less-frequently analyzed attributes such as mobility rates, life stage, lifestyle patterns, and household compatibility issues.

The conclusions of the analysis were that from a market perspective, up to 500 new rental and for-sale market-rate dwelling units could be developed and absorbed with Hartland Township over the next five to six years. The study also concluded that an annual average of 1,260 households represent the potential renter and buyers of new and existing housing units within Hartland Township each year over the next five years (through 2019). Of these 1,260 total households, 380 households represent the potential renter market and the annual incomes of the these households can support base rents (excluding utilities) that range from \$850 to \$1,500 per month for studio to three-bedroom units containing 600 to 1,250 square feet. Based on the recommended unit configurations and proposed rents, they forecast a market



## BEST PRACTICE

**Market Studies (continued):** absorption rate at an average of 60 units per year (up to a total of 150 units over the five year time period).

This best practice of implementing a community market analysis applies not only to rental housing, but to the many types of housing units discussed in this chapter. The Hartland Township study analyzes the surrounding Livingston County market of multi-family rental properties, multi-family and single-family attached for-sale properties, and single-family detached for-sale properties; therefore, the conclusions are of benefit to many of our local communities.

### Current Trends:

**Senior Housing:** Senior housing should be varied in type within a community so that it suits seniors of differing physical abilities. Many of the previously noted trends will help in this regard. The development of senior living communities in Livingston County has increased significantly over the last ten years in response to the burgeoning senior population. Senior housing should be located close to core services such as transportation, medical, retail and personal service establishments; and as often as possible, housing should be within a walkable distance of these services (1/4 mile for an older adult). It should also be a planning consideration that not all senior housing (or any type of special population housing) should be clustered together in one part of a community. It is important to blend housing opportunities so that there is a mutually beneficial intergenerational dynamic (see Social Equity Chapter for more on Senior Housing).

## BEST PRACTICE

**Senior Housing Zoning District:** Among the many approaches to senior housing provision is the option of including a Senior Housing Zoning District in the policies of a community master plan and the regulations of a zoning ordinance. There are several advantages and potential disadvantages to this approach. Advantages include: 1.) An expressed community desire to provide senior housing so residents can “age in place”; 2.) Advanced awareness by neighborhoods that a senior development may become a potential neighbor; and 3.) A stream-lined, no zoning obstacles approach for developers. Disadvantages include: 1.) A potential concentration of senior living in one area of the community. This disadvantage can be alleviated if senior housing is permitted by right in several zoning districts or a senior housing overlay zone may be applied to several zoning districts much like a Planned Unit Development (PUD) overlay.

The [City of Brighton](#) has a SHD Senior Housing District (Section 3.9) consisting of six (6) parcels mapped just north of the Downtown Business District where Mill Pond Manor senior housing development is currently located ([Zoning District Map](#)). The language of the Senior

## BEST PRACTICE

**Senior Housing Zoning District (continued):** Housing Zoning District is very flexible in the variety of senior housing uses allowed, such as: single family dwelling; multiple dwellings of many types; ownership forms such as collectives, condominiums and cooperatives; and multiple ancillary uses. The district language is not flexible in its height regulations; no building shall exceed three stories in height. It is also contains rather stringent architectural and design standards. (see Social Equity Chapter for more on Senior Housing).

### Current Trends:

**Rural Residential Housing:** Livingston County has an abundance of Rural Residential Housing and quite often this is the type of housing that new residents seek. So how can this type of housing development be accomplished in a smart growth fashion? New rural housing developments should be sited as close as possible to existing infrastructure and settlement areas. Development should not be allowed to leapfrog in rural areas and further encroach on the natural features and agricultural lands; particularly since these are



*Livingston County Planning*

the locational features that often attract new residents to Livingston County. Housing should be clustered in a way that preserves and buffers open space, natural beauty, critical environmental areas and farmland. The integrity of natural areas should not be harmed by homes, streets and other built environment features, by placing the structures and infrastructure immediately adjacent to natural areas; buffers should be in place to filter storm water run-off and other by-products of a housing community. Additionally, since rural residential housing is not within walking distance of core services and residents are vehicle dependent, walkable communities should be encouraged in other ways such as sidewalks, pathways and street connections to adjacent residential developments. Too often we see residential communities created independently of one another with no connections between, when collectively they could create a connected and mutually beneficial walking system.

## BEST PRACTICE

**Open Space or Cluster Development Ordinances:** In many Livingston County Townships rural residential housing is the foremost form of housing. Preservation of rural residential housing is desired by many County residents. Retaining existing rural residential housing and developing new housing of this type requires measures such as: buffering along roadways; buffering between residential and agricultural uses; common use open space that preferably abuts existing open space; trails and pathways within developments; and clustering of homes. Each of these desired rural residential goals can be addressed through open space or cluster development ordinances. A primer on this planning and zoning technique called

# BEST PRACTICE

***Open Space or Cluster Development Ordinances (continued):*** [Open Space Planning](#) was created by Livingston County Planning Department in 1996 and the suggestions in this guide book hold true to this day. The guidebook also contains several Hamburg Township case studies with an accompanying map of development locations, as well as a Model Open Space Zoning Ordinance (see Agriculture & Rural Environment Chapter for more on Open Space/ Cluster Development).

## RESOURCES

|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Missing Middle, Responding to the Demand for Walkable Urban Living</a>                                                                                                                                                                                                                                                                                                                                | <a href="#">Networks Northwest, Growing Business with Workforce Housing: A Guidebook for Employers</a>                                                                  |
| Urban Land Institute, <a href="#">The Economics of Inclusionary Development</a>                                                                                                                                                                                                                                                                                                                                   | <a href="#">City of Mount Clemens 2016 Redevelopment Update</a> , Redevelopment Strategy page 125                                                                       |
| <a href="#">Leelanau Township Zoning Ordinance</a> , Article 14 Planned Unit Development                                                                                                                                                                                                                                                                                                                          | Southeast Michigan Council of Governments (SEMCOG), <a href="#">Regional Housing Needs and Neighborhood Resiliency Strategy for Southeast Michigan</a> , November 2012, |
| <a href="#">Center for Neighborhood Technology (CNT)</a> , Housing and Transportation Affordability Index                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                         |
| <b>Local Resources</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                         |
| <a href="#">Genoa Township Zoning Ordinance</a> , Article 9 Genoa Town Center Overlay District                                                                                                                                                                                                                                                                                                                    | <a href="#">City of Howell Master Plan</a> , Small Area Plans section of the 2015 Master Plan (page 54).                                                                |
| <a href="#">Hamburg Township Master Plan</a> , Hamburg Township Village Plan<br><br>Hamburg Township Zoning Ordinance:<br><a href="#">Article 7.00 District Regulations</a> , Village Zoning Districts OH, VC, and VR<br><br><a href="#">Article 15.00 Elderly Cottage Housing Opportunity (ECHO) Village</a><br><br>Article 8.00 Supplementary Provisions, <a href="#">Section 8.27 Accessory Dwelling Units</a> | Livingston County Planning Department, <a href="#">Open Space Planning</a>                                                                                              |
| <a href="#">Hartland Township, An Analysis of Residential Market Potential</a>                                                                                                                                                                                                                                                                                                                                    | <a href="#">City of Brighton Zoning Ordinance</a> , Section 3.9 SHD Senior Housing District, and <a href="#">Zoning District Map</a>                                    |

Kelly Ochodnicki, Placemaking Photo Contest Winner



Livingston County Planning

Social equity strives to remedy the disparities in how community residents can experience the spaces that we create through planning, zoning and land use.

## SOCIAL EQUITY

### Issue Identification:

The American Planning Association (APA) as well as the Michigan APA chapter, educate and engage professional planners on social equity issues in order to create stronger and more just communities through planning. The American Institute of Certified Planners (AICP) Code of Ethics states that it is the obligation of certified community planners to “seek social justice by working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration.”

Planners are implored to advance policies that promote social equity, inclusive communities, and expanded access to economic and social opportunities for all. Planners can identify and work towards removing systemic barriers to community development, to help increase opportunities for everyone to participate in the ‘quality of life’ aspects of their communities through work and play.

This chapter will discuss a few of the planning issues that create inequity between different segments of the Livingston County population, and it will address how local master plans and zoning ordinances can help create inclusive land uses that will better serve all residents. Following are some of the social inequities that will be discussed.

| Social Inequities That Impact Quality of Life |                         |          |          |        |
|-----------------------------------------------|-------------------------|----------|----------|--------|
| Aging                                         | Access to Core Services | Mobility | Children | Income |





Livingston County Planning

## GOALS & STRATEGIES

### GOAL #1

Use GIS mapping to assist Livingston County local units of government with Aging in Place strategies

### STRATEGIES:

- Map senior households (over the age of 65)
- Determine naturally occurring retirement communities (NORC)
- Map high risk senior households living alone (over the age of 75)
- Utilize SEMCOG core services maps as an overlay
- Share mapping outcomes

## Current Trends:

### ***Planning for an Aging Population:***

Livingston County is rapidly aging, with an age 65 and over population segment that currently comprises 15.9% or 29,991 residents among a total county population of 188,624 according to 2016 American Community Survey data from the U.S Census Bureau. This 65+ population figure is expected to climb to 25% of our projected 2045 county population of 241,566 according to the 2045 Regional Forecast of the Southeast Michigan Council of Governments (SEMCOG).

From a regional perspective SEMCOG forecasts that Washtenaw (179.5%) and Livingston (177.6%) Counties will experience the highest percent change in the age 65 and older population between 2010 and 2045, among the seven counties that comprise the Southeast Michigan region.

| Senior Population 65 and Over                             |                   |                    |
|-----------------------------------------------------------|-------------------|--------------------|
| Data Type                                                 | Livingston County | SE Michigan Region |
| Census 2000                                               | 13,037            | 567,210            |
| Census 2010                                               | 21,644            | 610,665            |
| Percent % Change<br>Census 2000—2010                      | 66%               | 7.7%               |
| American Community Survey<br>2016 Estimate                | 29,991            | N/A                |
| SEMCOG 2045 Forecast                                      | 60,077            | 1,160,365          |
| Percent % Change<br>Census 2010 -<br>SEMCOG 2045 Forecast | 177.6%            | 90%                |

Sources: U.S. Census Bureau, Decennial Census, SEMCOG 2045 Regional Development Forecast and American Community Survey

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

This rapidly changing population demographic is shifting the forms of land use in our communities. In Livingston County we have already experienced land use changes such as:

## Current Trends:

### ***Planning for an Aging Population (Continued):***

- The expansion of medical services at existing Livingston County facilities such as the St. Joseph Mercy medical campuses, as well as brand new facilities such as University of Michigan Brighton Health Center and Ascension Medical Center Howell.
- New transitional post surgery rehabilitation facilities such as the WellBridge campuses that are relatively new to Livingston County in the Brighton/Howell area and Village of Pinckney.
- New housing environments for an aging population that provide a spectrum of assistance from independent living to nursing care.

To overlook this population shift would be comparable to burying one's head in the sand. The planning needs of the age 65 and over segment of our population must be addressed now and into the future, within our community planning and zoning documents.

## BEST PRACTICE

### ***Community For A Lifetime:***

In 2014 the Livingston Leadership Council on Aging (a committee of the county-wide Human Services Collaborative Body) participated in the [Community for a Lifetime \(CFL\)](#) program. This program is offered through the State of Michigan Department of Health and Human Services, Aging and Adult Services Agency.

The CFL program offers communities across the state the chance to be recognized for engaging in an assessment and improvement planning process that helps make their community become more "aging-friendly." To qualify for CFL recognition, a community must: 1.) Conduct an "aging-friendly" community assessment, and 2.) Establish priorities and develop a community action plan.

Livingston County is one five (5) counties in Michigan that has been recognized as a Community for a Lifetime.

Although the Livingston Leadership Council on Aging participated in the CFL program and received recognition for Livingston County, the program is also open to townships, cities and villages, and a community level assessment would be beneficial to any of our local units

## GOALS & STRATEGIES



*Livingston County Planning*

### GOAL #2

Further the 'Safe Routes to School' program in Livingston County

### STRATEGIES:

- Inventory which public school districts in Livingston County have an active Safe Routes to School program
- Make sure that public school district Superintendents/PTA's are aware of the program.
- Share program materials
- Facilitate a Livingston County training

# BEST PRACTICE

## ***Community For A Lifetime (continued):***

of government.

To conduct an “aging-friendly” community assessment, participating communities can use the CFL assessment tool or any recognized aging friendly community assessment tool; links to several tools are on the CFL website. The CFL assessment tool includes questions from the following ten (10) categories of community livability that play a significant role in creating aging friendly communities: walkability; supportive community systems; access to health care; safety and security; housing availability and affordability; housing modification and maintenance; public transportation; commerce; enrichment; and inclusion.

The second step of the program is to develop a Priorities/Action Plan which entails identifying community assets and opportunities for improvement for each of the ten categories of community livability listed above, and then creating specific action steps for making improvements and promoting these assets. Examples of action steps are lengthening the timing at crosswalks, adding benches in shopping areas, and improving signage.

Completing the CFL process is a major accomplishment that can have a long lasting impact in a community, particularly if the community is committed to sustaining and building upon the results of their CFL Priorities/Action Plan.

## **Current Trends:**

### ***Aging In Place:***

“Aging in Place” is preserving the ability for persons to remain in their homes or neighborhood for as long as possible. According to the American Association of Retired Persons (AARP) eighty-seven percent (87%) of adults over the age of 65 report that they would prefer to stay in their current residence and community as they age. More than a preference, there are indicators that suggest a person’s health and well-being is better sustained if they are able to remain in the environment that they are accustomed to, including the support system that individuals have built with their neighbors over the course of their lifetime. Not only is it beneficial for senior households to have neighbors that they can depend on for assistance such as home repair or transportation to the doctor, but the skills of a senior household can also contribute to younger households in regards to needs such as child care. There are many benefits to maintaining mixed-generation communities because of the valuable links that can be made between the needs and skills of different age groups.

Zoning regulations that offer housing choice and flexibility better enable “aging in place.” For instance, communities with mixed-use zoning offer housing choices that allow senior households to age in place within their neighborhood by downsizing from a single-family home to a town-home of a smaller size and lesser maintenance responsibilities. If that type of

## Current Trends:

***Aging In Place (continued):*** flexibility is not built into a neighborhood, than a person cannot “age in place” within their neighborhood and must move to a new locale.

Likewise, if zoning regulations do not permit modifications to a single-family residence such as accessory dwelling units within the principal structure, there is not the flexibility to “age in place” within a housing structure by sharing the residence with a caregiver or even a tenant that may provide an income-limited senior the ability to afford their mortgage payments.

## BEST PRACTICE

### ***Aging in Place Toolkit:***

The Association for Retired Persons (AARP) has a Livable Communities program through which they create and manage tool kits, how-to guides and a collection of printed and online materials to further age-friendly communities. One such online resource is [Aging in Place - A Toolkit For Local Governments](#), which is a project of the Atlanta Regional Commission (ARC) and the Community Housing Resource Center. This toolkit has a planning and zoning section that presents many zoning recommendations and case studies for creating “lifecycle communities” that accommodate the changing needs of all residents as they age. The ideas range from creating elder-friendly destination communities through smart growth, to mixed generation housing cooperatives.

### ***Using GIS to Create Successful Aging in Place Strategies:***

One of the more compelling ideas in the Aging in Place - A Toolkit For Local Governments resource is the use of Geographic Information Systems (GIS) to map where seniors live in a community and map where current core services such as health care facilities are located. By overlaying these maps, a community can determine if senior households are within close proximity to core services essential to “aging in place.”

Emory University mapped census block groups in which 25% of the population is over the age of 65. These Naturally Occurring Retirement Communities (NORCs) were not designed as retirement or senior-specific communities, but they represent areas where residents have aged in place. They then mapped a variety of health and housing providers to identify possible beneficial overlaps between NORCs and these providers, and to identify potential service gaps where new development might provide more comprehensive local services to “aging in place” households.

Additionally, Emory University identified high risk seniors by mapping census block groups with a high percentage of seniors above the age of 75 living alone, and they mapped mixed generation communities that were defined as having a population that is 7-15% above the age of 65 and 20-45% between the ages of 25-39.

The Southeast Michigan Council of Governments (SEMCOG) has some of these core services mapped in Livingston County. See the [SEMCOG map gallery](#).



## Current Trends:

### **Access to Core Services:**

Development patterns in the United States are most often very auto dependent. This presents problems for households that may not have access to a vehicle or only have access to a vehicle that is very unreliable. It also poses independence issues for the young and very old who do not drive vehicles. The smarter alternative is to develop neighborhoods that are within close proximity to the essential services of a household; essential services such as groceries, medical services, schools, and jobs.

## BEST PRACTICE

### **SEMCOG Access to Core Services in Southeast Michigan:**

In 2016 SEMCOG published a report entitled [Access to Core Services in Southeast Michigan](#). The report uses GIS mapping of core services to determine how long it takes a household to access a core service destination (in minutes) by four different modes of transportation: automobile, fixed-route transit, walking and biking. This report benchmarks accessibility provided by the existing transportation system, documents the challenges and gaps of that system, and recommends regional policies and local actions to improve accessibility in the region.

The core services that are measured for accessibility are: 1.) Fixed-route transit, 2.) Jobs, 3.) Supermarkets, 4.) Health care facilities (hospital, community health centers, urgent care centers), 5.) Parks, 6.) Schools, 7.) Libraries. The seven core services were selected because they are major destinations that households need to access on a regular basis. A 'reasonable' travel time benchmark to each of these core services was established based on input from SEMCOG's Access to Core Services Task Force and analysis of national studies and research. For each of the core services and four (4) modes of transportation mentioned above, accessibility was measured for four "focus populations" - all households, transit-dependent households, households in poverty, and households with seniors. Following is a summary table of the findings for access to hospitals. Although the findings are regional, SEMCOG also has data available upon request at the county level, and [Access to Core Services maps](#) are available on their map gallery.

| Core Service (access to) | Mode    | Travel Time   | All Households | Transit-dependent Households | Households in Poverty | Households with Seniors |
|--------------------------|---------|---------------|----------------|------------------------------|-----------------------|-------------------------|
| <b>HOSPITALS</b>         | Auto    | Within 10 min | 79.8%          | 88.7%                        | 89.7%                 | 80.8%                   |
|                          | Transit | Within 30 min | 13.3%          | 21.8%                        | 22.8%                 | 13.6%                   |
|                          | Walking | Within 10 min | 1.3%           | 1.8%                         | 1.9%                  | 1.3%                    |
|                          |         | Within 30 min | 12.0%          | 14.9%                        | 15.8%                 | 12.0%                   |
|                          | Biking  | Within 10 min | 14.9%          | 18.4%                        | 19.4%                 | 14.9%                   |
|                          |         | Within 30 min | 79.0%          | 85.5%                        | 86.4%                 | 77.0%                   |

## **Current Trends:**

### ***Pedestrian Mobility***

Each one of us is temporarily able-bodied in terms of mobility. A fall, car accident or simply aging over the course of a lifetime can change our mobility as a pedestrian. Pedestrian crosswalks in our communities can be threatening to any one, let alone some with mobility challenges. We design our streets to prioritize the moving car and not the moving pedestrian.

Great strides are being made in innovative solutions for crosswalks. Solutions range from solar-panel paved roads with artificial intelligence-powered programs that monitor persons crossing to much simpler solutions using surface textures and colors, lighting, sound and islands in the middle of the street that offer pedestrian refuge.

## **BEST PRACTICE**

### ***Pedestrian Analysis:***

The Southeast Michigan Council of Governments (SEMCOG) and the Michigan Department of Transportation (MDOT) partnered on the [2014 Bicycle and Pedestrian Travel Plan for Southeast Michigan](#) that includes 10 regional strategies and over 60 actions that can be implemented by various stakeholders including local units of government. Analysis in the document includes:

1.) A table that summarizes various types of pedestrian facilities and the advantages and disadvantages of these facilities, 2.) A Livingston County Existing and Planned Regional Pedestrian Facilities map that shows where sidewalks and pathways exist and are planned, and the linkages they provide to conservation and recreation resources throughout the County.

The document also references many other beneficial resources regarding this topic and SEMCOG provides assistance to their member communities (including Livingston County government) that are looking for new ways to plan and implement pedestrian infrastructure.

### ***Transportation Alternatives Program (TAP):***

The [Transportation Alternatives Program \(TAP\)](#) is a competitive grant program that offers funding opportunities to help expand transportation choices and enhance the transportation experience through implementing a number of transportation improvements, including pedestrian infrastructure. SEMCOG is responsible for selecting TAP projects in Southeast Michigan. The seven-county Southeast Michigan region receives between \$4.8 and \$5 million annually (dependent upon federal appropriations) in TAP funding.

### ***Universal Access:***

In the public spaces of our community it is advantageous to design new spaces and modify older spaces with a design that accommodates us all as our mobility changes. This is known as Universal Access. Universal Design is the design and composition of an environment that can be accessed to the greatest extent possible by all people regardless of their age, size, ability or disability. If an environment is accessible, usable, convenient and a pleasure to use, everyone benefits.

## BEST PRACTICE

### ***Universal Access (continued):***

Examples of Universal Design in the public realm include:

- Curb ramps
- Automated doors
- Hardware designed for easy use such as levered door handles
- No-step entries
- Adaptive lighting that comes on when someone approaches
- Information such as signage that is presented in a variety of formats: visual, audio, text

The [University at Buffalo School of Architecture and Planning](#), has a [Center for Inclusive Design and Environmental Access](#) that provides a wealth of information on Universal Design.

### **Current Trends:**

#### ***Safe Routes To School:***

Safe Routes To School (SRTS) is an international movement and a federal program in the United States for grades Kindergarten through eighth grade. The purpose of the program is to make it safe, convenient and fun for children of all abilities to walk, roll or bike to school.

The SRTS program states that over the course of the last 38 years there has been a cultural shift in the number of students who walk and bike to school. In 1969, roughly 48 percent of students walked or biked to school, and by 2007, only 12 percent of students walked or biked to school. Some of the reasons given for this sharp decline are: 1.) Decades of auto-oriented residential development, compounded by the trend of developing new schools away from residential areas, 2.) Parental concerns and fears about exposing their children to threats from strangers and motor vehicles, 3.) Many communities do not have adequate sidewalks, crosswalks, and trails for children to walk or bike to school on.

## BEST PRACTICE

***Michigan Safe Routes to School Program:*** In Michigan, the Safe Routes to School Program (SRTS) is run by the Michigan Department of Transportation with support from the Michigan Fitness Foundation.

The [Michigan Safe Routes to School](#) program facilitates the planning, development and implementation of projects and activities that seek to:

- Make bicycling, rolling and walking to school a safer and more appealing transportation choice; thereby encouraging a healthy and active lifestyle from an early age.

## BEST PRACTICE

### ***Michigan Safe Routes to School Program (continued):***

- Improve safety, reduce traffic, air pollution and fuel consumption in the vicinity of elementary and middle schools (much of which is caused by parents driving their students to and from school)

Some of the positive outcomes for children include:

- Building confidence and street smart skills
- Developing a better sense of direction and connection in their communities
- Concentration on academics after getting some physical activity before the school day begins
- Having fun with friends and gaining social skills

The Michigan SRTS website contains a section on getting started in the program from registering, starting a team, administering a survey process, conducting a walking/biking audit, to starting the action plan process. A comprehensive [SRTS handbook](#) is available for download. The SRTS program can be funded through Transportation Alternatives Program (TAP) grants explained previously in this chapter.

### **Current Trends:**

#### ***Financial Hardship of the Working Poor:***

As local units of government we often talk about how some of the pillars of our society such as teachers, firefighters, and police men and women, make a salary that does not provide enough income to meet household expenses. Additionally, we rely on service workers of all types to sell us items such as food, drink, clothing, and many other items and or services, knowing that many receive a subsistence wage that cannot support a household.

The Michigan Association of United Ways states that 1.53 million households or 43% of Michigan's population cannot afford basic household necessities such as housing, child care, food, health care and transportation. The association states that the average household budget in Michigan has risen 18% since 2007, which is higher than the national level of inflation of 14%. This forces households to make difficult decisions about the expenses they must cut from their budget; expenses that may threaten their health, safety and future, such as doctor's appointments, health and car insurance.

## BEST PRACTICE

### ***ALICE: Asset Limited Income Constrained Employed:***

The Michigan Association of United Ways with assistance from the Consumers Energy Foundation, have been addressing the financial hardship of the working poor through the ALICE Project. ALICE represents those in our communities who are working yet still struggling



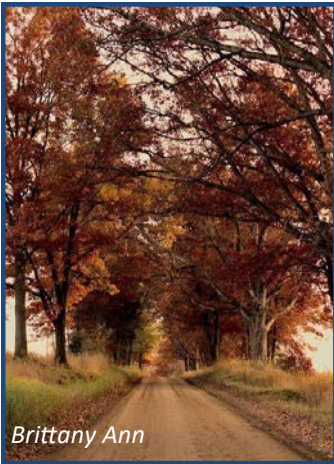
# BEST PRACTICE

## ***ALICE: Asset Limited Income Constrained Employed (continued):***

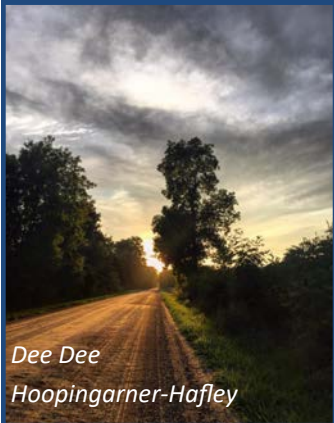
to make ends meet. The [Michigan ALICE report](#) is a comprehensive depiction of household income need in Michigan. The report was first released in 2014, but has since been updated in 2017, with a forthcoming update in early 2019. The Michigan ALICE report contains a demographic profile specific to Livingston County that explains how households in our County are struggling. This profile may be useful to local governments as a decision-making tool when addressing a myriad of planning policy decisions such as affordable housing, transportation and economic development. [Livingston County United Way](#) personnel can also lend support by further interpreting report findings.

## RESOURCES

| Other Resources                                                                                                                               | SEMCOG Resources                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| State of Michigan Department of Health and Human Services, Aging and Adult Services Agency, <a href="#">Community for a Lifetime</a> program. | Southeast Michigan Council of Governments (SEMCOG), 2045 Regional Development Forecast, and American Community Survey, U.S. Census Bureau. |
| The Association for Retired Persons (AARP), <a href="#">Aging in Place - A Toolkit For Local Governments</a> ,                                | <a href="#">Southeast Michigan Council of Governments (SEMCOG), Map Gallery</a> .                                                          |
| The <a href="#">University at Buffalo School of Architecture and Planning, Center for Inclusive Design and Environmental Access</a> .         | <a href="#">Southeast Michigan Council of Governments (SEMCOG), Access to Core Services in Southeast Michigan</a> .                        |
| The <a href="#">Michigan Safe Routes to School</a> program, and <a href="#">Safe Routes to School Handbook</a> .                              | <a href="#">Southeast Michigan Council of Governments (SEMCOG), Bicycle and Pedestrian Travel Plan for Southeast Michigan</a> .            |
| <a href="#">Michigan Association of United Ways, ALICE Project</a> , and <a href="#">Livingston County United Way</a> .                       | <a href="#">Southeast Michigan Council of Governments (SEMCOG), Transportation Alternatives Program</a> .                                  |



*Brittany Ann*



*Dee Dee  
Hoopingartner-Hafley*



*Halucha Stealth, Transportation Photo Contest Winner*

## TRANSPORTATION & INFRASTRUCTURE

We ENVISION our COMMUNITY as one that promotes a multi-modal transportation system of motorized and non-motorized forms of travel, and supports the implementation of transportation endeavors such as walkable communities, roadway and traffic improvements, complete streets and public transit -  
Livingston County Vision Statement

### Issue Identification:

Livingston County's transportation system is made up of 2 primary highways (I-96 and U.S. 23), several state routes (e.g. M-59 and M-36), and numerous local paved and non-paved roads that provide a foundation upon which our community depends. Included in the county's transportation network are systems of trails, bike paths, and pedestrian walkways that all form a complete plan to connect people with jobs, businesses, amenities, and one another. A robust transportation network is essential to reach and support the various demographic groups found throughout Livingston County including veterans, seniors, disabled individuals, low-income persons, and some potentially at-risk groups. Included in this system, the county's infrastructure needs share many of the same goals as transportation, but tend to form the basis of land development and where it may occur. For this reason, it is important to carefully plan utilities and roads for those areas where growth is intended, in order to avoid the classic sprawl that has the potential to envelope much of the pristine agricultural land and open space that Livingston County is known for.

Transportation was ranked as one of the 2 most important issues facing Livingston County residents based on a 2015 County Planning Department Brown Bag Lunch survey. With the county serving as a major crossroads for 2 highways, it will be necessary to develop a vision that will meet the needs of a growing community for years to come. This chapter of the master plan will focus on goals and best practices that will help develop a transportation and infrastructure vision for Livingston County now and into the future.



Greg Jacek

## GOALS & STRATEGIES

### GOAL #1

Accommodate all modes of transportation by planning facilities for pedestrians, cyclists, and vehicle drivers.

### STRATEGIES:

- Encourage and provide assistance to Livingston County communities in need of a 'complete streets' section in their own master plans.
- Encourage and promote a county-wide policy that results in a safe and efficient transportation network for all users.

## Current Trends:

**Complete Streets:** The Michigan Planning Enabling Act requires that master plans include a transportation component that addresses different modes of transportation and includes pedestrians, bicyclists, and vehicles. Complete streets focuses on and accommodates all modes of transportation by planning, designing, and building facilities for pedestrians, bicyclists, users of mass transit, and drivers of vehicles. It includes all users, covers all roads, follows a planned network, and includes all projects. All roadway construction and improvements must include bicycle and pedestrian facilities, and opportunity to improve safety, and mobility for everyone. Great streets are an important element of creating a vibrant community and need to be included in community master plans to allow for continued growth, success, and prosperity. The benefits of having a complete streets component in a master plan include an increased travel safety for all users, improved human health, providing more transportation options, and a decrease in car traffic and pollution.

There are many factors affecting pedestrians and cyclists when implementing a complete streets element in a community master plan. The presence of sidewalks are important due to connectivity to places and allowing safe and fluid movement between people and traffic. Buffers, such as trees and parking lanes, also serve to create a safe environment for pedestrians. Cyclists may benefit from the presence of a bike lanes and better pavement conditions. Many cities and communities around Michigan (Ann Arbor, Flint, Lansing, and Jackson) have already implemented complete streets policies into their local plans along with a few Livingston County communities such as Genoa Township.

The Genoa Township Master Plan includes an element of complete streets that allows for safe interconnectivity between land uses, and has provisions in the plan that promote future development that includes transportation modes for all users. While Genoa is only one example of progressive transportation planning, Livingston County encourages all communities to include and adopt a complete streets component into their master plans that will result in a county-wide network that is safe for all users.

## BEST PRACTICE

**Genoa Township Complete Streets:** [Genoa Township has included a complete streets component into their master plan](#) (Chapter VI Transportation) as required by the Michigan Planning Enabling Act. Connections from neighborhoods to schools, the Township campus, and recreation opportunities are provided by a variety of routes that are planned along roads in such a way as to naturally attract residents to these activities. The Township plan incorporates bike lanes, cycle tracks, sidewalks, and pathways as needed to assist in the movement of pedestrian and bicycle traffic. The Township plan also provides for safe travel across major thoroughfares like Grand River Avenue. The goal is to provide safe and convenient places to cross where pedestrians are very visible to traffic. Many recommendations of the Grand River Avenue Corridor Plan, the Township Zoning Ordinance, and various subdivision regulations have been amended to require sidewalks in medium to higher density residential developments that make it easier to connect. PUD ordinances have also been amended to create clustered housing options surrounded by natural open spaces that have included trail networks. By utilizing a complete streets component in the master plan, Genoa Township has created a network of roads and trails throughout the township that enable residents to travel by foot, bicycle, or vehicle safely.

The [National Complete Streets Coalition](#), a program of Smart Growth America, has a website that offers an abundance of information on implementing Complete Streets, as well as information about the technical assistance they offer including Complete Streets workshops.

### Current Trends:

**Transit Oriented Development:** Transit oriented development (TOD) is intended to encourage high levels of walking and biking to and from rail stations and other modes of high quality mass transportation and includes a mixture of housing, office, retail, and other amenities typically integrated into walkable neighborhoods.

## GOALS & STRATEGIES



*Michael R. McManus*

### GOAL #2

Increase connectivity to downtowns and create a 'sense of place' within county communities.

### STRATEGIES:

- Use Transportation Oriented Development (TOD) principles to maximize placemaking and connectivity efforts in Livingston County.
- Encourage access to core services where available, to provide convenient transportation options and enhance quality of life for Livingston County residents.



## GOALS & STRATEGIES

### GOAL #3

Expand public and mass transit opportunities throughout Livingston County.

#### STRATEGIES:

- Encourage an expansion of county-wide multi-modal planning efforts.
- Work with the Livingston Essential Transportation Services and the Livingston County Transportation Coalition to identify public and mass transit opportunities.

### GOAL #4

Create and maintain an infrastructure vision that is driven by intelligent local and regional planning.

#### STRATEGIES:

- Limit infrastructure to those areas of the county that are essential.
- Encourage growth and development in areas that are already served by adequate infrastructure.
- Market existing sites that are already served by existing infrastructure.

### Current Trends:

**Transit Oriented Development (continued):** While the traditional passenger rail station is lacking in Livingston County, efforts have been underway to create more mass transportation opportunities throughout the county to improve the connectivity to downtown areas where many of the potential TOD principles could be integrated.

Well defined public spaces with a mix of land uses could materialize provided there are safe and enjoyable pedestrian spaces. Ground floor retail with residential living spaces above provide for the combination of work/life balance without the need to commute long distances to work. The City of Brighton currently utilizes some live/work units on Main Street in the downtown area with great success. Additional residential space is being built to satisfy the demands of generations that wish to live and work near the more vibrant downtown areas.

## BEST PRACTICE

**Brighton Township Pathways Plan:** A comprehensive non-motorized pathway network encourages safe alternative modes of transportation within communities. Brighton Township's Future Land Use Plan recommends the installation of pedestrian paths and cycling trails in and between residential areas and subdivisions. The [Brighton Township Pathways Plan](#) further identifies a number of corridors throughout the Township that could be developed with non-motorized pathways. As a result of this comprehensive planning process, the Township has since updated the Zoning Ordinance that also requires pathways or sidewalks along these corridors as outlined in the Township Master Plan.

The purpose of the pathways plan is to link the many recreational and park amenities located throughout the Township to the downtown Brighton area, where many TOD principles can be integrated. Connectivity to these areas is vital in order to have a comprehensive system that plans for the future and promotes a well balanced transportation network.

This plan includes three (3) goals that allowed the Township to create a well planned network. Among them were to improve recreational and transportation

## BEST PRACTICE

**Brighton Township Pathways Plan (continued):** opportunities within the Township through a township wide pathway system, provide connections to enhance regional connectivity, and implement a pathway network for local connectivity.

By identifying areas where additional safety considerations were necessary, identifying possible environmental benefits including wildlife preservation, water quality protection, reduction of noise and visual pollution, and requiring developers to include bike racks, sidewalks, and safe pedestrian connections through ordinance provisions, the Township was able to construct a plan that would safely link many of the Township's amenities with the downtown Brighton area.

Connecting the planned pathways along Grand River and within Green Oak, Genoa, and Hartland Townships will allow the pathways plan to have additional linkages with regional park and recreational areas to create a network of sidewalks and trails that encourage the safe and efficient movement of pedestrians and cyclists.

### Current Trends:

**Access Management:** According to the Federal Highway Administration, access management is the proactive management of vehicular access points to land parcels adjacent to all manner of roadways. Good access management principles promote safe and efficient use of the community transportation network. Access Management includes a set of techniques that local governments can use to control access to each of the roads within their network. Many of these techniques require cooperation between local, state, and federal agencies, but some can be directly influenced by the local municipality.

Access spacing can increase distances between traffic signals to improve the flow of traffic on major and minor arterials reducing congestion and improving air quality. Driveway spacing can require fewer driveways by spacing them more adequately apart allowing for more orderly management of traffic and reducing challenges posed by sight distances. By utilizing access management principles, Livingston County communities can provide for expanded traffic control while striving to maintain the rural environment we have come to enjoy.

## BEST PRACTICE

**Grand River Avenue Access Management Plan:** The Michigan Department of Transportation (MDOT), the Southeast Michigan Council of Governments (SEMCOG), and the Livingston County Road Commission (LCRC) have developed a [Grand River Avenue Access Management Plan](#) with the cooperation of Livingston County Planning Department and several Livingston County townships located along the corridor including Brighton, Genoa, Green Oak, Howell, and Oceola. The plan's study area also includes the cities of Brighton and Howell and was designed to focus on access to non-residential properties that front Grand River Avenue.

# BEST PRACTICE

## ***Grand River Avenue Access Management Plan (continued):***

The plan includes techniques and standards that can be used to maximize existing street capacities, improve transportation operations, increase safety, and improve corridor safety for cyclists and pedestrians by reducing and limiting the number of conflict points along the corridor.

The Grand River Avenue Access Management Plan was written with best access management practices in mind. To achieve these best practices, the plan was developed with several different principles:

- designing for efficient access to promote safe ingress and egress at driveways while considering pedestrians and cyclists
- separations at conflict points by reducing the number of driveways and poorly designed driveways
- limiting the type of conflicts
- removing turning vehicles from through lanes, and
- providing reasonable access.

Access recommendations are then made by considering the context of the site, the volume of traffic using each access point, existence of support facilities such as shared drives, interface with pedestrian and cycling paths or sidewalks, and proximity to other access points. Corridor improvement guidelines and recommendations are then provided for each of the municipalities within the study area.

While the corridor improvement guidelines focus on improving access for motorized and non-motorized access, it is the implementation of the plan that allows communities to integrate these best management principles into their communities. Each community should incorporate the Grand River Avenue Access Management Plan into their local master plans either in total or as a reference. This provides a sound basis for requiring access design standards as part of any review process.

Zoning ordinances should also include access management design standards which are compatible with their jurisdictions or create a separate access management zoning ordinance that can supplement any engineering standards a community may have. When site plans are presented for approval at the local level, the necessary information should be shown on the site plan that includes dimensions between proposed access points for all properties on both sides of the street. Having such information on site plans allows communities to have the opportunity to measure and potentially enforce any access management standards that are part of local ordinances or standards. While many of the recommendations are directly implemented, many are long term initiatives that require on-going partnerships and interagency communication. Various road jurisdictions that are included in the Grand River Access Management Study such as MDOT and the LCRC have authority over many local streets that parallel and intersect with Grand River Avenue. Interagency cooperation and collaboration between these agencies and local communities is imperative for the success of the plan and for the success of local and regional transportation planning.

## Current Trends:

### **Mass Transit:**

Mass transit is simply defined as public transportation, especially in an urban or semi-urban area. This can include buses, commuter trains, car and van pool services, and taxis. The use of mass transit locally and regionally benefits residents by alleviating traffic congestion, saving household income that would otherwise be used for transportation costs, and improving community health by the reduction of pollutants that are by-products of automobiles. By 2030, there will be six times as many seniors in Livingston County as there were in 2000. There are currently 10,000 transit dependent riders in Livingston County with national surveys showing that 2/3 of millennials rank public transportation as one of their top criteria for choosing a place to permanently live.

Mass transit options in Livingston County include LETS (Livingston Essential Transportation Services), Flint MTA (Flint Mass Transportation Authority), and semi-private transportation options such as Peoples Express based in Washtenaw County that provides limited service to Livingston County. Private taxi companies are also available to residents (The Blue Car LLC and Howell Cab) as well as the private ride-share service Lyft. Lyft services the areas of Howell, Brighton, Pinckney, Whitmore Lake, Fowlerville, and Hartland Township along with some surrounding areas according to the company's website.

Livingston County does not currently have any major hubs for mass transit. The Livingston County Transportation Coalition has stated that up to ten large express buses pass through the county each day on their way to Ann Arbor and other metro areas, but can't stop in the county due to lack of mass transit infrastructure. Surveys and data support the argument for expanded transportation services in Livingston County with many residents desiring increased mass transit opportunities to meet their day to day transportation needs. With sound planning and appropriate funding mechanisms in place, the county could implement a mass transit program that meets the transportation needs of county residents.

## BEST PRACTICE

### **Public Transportation and Mass Transit:**

According to the Southeast Michigan Council of Governments (SEMCOG), Livingston County currently ranks at the bottom of our region regarding the access of transit dependent residents to core services such as healthcare, food, schools, and other day to day necessities. Public transportation options are essential for communities to grow and prosper. [Livingston Essential Transportation Services \(LETS\)](#) is the current choice of many transit dependent residents with this organization providing the majority of services for private and charter school students, seniors, and those with physical or mental disabilities. As the population grows, it will be necessary to increase the capacity of LETS to meet the growing demands of ridership. LETS has initiated an expansion project that will include access to approximately \$315,000 in additional federal and state operating grant revenue. The total impact from all revenue sources will be an estimated \$405,000 in additional transit service that will allow LETS to add up to five (5) full-time drivers, expand service hours on evenings and weekends, add additional services



## BEST PRACTICE

**Public Transportation and Mass Transit (continued):** to underserved areas of the county including northern and southern tier townships, and add a dedicated dialysis route. The 2018 ridership numbers are expected to top 160,000 due to this dedicated expansion that will better serve Livingston County residents.

**Flint Mass Transportation Authority:** [Flint Mass Transportation Authority](#) has been transporting workers to Livingston County since the early 2000's but expanded their services in 2016 when labor shortages for manufacturing jobs in Livingston County necessitated transportation services for additional companies in the county, and for additional workers outside of the county. In 2017, Flint MTA made 141,327 trips to or from Livingston County. The majority of trips were for labor related needs of companies in the cities of Brighton or Howell including TG Fluid Systems, Thai Summit, Tribar Manufacturing, Key Plastics, and many other manufacturers in Livingston County.

Flint MTA is an important regional transportation provider demonstrating the need for public transportation within the county. Local and regional bus routes would allow the county to import labor providing economic opportunities that will drive community growth and revitalization. Public transportation offers individuals access to jobs and generates approximately four dollars in economic returns for every one dollar invested. Furthermore, every one billion invested in public transportation supports and creates more than 50,000 jobs.

### Current Trends:

**Smart Infrastructure Policies:** The American Planning Association has crafted policies for new infrastructure investment at the federal level that can also be applied to local and regional infrastructure efforts. Investments should be made not only in transportation, but also with systems that serve and support water management, energy, communications, and other utilities. By applying principles of smart infrastructure planning, local communities may benefit from increased economic opportunities while focusing growth in areas that have already experienced development pressures.

## BEST PRACTICE

**Smart Infrastructure Planning:** Local and regional infrastructure planning efforts can be best applied modelling the APA's [Principles for New Federal Infrastructure Investment Policy](#). Well-planned infrastructure projects can strengthen communities by providing amenities where needed while curtailing development away from areas that do not have sufficient infrastructure in place for appropriate development. Regions and localities across the nation that are thriving are doing so due to investments in infrastructure such as roads, transit, sidewalks, water, energy, freight, and communications that connect people with economic

# BEST PRACTICE

**Smart Infrastructure Planning (continued):** opportunities. At the same time, those areas that are underserved by inadequate infrastructure needs have been inhibited and do not experience the economic growth and community development that is a result of more positive policies.

Smart infrastructure planning must be driven by strong local visions. Communities must consider key factors such as location and need and be able to connect a good infrastructure vision to other elements of sound planning such as housing or economic development. Good policies also require building on existing plans and keeping up support for repair and modernization as needed. Considering that infrastructure is such an expensive investment, maintaining is often a better choice than having to build to keep up with the demands of growing regions. Historically speaking, our infrastructure has materialized as a result to some emergent issue or problem. Future infrastructure planning and design will need to be proactive and sustainable, and will need to be networked together to serve a multitude of uses.

**Better Align Location of Core Services to Meet the Demands of Residents:** Using SEMCOG's guiding principles in the document, [Creating a Sustainable Infrastructure System in Southeast Michigan](#), communities should encourage a mix of land uses to combine jobs and housing with core services within convenient times. This can be accomplished by supporting transit oriented development (TOD), identifying consistent solutions for financing mixed use developments, and encouraging employer assisted travel to work locations and employer assisted living programs near major employment centers such as the Howell and Brighton areas. Supporting the development and maintenance of core services in areas that are already serviced by infrastructure can also aid in encouraging local plans and zoning ordinances to facilitate the reuse of existing buildings instead of creating new development when unnecessary.

## Current Trends:

**Redevelopment Ready Communities:** The Michigan Economic Development Corporation's RRC program works with communities that desire to streamline development approval processes to allow for a more development friendly experience at the local level. The program evaluates community master plans and zoning ordinances to ensure that adequate infrastructure and land use policies are in place. Downtown and corridor plans should have clear development boundaries where new construction and redevelopment should take place. Following the guidelines of the RRC program allows communities to steer redevelopment initiatives into those areas already served by adequate infrastructure with the ability to market sites that are sufficiently prepared for immediate use.

## BEST PRACTICE

**Market Redevelopment Ready Sites:** Communities should maintain updated lists of sites that are ready for development. Having necessary information on hand such as contact information, photos of the site, dimensional standards, zoning, and available utilities allow potential buyers or developers to find access to prime sites quickly. As noted in the [Redevelopment Ready Communities Best Practices](#) guide, a property information package should include available financial incentives, a survey, tax assessment information, site conditions, a GIS map, and any other pertinent studies that can help a potential buyer quickly identify sites of interest. Communities should place this inventory of available sites online to attract a more diverse crowd and have information available publicly. Having this information prepared and accessible is just one part of a communities economic development strategy.

### Current Trends:

**Capital Improvements Planning:** The Michigan Planning Enabling Act (PA 33 of 2008) requires planning commissions to annually prepare a capital improvements program of public structures and improvements. When combined with the 5 year required master plan update, the capital improvements plan can help communities to account for large, physical improvements that are needed such as transportation, utilities, water management, and many other community enhancements. Community involvement can occur through master planning efforts that are typically planned before projects are included in the CIP. In order for an infrastructure component to be included in a CIP, the project should be an adopted or planned component of the municipality's master plan.

## BEST PRACTICE

**Market Prime Industrial Sites for Infrastructure Expansion:** With online tools like CPIX (Commercial Property Information Exchange) and the [Michigan Economic Development Council's online real estate database of properties](#), communities may search for prime sites to market and plan to serve with updated or new infrastructure. The online tools are available to anyone searching for potential properties to develop and can be integrated with the Redevelopment Ready Communities initiative that 'packages' an online profile for properties that can be immediately developed for industrial, commercial, or related uses.

## Current Trends:

**Connecting Communities with Affordable Housing:** Connected communities are places with affordable housing options interspersed with public spaces and transportation access to major employers and services. Many communities face the issue of how to provide good connections to affordable housing and community amenities such as schools, retail, recreation, health care, and other essential needs. As a result, many of these areas face fewer transit and housing choices and must rely on partnerships with public and private entities to fulfill the need. Typically, small communities found within Livingston County face this issue regularly. With many people riding public transportation buses to work at Livingston County places of employment and many others leaving the area for out of county work locations, the need to expand transportation options and increase affordable housing options has never been greater.

Transportation, for many households, tends to be the second largest expenditure after housing. Local bus service with LETS is one of the few options available for county residents who have transportation needs to and from jobs and other essential services. Because of the high cost of transportation and land near employment centers, bus and rail transit is often more expensive and affordable housing developers select sites that are located on a communities periphery instead of a more centralized and accessible area. This proves to be a major challenge for households that are on a fixed income or are financially burdened, especially when the average cost to own a vehicle ranges between \$6,000 to \$12,000 a year.

According to a report released by the Department of Housing and Urban Development (HUD), coordination between communities, developers, and transportation providers can play a leading role in connecting communities with a network of transportation choices that cross all socio-economic boundaries. Having access to transportation amenities such as public transit, pathways, bicycle lanes, and pedestrian friendly streetscapes, can help communities achieve their goals of providing safe and reliable transportation networks for all residents.

## BEST PRACTICE

**Building Connected Communities:** According to HUD's [Creating Connected Communities](#) guidebook, providing multiple transportation options to meet local needs, helps more residents access important destinations. Developing schedules and routes that work best for these residents and working with transit providers to make transit easy to use, will fill the gaps left by traditional transportation services. Incremental improvements such as painting new bike lanes and crosswalks will also facilitate alternate transportation methods and prioritize projects that improve mobility for residents of affordable housing. Communities can promote accessible, affordable housing in connected communities and show support for these types of neighborhoods by amending local zoning ordinances and master plans to allow more opportunities for such developments. Livingston Essential Transportation Services is poised to offer more routes and opportunities for ridership which will help to achieve this goal.



## Current Trends:

**M-59 Corridor Planning:** M-59 is a major transportation route across Livingston County connecting I-96 with U.S. 23 in Hartland Township. While the route is a four lane highway across Oakland and Macomb counties, much of the roadway remains at two lanes throughout Livingston County. Previous planning and construction efforts created a boulevard from I-96 to Michigan Avenue in the City of Howell, but left much of the roadway untouched due to a downturn in the economy and a lack of state funding in 2006.

M-59 runs through the City of Howell and the Townships of Howell, Oceola, and Hartland. The need for oversight of access management standards and development review along the corridor was demonstrated by the increasing interest in development along this major thoroughfare. The Michigan Department of Transportation, local governments including Livingston County, and the Southeast Michigan Council of Governments (SEMCOG) joined together to form the M-59 Corridor Advisory Committee in an effort to preserve future right-of-way along M-59 and to provide orderly development along the corridor.

Many of the activities of the Corridor Advisory Committee were to provide assistance to local jurisdictions along the corridor when updating zoning ordinances or master plans and to review local development proposals along the corridor for compatibility with access management standards established by MDOT. Due to the economic downturn and stalled development in 2006, the Corridor Advisory Committee disbanded and ceased reviewing development proposals along the M-59 corridor.

Corridor planning has become a major trend in many areas of Michigan and nationwide. Communities are beginning to understand the association between corridor land use and economic prosperity, and how linking the two promotes desirable benefits for residents, businesses, and visitors alike.

## BEST PRACTICE

**Smart Corridor Planning:** Many of the county's corridors such as the Grand River Corridor already have access management standards and best practices included in a plan such as the Grand River Avenue Access Management Plan. Other corridors such as M-59 could benefit from on-going corridor planning efforts that would aid in smart planning practices to continue the orderly development along such areas. MDOT has applied for additional funding for the M-59 widening in the form of a TIGER Grant (Transportation Investment Generating Economic Recovery), but does not include boulevard widening in the MDOT 5 year project plan. For this reason, local jurisdictions along corridor routes may want to include corridor planning principles in their own master plans to ensure any future widening of M-59 is adequately planned. Predicted traffic volumes in the year 2025 will require infrastructure improvements to M-59 in the form of additional lanes to accommodate the need for increased transport of goods and services through Livingston County and the increased demand for development along the M-59 frontage.

Elements of smart corridor planning can include a number of different concepts that can help local communities create plans to accommodate future widening of M-59 and other potential corridors in the county. Ensuring that sufficiently wide and open spaces are available along

# BEST PRACTICE

**Smart Corridor Planning (continued):** potential routes for pedestrians is one way local jurisdictions can help the planning process. By master planning for significant open spaces along potential corridor routes, communities can be prepared to accommodate development without concern for the necessary or desired width of the corridor. Furthermore, by restricting any development within a certain area adjacent to roadways, the need for right-of-way acquisitions and purchasing of land for development can be mitigated altogether.

Driveway spacing is especially important to smart corridor planning because they tend to break up the pedestrian realm and increase vehicle-pedestrian conflicts. While properties cannot be denied access, the use of side streets or service drives can increase the effectiveness of these facilities. Sidewalk entrances from any side streets or service drives should be located in front of buildings adjacent to streets so as to avoid the sprawl associated with the more intense shopping centers.

There are several issues that should be considered when creating smart corridor plans. Should standards be mandatory for new development? Should the application of standards be different for differing parts of the corridor? Can existing neighborhoods be protected and enhanced with the development of a corridor nearby? These and many other questions should be considered as part of the corridor planning process. Answering these questions and getting adequate public input is vital to the success of any corridor plans.

With M-59 traversing through Livingston County and no immediate plans by MDOT to continue and finish the initial corridor widening project, communities and other agencies should consider reconvening the M-59 Corridor Advisory Committee or creating a similar committee that can review development proposals and offer suggestions to local governments and developers, and liaison with coordinating agencies. Whether or not M-59 becomes a boulevard within the near future, this committee could promote improvements along the existing corridor and assist in the development of future master plan or zoning ordinance changes that affect the immediate and surrounding areas. Working with other county agencies such as the Livingston County Road Commission could streamline permitting processes and alleviate the need for different reviews from different agencies. A coordinating committee could then create a flowchart of standards that must be met for any development along the proposed transportation corridor.



# RESOURCES

| Transportation                                                          | Infrastructure Policy                                                                                                                       |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Smart Growth America Complete Streets Coalition</a>         | Southeast Michigan Council of Governments, <a href="#">Creating Sustainable Infrastructure System In Southeast Michigan</a> , July 2010     |
| <a href="#">Genoa Township Master Plan</a> , Chapter VI. Transportation | <a href="#">Michigan Economic Development Corporation, Redevelopment Ready Communities, Best Practices</a>                                  |
| <a href="#">Brighton Township Pathways Plan</a>                         | U.S. Department of Housing and Urban Development, Office of Policy Development and Research, <a href="#">Creating Connected Communities</a> |
| <a href="#">Grand River Avenue Access Management Plan</a>               | American Planning Association, <a href="#">Principles for New Federal Infrastructure Investment Policy</a>                                  |
| <a href="#">Livingston Essential Transportation Services (LETS)</a>     | Michigan Economic Development Corporation, <a href="#">Site Selection - Real Estate Database (GIS)</a>                                      |
| <a href="#">Flint Mass Transportation Authority</a>                     | <a href="#">American Planning Association Infrastructure Resources</a>                                                                      |
| <a href="#">APA Policy Guide on Surface Transportation</a>              | <a href="#">SEMCOG Infrastructure Publications</a>                                                                                          |
| <a href="#">SEMCOG Transportation Publications</a>                      |                                                                                                                                             |



## TECHNOLOGY

Energy smart design that enables alternative energy sources such as wind and solar technology, and the expansion of broadband, are essential to furthering residential, commercial and industrial economic development in Livingston County

### Issue Identification:

Alternative energies have emerged as the smart choice for residential, commercial, and industrial uses throughout the country. They do not consume fossil fuel and are therefore, more environmentally friendly and cause very little or no pollution. Livingston County has seen the emergence of these technologies on a small scale in the form of solar panel use on residential homes and the potential exploration of wind turbine use via private entities. Broadband initiatives have emerged, in part, due to the efforts of Connect Michigan, a subsidiary of Connected Nation. These groups partnered with the Michigan Public Service Commission to facilitate the expansion of broadband services throughout Michigan, including Livingston County.

According to the most recent 2014 Connect Michigan data, 88.21% of Michigan households have access to the Federal Communications Commission's definition of broadband (25 megabits per second [Mbps] download/3 megabits per second [Mbps] upload). Rural regions of the state including most of the western and northern tier townships in Livingston County, continue to be marginalized with broadband speeds below this national benchmark.

During the master planning process, technology was identified by participants as a key issue to be addressed in the Livingston County Master Plan. Survey participants and public input demonstrated that broadband and wireless expansion to rural areas was a major concern for many Livingston County residents. The importance of broadband expansion to support business and education and energy alternatives such as wind and solar were also highly represented as potential issues that will be encountered as the county grows.





## GOALS & STRATEGIES

### GOAL #1:

Reduce Energy Demand  
Through Community Design

### STRATEGIES:

- Support local communities by encouraging the use and development of ordinances that promote energy smart designs.
- Educate local communities and the public by providing links on the county planning website regarding sustainable energy initiatives and provide energy conservation education and awareness in County communications.

### Current Trends:

***Creating Sustainable Communities Using Renewable Energy:*** A reduction in energy demand through community design may be achieved by encouraging new developments to use energy smart site designs that include solar orientation and cluster development.

Solar orientation uses sun angles and site positioning to build homes and businesses that make best use of solar energy during the summer and winter months. Construction of such developments typically takes place on an east-west axis with homes and businesses having open floor plans and most of the living spaces located on the north side of the structure.

As for most solar technologies, the majority of the cost comes from the initial investment as solar panels usually have very low maintenance costs. Since the solar panels take up very little space, residential and small business applications are often mounted on the roof of existing structures. Solar photovoltaic systems emit no gas, liquids, or radioactive pollutants and proper planning and design can minimize any potentially negative impacts. By utilizing seasonal shading, light colored roofing materials, varying degrees of insulation, and energy efficient building materials, development can be cost effective and provide a good return on investment with energy savings.

Livingston County is not included in any primary wind energy zones, but there are two distinct applications for the generation of wind energy that has emerged throughout the State. The [Wind Energy Resource Atlas of the United States](#) has a data base of annual wind maps for states and regions in the US with the greatest opportunity for wind power located in the Midwest.

While large wind farms in Michigan are primarily located in the thumb region of the State, residents and businesses within the county can use smaller scale turbines for household or business use and energy generation.

Power available from wind greatly increases with the increase of wind speed, with residential and commercial turbines measured by their capacity factor. The capacity factor is used for all power generation and is the amount of power produced over a period of time divided by the power that would have been produced if the turbine operated at a maximum output of 100% during the same period. A 25 to 35% capacity factor is typical of a residential or small scale wind turbine.

## Current Trends:

**Creating Sustainable Communities Using Renewable Energy (continued):** Environmental impacts of wind power are minimal other than the direct impact to the land the turbines may occupy. Small scale turbines have small footprints which allow farming or development to occupy the same parcel of land.

Noise tends to be a common complaint among those who live nearby larger scale turbines, but decibel levels are comparable to background noise in a residential house. The decibels level of the turbine does not increase with speed, but higher wind speeds will typically cause a rise in decibel level. Case studies of wind turbines have consistently shown an average of 30 to 50 decibels can be expected which is consistent with the amount of noise heard in a residential home.

Communities should examine the prospect of wind energy within their own jurisdictions to determine if these uses could be a compliment to other energy sources. Locational and site development standards should be considered by communities who desire to welcome, but regulate this important alternative energy source.

## BEST PRACTICE

**Creating Sustainable Communities Using Renewable Energy:** Livingston County has the opportunity to create more sustainable communities by integrating solar and wind power when available. Residential uses have already seen implementation of solar panels on rooftops, that result in net metering for households. Net metering allows the resident to generate their own electricity through their own renewable energy source while still connected to the grid. The energy generated will not only decrease demand from the utility company, but residents will also get a credit for any extra energy produced. Both [Consumers Energy](#) and [Detroit Edison](#) have solar programs that provide residents with these benefits.

Geography has everything to do with being able to take advantage of new wind turbine technology. While the county lacks the wind power generating capacity of more robust areas like the Saginaw Bay where the wind is a steady 15-25 mph, small scale wind turbines

## GOALS & STRATEGIES



### GOAL #2:

Support local communities with renewable energy projects

### STRATEGIES:

- Work with communities to assess current zoning ordinance language so that they are supportive in permitting small scale renewable energy projects.

### GOAL #3:

Expand Broadband services to areas within the County that are in greatest need

### STRATEGIES:

- Perform a broadband build-out analysis in unserved areas to determine which specific areas lack the necessary infrastructure for service.
- Review and aid in development of local ordinances that are conducive to broadband build-out.

## BEST PRACTICE

### ***Creating Sustainable Communities Using Renewable Energy (continued):***

mounted on the roof of structures or adjacent to structures can aid in energy generation. Location is the most important factor for the placement of wind turbines and steady wind is essential for any potential residential or commercial application.

### **Current Trends:**

***Broadband Expansion to Rural Areas:*** Access to broadband and high speed internet has been at the forefront of economic development and placemaking efforts in Livingston County since 2011 when [Connect Michigan](#), a subsidiary of Connected Nation, partnered with the Michigan Public Service Commission to facilitate the expansion of broadband services throughout Michigan. Seeing the need to develop a more complete broadband network in Livingston County, the Advantage Livingston Placemaking Committee adopted and joined Connect Michigan's 'connected community' program in 2012 with an emphasis on developing and executing a technology action plan for Livingston County.

In 2013, Livingston County created a technology action plan to study and address the needs of wireless communications and broadband throughout the county-wide area. The assessment concluded that much of the northern and western sections of the county are in need of quality broadband and wireless services. In 2015, the Connect America Fund, implemented by the Federal Communications Commission, provided additional funding for certain broadband providers to invest in extending their networks into more rural areas. AT&T, Frontier Communications, and CenturyLink accepted money from the program that requires them to provide new and upgraded broadband service into targeted areas across the state over the next 6 years. For Livingston County, this funding means that some of the county's more rural townships and areas will see an increase in broadband services and accessibility to these services (mostly in the form of Digital Subscriber Line (DSL) service).

## BEST PRACTICE

### ***Broadband Expansion to Rural Areas:***

Performing a broadband build out analysis and developing public – private partnerships to deploy broadband service are current best practices for providing services to hard to reach areas of the county. Most of the county's northern and western townships are in need of reliable broadband services and issuing municipal bonds to fund construction of networks that could be leased to private carriers, may be one method of acquiring service to needed areas. Such methods are not just financial in nature, but can be seen as strength since both parties

# BEST PRACTICE

## ***Broadband Expansion to Rural Areas (continued):***

will bring assets to the table that the other can't easily acquire or have. The 2013 [Livingston County Technology Action Plan](#) lays out several differing methods to aid in development of underserved areas in need of this important technology.

## **Current Trends:**

***Green Building Designs:*** Green surfaces help with insulation, climate control, and retention of stormwater runoff. Living roofs or modular green roof grids can be installed with little or no effort and help to decrease the urban heat island effect in neighborhoods. Structural insulated panels (SIPs) allow builders to provide an airtight envelope that reduces noise and has an insulation rating superior to generic stick and metal framing. Integrated photovoltaic technology can also be added to buildings during construction that will allow the ability to collect solar energy as part of the integral structure rather than as a post construction addition. One of the newest trends in green design is the use of electrochromic windows that go from transparent to opaque by the transmission of voltage across several layers of material that change properties when the conduction takes place. This technology allows privacy on demand while maximizing daylight the rest of the time and can be utilized in residential and commercial applications.



# BEST PRACTICE

***Green Building Designs and Green Communities:*** Green building designs and green communities mean healthier places and reduced stress on the environment. U.S. Green Building Council, [LEED \(Leadership in Energy and Environmental Design\)](#) certified buildings are more energy efficient, attractive, and cost effective. LEED certified buildings are estimated to generate as much as \$1.2 billion in energy savings nationally, which means opportunities to save on energy costs in Livingston County are abundant. Buildings that are constructed according to LEED specified standards save water, maintenance and waste, and optimize healthier living choices by bringing in clean air and access to daylight while keeping out harmful chemicals found in paints, finishing's, and other building materials.



## Current Trends:

**Reduce Overall Dependence on Fossil Fuels:** Nonrenewable fossil fuels account for 85 percent of energy production in the United States, according to the U.S. Department of Energy. Fossil fuels affect the environment due to emissions directly into air and water. Several methods to reduce overall dependence on fossil fuels can be accomplished by practicing conservation at home. Simple methods such as buying energy star rated appliances, adjusting the thermostat, and keeping HVAC systems maintained, all aid in conservation at home. Using alternative transportation, carpooling, and/or ridesharing are additional ways to help. Recycling can have a dramatic impact on this issue. The Environmental Protection Agency estimates that 75 percent of American waste is recyclable. Donating working products such as microwaves, clothing that no longer fits, and participating in local recycling programs will have measurable effects.

A reduction in the use of fossil fuels and the development of environmentally safe alternatives are important factors to consider as the county grows into the future. Residential solar panels have already seen an increase in use as many homeowners have decided to install these panels in an effort to harness the sun and save energy. Small scale wind turbines for individual household and business use have been employed on structures around the county with great success.

## BEST PRACTICE

**Energy Conservation at Home:** Many Livingston County agencies are supportive of best practices for energy conservation at home. For example, the [Livingston County Solid Waste/DPW division of the Drain Commissioner's office](#), sells compost bins and rain barrels for water collection and the department schedules periodic collection events for household hazardous waste, electronics waste, and scrap tires. With agency help and the involvement of residents, communities can 'go green' by utilizing varying methods of fossil fuel reduction.

Communities and developers can also work together by assessing current codes and ordinances so that they are supportive of permitting small scale renewable energy projects and the transmission of renewable energy through and within their jurisdictions.



# RESOURCES

| Renewal Energy Resources                                                                        | Broadband Resources                                                                                            |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <a href="#">Wind Energy Resource Atlas of the US</a>                                            | <a href="#">Connect Michigan</a>                                                                               |
| <a href="#">Michigan Wind Maps</a>                                                              | <a href="#">Livingston County Technology Action Plan</a> , September 2013.                                     |
| <a href="#">Consumer Energy</a> solar program<br><a href="#">Detroit Energy</a> solar program   | <a href="#">Fiber Broadband Association</a>                                                                    |
| U.S. Green Building Council, LEED <a href="#">Leadership In Energy and Environmental Design</a> | Broadband Map, <a href="http://www.connectmi.org/interactive-map">http://www.connectmi.org/interactive-map</a> |
| <a href="#">Solar Energy Industries Association Michigan</a>                                    |                                                                                                                |
| <a href="#">Livingston County Solid Waste/DPW website</a> home page                             |                                                                                                                |



Livingston County Planning



Michael R. McManus,  
Development Photo Contest Winner



## ECONOMIC DEVELOPMENT

We ENVISION our COMMUNITY as one that is business-friendly, supportive of an entrepreneurial spirit, and drives an emerging, thriving economy; locally, regionally and globally - Livingston County Vision Statement

### Issue Identification:

Today, economic development means more than business attraction and retention. While business development is a core value, a community needs to include community development and talent in the overall equation for economic success. The goal of the economic development strategy is to provide initiatives and methods that will encourage diversity of the region's economic base, tap into opportunities for economic expansion and help to create a sustainable, vibrant community.

During the County Master Plan Public Participation process, County Planning Staff led an exercise during the Community Visioning session where participants were asked to provide quick, short, concise responses, akin to the 140-character social media "tweets" on Twitter. It was an opportunity for participants to give short statements of information that they thought County Planning and the County Planning Commission should consider when preparing the County Master Plan. Tweets were given out loud to the entire audience or they were written down on Tweet slips that were provided at each table. Following are some of the tweets that were expressed related to economic development:

- "Existing infrastructure (roads, public utilities) are in many cases deteriorated and failing; future infrastructure development is reactive. Need more pro-active infrastructure planning".
- "Industrial growth is being constrained due to labor shortages which may be resolved through mass transit and/or more local affordable housing options".

## GOALS & STRATEGIES



Brittany Ann

### GOAL #1

Coordination of County Plans

#### STRATEGY:

- Lead the annual Capital Improvement Plan activities and ensure coordination with the County Master Plan.

### GOAL #2

Collaboration with Important Local Placemaking Decision- makers

#### STRATEGY:

- Participate as a member of *Howell Placemaking/Economic Development Collaborative*.

### Issue Identification (continued):

- “Commercial and industrial uses will not develop without broadband capabilities”.
- “The County needs affordable housing with transportation and access to jobs”.
- “People live in Livingston County because of the quality of life and the quality of natural resources, so we should be maintaining our existing natural infrastructure”.
- “We need a more well-connected community, think of it in broad terms of traffic, roads, transportation, as well as broadband, and how we keep the communities connected – trails, different forms of government communication, all of that, the big concept of connectivity”.
- “We need to utilize our existing infrastructure more, particularly for community development in terms of using what we already have. For example, in terms of transportation we need to utilize the two railroad tracks that go through this community because they are an asset”.
- “The Industrial sector is growing at a tremendous rate or is prime to grow at a remarkable rate, but is being held back by lack of options for new industries to be located here, as far as industrial spaces and vacancies. Most importantly right now is the labor issue, and this all ties back to affordable housing or until affordable housing can be built, the transit issues for industrial employment”.
- “So much work has been done in the county with Advantage Livingston and placemaking, we really need to refer back to this and how this aligns with our county plan, there was a lot of work, and a lot of great input, and a lot of golden nuggets there”.
- “Building affordable housing units in Livingston County would give employers in every industry the entry-level talent necessary to grow and succeed, making our county into a leader for the state”.



**Issue Identification (continued):**

**Regional Focus:** The Southeast Michigan Council of Governments (SEMCOG) publication [Partnering for Prosperity](#) employs a comprehensive approach to economic development.

It is comprehensive in both the scope of its set of interrelated strategies and in its focus on regional collaboration to advance them. It will take the efforts of many public, private, educational, and nonprofit organizations to carry out the breadth of actions set forth in these strategies; all of which are necessary to truly benefit Southeast Michigan’s economy and its residents.

The figure below displays the eleven broad-based economic development strategies that SEMCOG has developed under the categories of Community Assets, Business Climate and Talent and Innovation. These are all important factors in growing investment, businesses, and jobs. Creation of these strategies, and their associated action steps, was informed by extensive public and stakeholder participation; research and data analysis; review of other plans and reports that related to the region; and guidance of the Economic Development Strategy Task Force. These strategies reflect Southeast Michigan’s current and future needs, and identify opportunities for building on our strengths and assets and addressing our challenges.



**Source:**  
SEMCOG,  
*Partnering For Prosperity*,  
2017



Livingston County Planning

## GOALS & STRATEGIES

**GOAL #3**

Collaboration with Local Economic Development Partners

**STRATEGY:**

- Meet and collaborate with Livingston County SPARK on a quarterly basis.

**GOAL #4**

Collaboration with Regional Economic Development & Placemaking Partners

**STRATEGIES:**

- Contribute to the SEMCOG *SE Michigan Economic Development Coordination Forum* and *Partnering For Prosperity* initiative.

## Current Trends:

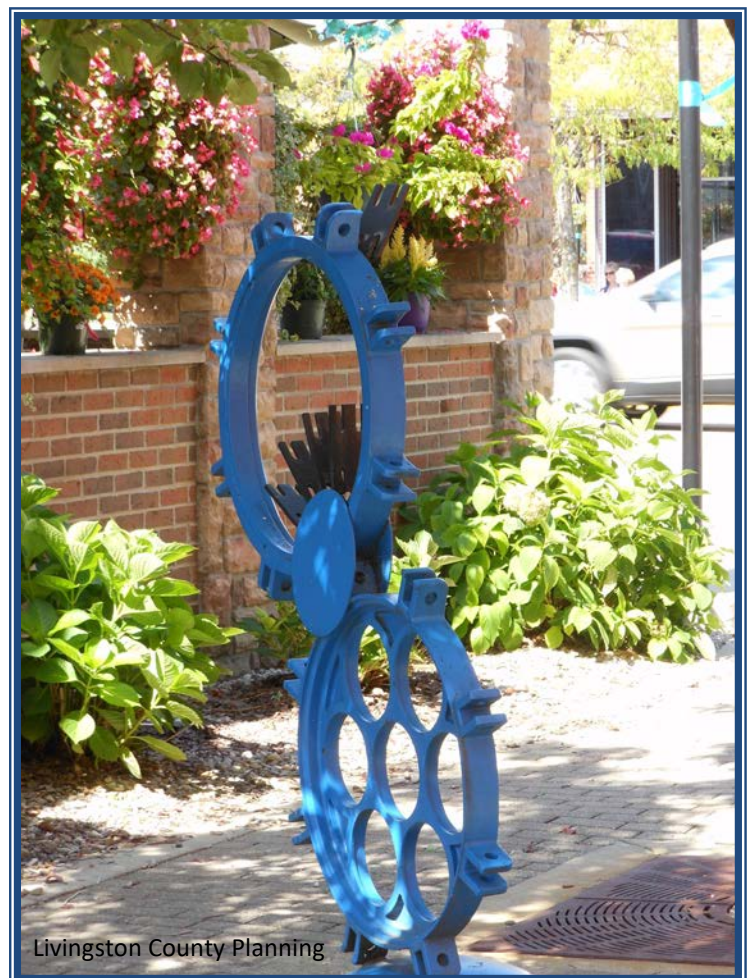
**Placemaking As An Economic Development Tool:** Setting goals within a community for an upcoming year can pose some challenges when deciding how to create a quality place. The guidebook "Placemaking as an Economic Development Tool", by the MSU Land Policy Institute, identifies six characteristic hallmarks of placemaking, which contribute to creating the elements of a quality place. Any community can work to achieve these elements, and use placemaking as a tool to plan to enhance or create more quality places.

The six Elements of Quality Places include: 1) They are easily walkable; 2) contain mixed-use buildings; 3) have creative and functional sidewalk amenities; 4) offer choices in recreation, transportation, housing and entertainment; 5) respects historic structures; and 6) are safe, comfortable, sociable and green. These elements can help create a sense of place, and contribute to a location that attracts people who want to be there. However, some of these elements are hard to add after the fact, and although they can contribute to the quality of a place, things like green and blue spaces (natural green space and bodies of water) may only be assets for places that are already building activities around them.

What is helpful to remember is that these quality places can include both public and private spaces. Common elements of quality places in the public realm often have facets of downtowns and key node streetscapes, including displayed public art or sculptures, regularly programmed sidewalk activities, an aesthetically pleasing design, and pedestrian-oriented, green places to walk, play and sit. These places can include major squares and parks where there is space for recreation, shopping and activities. In addition to these open spaces, public places can include civic centers, aquariums, libraries and municipal halls.

The private realm can include a mix of land uses that provides a variety of retail, residential restaurant and entertainment places for people to live, work and play. This should include a wide range of housing options that fits the needs of all people, protects housing in historic neighborhoods and offers transit-oriented development for key nodes and transit corridors.

The table on the following page from the [Land Policy Institute of Michigan State University](#), (2015) provides a very detailed listing of the types of characteristics and activities which can contribute to creating a sense of place.



| PUBLIC REALM                                                                                                                                                                                                           | PRIVATE REALM                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Downtown and Key Node Streetscapes</b>                                                                                                                                                                              | <b>Mix of Land Uses</b>                                                                                                                                                                                                                                                                                               |
| <p>Pedestrian- (vs. automotive-) oriented<br/>           Very walkable and accessible to all<br/>           Wide sidewalks in good repair<br/>           Well-marked short crosswalks<br/>           Slow traffic.</p> | <p>Residential always above first floor in downtowns, for these mixed use situations:</p> <ul style="list-style-type: none"> <li>● Mixed retail and residential</li> <li>● Mixed entertainment and residential,</li> <li>● Mixed personal services and residential</li> <li>● Mixed office and residential</li> </ul> |
| <p>Activated, alluring public spaces with street trees and shrubbery<br/>           Physical and visual access to water if nearby. Safe, clean and comfortable with lots of places to sit.</p>                         | <p>Restaurants and cafes that include sidewalk dining separated from passersby. Entertainment establishments like bars, taverns, dance halls, nightclubs, and movie theatres.</p>                                                                                                                                     |
| <p>Quality street furniture in common theme<br/>           Benches, garbage canisters, wayfinding signs, planters, street lights, banners, flower baskets, bus shelters, bike racks</p>                                | <p>Grocery stores, either general or specialty (bakery, meat, pasta, cheese, organic)</p>                                                                                                                                                                                                                             |
| <p>Aesthetically pleasing design that permits private sandwich-style (changeable message) signs in front of businesses</p>                                                                                             | <p>Drug stores, hardware, shoe repair shops, banking, hair cutting, other personal services. Retail shops like clothing, home goods, art galleries, electronics</p>                                                                                                                                                   |
| <p>Wide variety of regular programmed activities like sidewalk sales, parades, street performers, street musicians, festivals, art shows, farm markets</p>                                                             | <p>Rehabilitation is preferred development option in order to preserve historic buildings and architectural features on facades</p>                                                                                                                                                                                   |
| <p>Attractive to and comfortable for a wide diversity of users of all races, genders, incomes, religions, cultures and ethnicities</p>                                                                                 | <p>Building form appropriate for characteristics of the street (especially building height and street width and design is guided by form-based codes</p>                                                                                                                                                              |
| <p>Public art and sculpture is featured</p>                                                                                                                                                                            | <p>Storefront entryways invite pedestrian in</p>                                                                                                                                                                                                                                                                      |
| <p>Creative use of light and sound</p>                                                                                                                                                                                 | <p>Doors and windows attract customers inside</p>                                                                                                                                                                                                                                                                     |
| <p>Orchestras, opera houses, civic centers, municipal halls, museums, aquariums, libraries</p>                                                                                                                         | <p>Temporary pop-up shops in vacant space</p>                                                                                                                                                                                                                                                                         |
| <b>Major Squares and Parks</b>                                                                                                                                                                                         | <b>Range of Housing Options</b>                                                                                                                                                                                                                                                                                       |
| <p>Close to major public and private activity areas like retail shopping, entertainment or sports centers/arenas</p>                                                                                                   | <p>Missing Middle Housing from duplexes and fourplexes to townhouses, rowhouses, court yard apartments, live-work, and lofts</p>                                                                                                                                                                                      |
| <p>Adaptable spaces with seasonal uses</p>                                                                                                                                                                             | <p>Housing in historic neighborhoods is protected</p>                                                                                                                                                                                                                                                                 |
| <p>Program many activities, especially live music and performances</p>                                                                                                                                                 | <p>Target talented workers</p>                                                                                                                                                                                                                                                                                        |
| <p>Leave spaces for both passive and active recreation<br/>           Places attractive for unscheduled entertainment and creative use of space</p>                                                                    | <p>Concentrate new projects in small geographic areas starting with downtowns, and key nodes along key corridors</p>                                                                                                                                                                                                  |
| <p>Outdoor music space, such as band shells and risers of different sizes and locations</p>                                                                                                                            | <p>Transit-oriented development targeted to key nodes; while densities abut transit corridors</p>                                                                                                                                                                                                                     |
| <p>Lots of green (grass, trees, flowerbeds) and water (ponds, lakes, rivers, streams, and fountains)</p>                                                                                                               | <p>Higher residential density is encouraged<br/>           Zero lot line development is permitted where form-based codes are in place</p>                                                                                                                                                                             |
| <p>Lots of seating and available food nearby (from restaurants, food trucks or food vendors)</p>                                                                                                                       | <p>Creative rehabilitation of existing historic structures for a variety of housing types</p>                                                                                                                                                                                                                         |
| <p>Flowers in planters and seasonal flowering trees</p>                                                                                                                                                                | <p>Variety of housing types in mixed-use developments</p>                                                                                                                                                                                                                                                             |
| <p>Game areas for chess, puzzles, activities to engage body, mind, ears, eyes, and humor</p>                                                                                                                           | <p>Increase number of dwellings by reducing parking where transit service is good</p>                                                                                                                                                                                                                                 |

## Current Trends:

**Placemaking As An Economic Development Tool (continued):** There are several ways, or Best Practices, a community can use in order to accomplish placemaking as an economic development tool. They include:

- The community becoming certified as “Redevelopment Ready”, through the Michigan Economic Development Corporation’s Redevelopment Ready Communities ® (RRC) program.
- The community participates in Main Street programs.
- The community engages the public through charrettes, and implements new designs through form-based codes.
- The community utilizes one or more of the four types of Placemaking: 1.) Standard Placemaking; 2.) Strategic Placemaking; 3.) Tactical Placemaking; 4.) Creative Placemaking

**What is placemaking?** Known as “place-based economic development,” placemaking aims to create quality places where people want to live, work, play and learn. It is driven by the economic imperative that businesses must attract and retain talent in order to succeed.

**Why is placemaking important?** Community quality and economic prosperity are top priorities for everyone—including businesses and residents. In the past, community quality was considered a secondary benefit to successfully connecting business to labor, and labor to employment.

As our local, regional, and even national demographics have shifted, this traditional two-way “business-talent” connection has also shifted to a three-way “business-talent-place” connection. Adding a place-focused dimension makes Michigan more competitive for the global talent base.

This approach focuses on creating a “sense of place”—or just “placemaking.” It’s based on a single principle: people choose to settle in places that offer the amenities, social and professional networks, and resources and opportunities to support a thriving lifestyle. Michigan can attract and retain talent—especially young, knowledge-based talent—by focusing on how best to take advantage of the unique placemaking assets of our regional communities.

Business needs talent, talent wants place, place needs business. This reality—supported by a wide range of convincing evidence—can strengthen Michigan’s economic development strategy by incorporating the importance of quality places. Businesses must be dynamic to succeed in the global economy. That means they must be constantly innovating, adjusting to new technology, generating new ideas and delivering new products. The key to their success is attracting and retaining talented workers with these skills. Businesses know they need to attract and retain top-notch talent, and they rightly focus on issues such as education, skills training and job access. Now and into the future, however, their decisions must also include place-based issues that this growing pool of talented people care about.



## Current Trends:

### ***Placemaking As An Economic Development Tool (continued):***

**“Placemaking as an Economic Development Tool”** Concepts described in the remaining section of this chapter are based on two brilliant placemaking documents. The first is entitled [“Placemaking As An Economic Development Tool”](#), written in partnership through the MIPlace Partnership (CreateMIPlace.org), which includes the Michigan State Housing Development Authority (MSHDA), the Michigan Municipal League (MML), and the Michigan State University Land Policy Institute (MSU/LPI). The Initiative also has strong ties to the Michigan Sense of Place Council (SOPC). The other is entitled [“Northern Michigan Community Placemaking Guidebook”](#), written and developed in partnership between the MIPlace Partnership and the Northwest Michigan Council of Governments

“Placemaking As An Economic Development Tool” describes the concept of Placemaking in the following manner:

- Placemaking is the process of creating quality places where people want to live, work and recreate. It is a simple concept. People choose to live in walkable, mixed-use places that offer the amenities, resources, social and professional networks, and opportunities to support thriving lifestyles.
- Placemaking is the value-added process that turns a service into an amenity and a place into an attraction.
- Placemaking is not a single new tool; it is a set of best practices for improving the effectiveness and outcomes long targeted by community and economic development professionals.
- Placemaking rolls planning and implementation into the same process, so that one is not isolated from the other. Placemaking can be beneficial in any small town, city, or suburb, but different types of placemaking can be more effective than others, depending on what is desired to be achieved in particular locations at a particular time.

“Placemaking As An Economic Development Tool” identifies one main type and three more specialized forms of placemaking.

It states that there are four types of placemaking. Most placemaking is of the “standard” variety. There are also three specialized types, designed to achieve narrower objectives: “Strategic Placemaking”, “Tactical Placemaking”, and “Creative Placemaking”. The three specialized types of placemaking focus on:

- Certain types of quality-of-life improvements,
- Ways to try some things out before committing significant money and other resources, or
- Ways to achieve larger or smaller outcomes/benefits or to achieve them sooner.

Each type of placemaking is suited to accomplish different types of objectives or outcomes, and it is important for the community to match the right type to their desired objective or outcome.

It is very important to understand that all forms of successful placemaking depend on broad stakeholder engagement in the design of projects and activities.

# BEST PRACTICE

## ***MEDC— Redevelopment Ready Communities ® Program:***

The [Redevelopment Ready Communities ® \(RRC\) program](#) is open to any community in Michigan—at no cost. Those who will benefit most are communities that either already have an area of concentrated development such as a traditional downtown or commercial corridor or are planning for such development.

Communities can leverage the benefits generated through RRC certification by participating in the Main Street Program to support overall community prosperity.

The Redevelopment Communities® (RRC) process consists of three steps: Engagement, Evaluation and Certification.

### **1 - Engagement**

Formal engagement consists of three steps:

#### **LEARN**

Attend Best Practices Trainings - A community must complete training on all 6 best practices. The MEDC offers in-person, 2-day trainings across the state.

#### **ASSESS**

Complete a Self-Evaluation—Using the information from best practices training, a community must complete a self-evaluation. This is a tool used to assess how a community's current planning, zoning and development documents, policies and procedures measure up to RRC Best Practices. This must be done prior to receiving a formal evaluation by a RRC planner. Communities are not required or expected to have all of the best practices criteria met at the time of initial engagement.

#### **APPROVE**

Pass a Resolution of Intent—The community's governing body must pass a resolution of intent outlining the value the community sees in engaging in the process.

### **2 - Evaluation**

After formal engagement, communities will be placed in the RRC pipeline. While awaiting formal evaluation, communities should begin to update the plans, policies and procedures identified in their self-evaluation that do not meet best practices criteria. The formal evaluation process is conducted by the RRC team through stakeholder interviews, meeting observations and data analysis.

### **3 - Certification**

To become a certified Redevelopment Ready Community, your community must demonstrate that all RRC Best Practices criteria are being met. The RRC certification is a formal recognition that a community has a vision for the future and the fundamental practices in place to get there. Once certified, communities have access to additional technical assistance and opportunities to showcase their community to potential developers. A community is expected

## BEST PRACTICE

### ***MEDC— Redevelopment Ready Communities ® Program (continued):***

to be making progress toward certification on a regular basis in order to remain in good standing, but ultimately a community can work toward certification at its own pace.

### ***Main Street America Programs:***

[Main Street America Programs](#) aim to revitalize their downtowns and commercial districts through preservation-based economic development and community revitalization. The project commenced in 1977 with a pilot involving 3 towns. Since then, the program has been expanded to include many other towns. These may be statewide or regional "coordinating programs" or "local programs." Programs determined to be "Designated" follow best-practices established by the National Main Street Center and/or statewide or regional coordinating programs. A main street manager is appointed to implement the program locally.

In Michigan, there are currently thirty-seven (37) individual Main Street America programs. [Michigan Main Street \(MMS\)](#) began in 2003 and is a Main Street America™ Coordinating Program. As a Main Street America™ coordinating program, MMS is affiliated with the National Main Street Center, which helps to lead a powerful, grassroots network consisting of over 40 coordinating programs and over 2,000 neighborhoods and communities across the country committed to creating high-quality places and to building stronger communities through preservation-based economic development.

MMS communities are designated through a competitive application process. These communities have continued to generate real results by supporting new and existing businesses, planning and funding physical improvements, organizing events and promotions to raise the profile of their downtown district and engaging community members in downtown revitalization. Information reflecting the impact of the MMS Program is self-collected and shared with the Michigan Main Street Center by Select and Master Level communities on a monthly and annual basis.

### ***Design Charrettes:***

A charrette is an intensive planning session where citizens, designers and others collaborate on a vision for development. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the plan.

Formal and informal meetings are held throughout the event and updates to the plan are presented periodically.

## BEST PRACTICE

### ***Design Charrettes (continued):***

Through brainstorming and design activity, many goals are accomplished during the charrette. First, everyone who has a stake in the project develops a vested interest in the ultimate vision. Second, the design team works together to produce a set of finished documents that address all aspects of design. Third, since the input of all the players is gathered at one event, it is possible to avoid the prolonged discussions that typically delay conventional planning projects. Finally, the finished result is produced more efficiently and cost-effectively because the process is collaborative.

Charrettes are organized to encourage the participation of all. That includes everyone who is interested in the making of a development: the developer, business interests, government officials, interested residents, and activists.

Ultimately, the purpose of the charrette is to give all the participants enough information to make good decisions during the planning process.

For further information see: [National Charrette Institute](#)

### ***Form-Based Codes:***

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements.



# BEST PRACTICE

## **Form-Based Codes (continued):**

### Five Main Elements of Form-Based Codes:

- **Regulating the Plan:** A plan or map of the regulated area designating the locations where different building form standards apply.
- **Public Standards:** Specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.
- **Building Standards:** Regulations controlling the features, configurations, and functions of buildings that define and shape the public realm.
- **Administration:** A clearly defined and streamlined application and project review process.
- **Definitions:** A glossary to ensure the precise use of technical terms.

For further information see: [Form-Based Codes Institute](#)

## **Standard Placemaking**

Standard Placemaking is the process of creating Quality Places where people want to live, work, play, and learn. It requires engaging and empowering people to participate in the process and embraces a wide range of projects and activities. These projects and activities are pursued by the public, nonprofit, and private sectors on a gradual or systematic basis, over a short or long period of time. Standard Placemaking projects use local, private, state, or federal funds. The [Project for Public Spaces](#), a leading Placemaking advocate, defines Standard Placemaking as:

*Both an overarching idea and a hands-on tool for improving a neighborhood, city, or region. It has the potential to be one of the most transformative ideas of this century. Placemaking is the process through which we collectively shape our public realm to maximize shared value. Rooted in community-based participation, Placemaking involves the planning, design, management, and programming of public spaces.*

The benefit of Standard Placemaking is more Quality Places with quality activities and a strong sense of place. These Quality Places are characterized by vitality, vibrancy, activity, and livable public spaces, with communities and regions that residents, businesses, and visitors care deeply about (see Project and Activities table on next page).

# BEST PRACTICE



## ***Standard Placemaking (continued):***

| Projects                                                                                                                                                                                                                                                                                                                                                        | Activities                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Preservation of important historic structures                                                                                                                                                                                                                                                                                                                   | Festivals                                                                      |
| Downtown façade improvements                                                                                                                                                                                                                                                                                                                                    | Parades                                                                        |
| Neighborhood - based projects such as: <ul style="list-style-type: none"> <li>• Residential rehabilitations</li> <li>• Residential infill</li> <li>• Small-scale, multi-use projects</li> <li>• Park improvements</li> <li>• Street furniture</li> <li>• Street landscaping</li> <li>• Bike paths</li> <li>• Introduction of green space in downtown</li> </ul> | Exhibits                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                 | Performances                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                 | Other events in public spaces                                                  |
|                                                                                                                                                                                                                                                                                                                                                                 | Outside eating and drinking on public sidewalks                                |
|                                                                                                                                                                                                                                                                                                                                                                 | Movies in the park                                                             |
|                                                                                                                                                                                                                                                                                                                                                                 | Outdoor amphitheater productions                                               |
|                                                                                                                                                                                                                                                                                                                                                                 | Public art displays or creation events                                         |
|                                                                                                                                                                                                                                                                                                                                                                 | Cleaning and beautifying streets and plazas (e.g. flowers)                     |
|                                                                                                                                                                                                                                                                                                                                                                 | Introducing street artists and musicians to key public spaces at certain times |
| Helping restaurants get municipal approval for outdoor seating                                                                                                                                                                                                                                                                                                  |                                                                                |

**Source:** "Placemaking as an Economic Development Tool", [MIplace Partnership Initiative](#), 2015.




# BEST PRACTICE

## Local Standard Placemaking Examples

|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p><b>City of Howell – Howell Main Street Winery Parklet (S. Walnut Street)</b></p> | <p>A parklet is a portion of a street that is transformed into a public space for people, while simultaneously providing seating, vegetation, bike parking, and art.</p> <p>The City of Howell undertook a “test” project during the Summer of 2017 to install a parklet immediately adjacent to the Howell Mainstreet Winery, to provide a unique outdoor seating experience.</p> <p>The idea was borne out of the local county placemaking group with the chamber and local business owners. The project was pretty successful, so the group is looking to expand and see where they can put more of them, to further enhance outdoor seating in the downtown.</p> <p>See also:<br/> <a href="#">City of Grand Rapids Parklet Manual</a></p>                                        |   |
| <p><b>City of Howell and City of Brighton Farmers Markets</b></p>                   | <p>The <a href="#">City of Howell’s Farmers’ Market</a> runs weekly from 9 a.m. to 2 p.m. from the first Sunday in May to the last Sunday in October on State and Clinton streets, adjacent to the historic Livingston County Courthouse in the heart of downtown Howell.</p> <p>The market features the finest in locally grown produce, bedding plants, flowers, homemade goods and crafts.</p> <p>On Saturday mornings between the months of May through October, the City of Brighton’s ever popular Farmers’ Market features fresh produce, baked goods, plants, flowers, handmade crafts, food and entertainment.</p> <p>The <a href="#">City of Brighton Farmers’ Market</a> is held from 8 a.m. to 1 p.m. in the parking lot off North First Street in Downtown Brighton.</p> |  |

# BEST PRACTICE

## Local Standard Placemaking Examples

|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                       |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p><b>Hartland Township – Spicer Orchards</b></p>                                  | <p><a href="#">Spicer Orchards</a> in Hartland Township exemplifies agritourism placemaking. They have a farm market, a children’s playscape, apple picking, hay wagon rides and more. Spicer’s draws thousands of visitors each fall in large part because of it’s location, right off US 23. This location makes it more of a regional attraction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |    |
| <p><b>Hartland Township – Hartland and Parshallville Settlement Areas Plan</b></p> | <p>Much of Hartland Township’s rural, historic character is derived from the Hartland Settlement and the Parshallville Settlement. Maintaining a balance between preserving these communities, while sustaining their continued viability, is imperative to protecting the heritage of Hartland Township.</p> <p>While both of these settlement areas have similar characteristics and historic significance within the Township, they do have different development patterns.</p> <p>Within the Hartland Settlement Area, two types of land use patterns have been envisioned: Village Residential and Village Commercial. Both land use designations are intended to preserve the existing traditional development patterns and buildings within the area.</p> <p>Within the Parshallville Settlement Area three distinct types of land use patterns have developed and are planned to continue in the future. These land use designations include Village Estate Residential, Village Residential, and Village Commercial. All of these designations are intended to permit new development while encouraging the preservation of the established character of the Settlement. For further information, see pages 78-79 of the <a href="#">Hartland Township Comprehensive Plan</a>.</p> |   |
| <p><b>Hamburg Township – Village Area Plan</b></p>                                 | <p>The Hamburg Village area is proposed to be maintained as a traditional village, and that new development follow similar design principals (commonly referred to as traditional neighborhood design). The <a href="#">Hamburg Township Village Area Plan</a> details the land use, transportation and urban design framework for continued development of the village. Streetscape elements are proposed throughout the village area, including: street trees, ornamental street lights, sidewalks and road curbs. The plan also designates areas for neighborhood open space and village greens.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |



# BEST PRACTICE

## **Standard Placemaking (continued):**


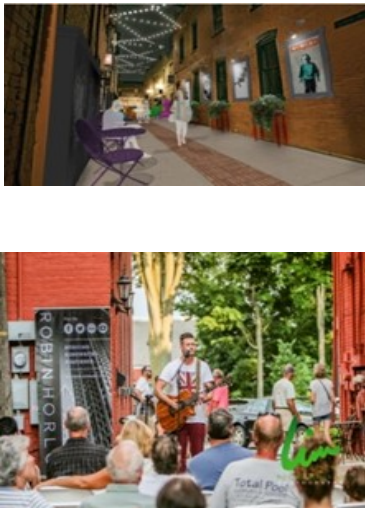
### **Ioby and Patronicity Crowdfunding and Crowdgranting Programs:**

Ioby and Patronicity are civic crowdfunding & crowdgranting platforms. They bring together local citizens and sponsors to support great initiatives in their communities. The Michigan Economic Development Corporation is partnering with Patronicity to revolutionize the way grants are applied for, evaluated and approved. Through the Public Spaces Community Places grant, projects that qualify receive matching dollars to those crowdfunded.

[Public Spaces Community Spaces/Patronicity](#)

[Ioby crowdfunding and crowdgranting](#)

## **Local Ioby and Patronicity Project Examples**

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                       |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p><b>City of Howell – Pop-Up Park</b></p>      | <p>This project was designed to engage families and the youth of the community to play and relax in the downtown district. These temporary parks will feature various elements based on the space's needs including a mobile temporary green space, outdoor seating options, games, as well as building pieces for kids to use their imagination and create!</p> <p>These <a href="#">pop-up parks</a> will initially be created to tie into popular events/activities such as music and foodie festivals around downtown.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |
| <p><b>City of Howell – Peanut Row Alley</b></p> | <p>The <a href="#">Peanut Row Alley project</a> is about re-imagining a space where residents and visitors come downtown just to see, sit, and stroll in a vibrant and cool alley environment behind the 100 East block of Grand River Ave. In this space they will enjoy art, outdoor seating with friends, twinkling lights, and games connected to downtown boutiques and unique dining venues. The re-imagined space will contain:</p> <ul style="list-style-type: none"> <li>• A cluster of fun and functional bistro chairs and tables (placed throughout the alley to allow for flexible seating at each end, serving patrons of the businesses located in this area)</li> <li>• Colorful bench seating for relaxation and comfort</li> <li>• Giant human scale chess game</li> <li>• Plant beds/raised plant areas adding to the vibrancy and attractiveness of the alley</li> <li>• An interactive chalkboard</li> </ul> <p>The entire alley will be adorned with overhead lighting to light the way to this outdoor gallery and gathering space.</p> |  |

# BEST PRACTICE

## ***Strategic Placemaking***

Strategic Placemaking has all the qualities of Standard Placemaking but is targeted to achieve a site-specific goal within a particular place. Most often it is housing, entertainment, mass transit, or lifestyle options designed to attract and retain talented workers. Strategic Places attract human activity.

Targeted locations are in centers (downtowns), and nodes (a secondary hub of heightened activity) along the connecting corridor. Public, nonprofit, and private entities typically pursue a wide range of projects on a targeted basis over at least 10-15 years. Strategic Placemaking projects create Places that are uniquely attractive to talented workers. Talented workers include anyone with a skill set that is in demand, such as recent college grads; young professionals; seasoned professionals or retired workers with unique skills; and immigrants (especially those with advanced degrees). They create circumstances for substantial job creation and income growth when they concentrate in small areas.

Strategic Placemaking projects can be connected to other urban, suburban, and rural locations with desirable place attributes. Strategic Placemaking projects include mixed-use developments in key centers (downtowns), along key corridors (especially ones with rapid transit lines), and at key nodes. They can include rehabilitation and new construction projects such as missing middle housing.

Strategic Placemaking investments require detailed planning and consistency with local, regional, and statewide plans. They are cross-functional (i.e., housing, multi-modal transportation, economic development, etc.) in reach, require strong stakeholder engagement (often supported by a charrette), and have broad community support, including local funding.

| <b>Projects</b>                                                                        | <b>Activities</b>                                                                                                                                                                             |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mixed –use developments in key centers (downtowns)                                     | Annual Events                                                                                                                                                                                 |
| Mixed-use developments along key corridors (especially ones with rapid transit lines). | Arts, culture, entertainment, and recreational activities that add vitality to Quality Places and are particularly attractive to                                                              |
| Mixed-use developments in key nodes                                                    | Tend to be larger, last longer, and be supportive of Strategic Placemaking projects (e.g., sponsoring a job fair, hosting open house and restaurant food tasting event at the same time in an |
| Rehabilitation and new construction projects such as missing middle housing.           |                                                                                                                                                                                               |



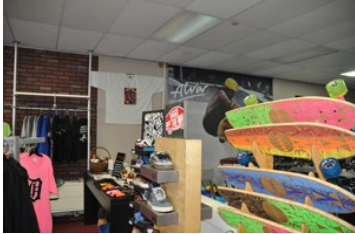
Source: “Placemaking as an Economic Development Tool”, Mlplace Partnership Initiative, 2015

# BEST PRACTICE

## **Strategic Placemaking (continued):**

Multiple funding sources, including public and private, are essential for these investments. When properly executed, Strategic Placemaking results in quality, sustainable, human-scale, pedestrian-oriented, bicycle friendly, safe, mixed-use, broadband enabled, green spaces accommodating recreation, arts and culture, multiple transportation and housing options that respect historic buildings, public spaces and broad civic engagement. In comparison to Standard Placemaking, Strategic methods result in faster gains in livability, population, diversity, jobs, income, and educational attainment. In part, this is because such projects tend to be larger and more expensive.

### **Strategic Placemaking Examples in Michigan**

|                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p><b>City of Adrian—<br/>Main Street<br/>Community<br/>Partnership</b></p> | <p>Inspired by a presentation about the power of investing in your own community instead of Wall St, a group of 22 Adrian residents and leaders chipped in funds to buy and rehab a historic but long-neglected structure on their main street.</p> <p>The group identified the soon-to-be-foreclosed mixed-use building at 120 E Maumee. The building had not been maintained to the standards they expected of a prominent downtown building, nor was it being best utilized as a mixed-use building offering quality housing. The initial group of four decided to invite 10 other individuals to an informal meeting over coffee to discuss their idea, the need, and gauge others’ interest. Out of these initial meetings, 22 people agreed to invest \$2,000 each into a limited-liability partnership with the purpose of acquiring and redeveloping the property.</p> <p>The individual investments and the collateral provided by the original four investors was enough to secure a mortgage from a local bank that covered the cost of acquisition and rehabilitation of the structure. In the year since acquiring the building, the group has improved the condition of most of the apartments and expanded the first floor retail.</p> <p><a href="#">Michigan Municipal League, Placemaking,</a></p> <p>Michigan Municipal League, <a href="#">Main Street Community Partnership</a></p> <p>Table Source: Land Policy Institute, Michigan State University, 2015</p> | <div style="text-align: center;">  <p>michigan municipal league</p> </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> |
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# BEST PRACTICE

## Strategic Placemaking (continued):

### Strategic Placemaking Examples in Michigan

|                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                |
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| <p><b>City of Allegan—<br/>Allegan<br/>Downtown<br/>Riverfront<br/>Development</b></p> | <p>The City of Allegan was the focus of a PlacePlan project that focused on redevelopment of its historic riverfront, which currently serves as a special event and recreational space, but is not fully capturing the possible economic value of adjacent commercial and residential properties in the downtown.</p> <p>Allegan’s riverfront redevelopment project involved both a design concept and accompanying urban planning strategies for the Kalamazoo Riverfront that borders Downtown Allegan along Hubbard Street. The city of Allegan, the Allegan Downtown Development Authority, and local stakeholders envisioned transforming the riverfront site into a quality destination space recognized throughout the region.</p> <p><a href="#">Michigan Municipal League, Placemaking, Allegan Downtown Riverfront Development</a></p> <p><a href="#">Downtown Allegan Riverfront Development Project, PlacePlan Concept Report - July 2013</a></p>                                                                                                                                                                                                                                                                        |  <p style="text-align: center;">michigan municipal league</p>                                                                                            |
| <p><b>City of Dearborn—<br/>Dearborn<br/>Transit Oriented<br/>Development</b></p>      | <p>Dearborn’s Transit-Oriented Development (TOD) PlacePlan focused on the eastern edge of west downtown Dearborn along Michigan Avenue. The design concept plan for this district, developed by the Michigan State University School of Planning, Design, and Construction, would allow the area adjacent to the John D. Dingell Transit Center to serve as a focal point in the community.</p> <p>The planning process has coordinated physical design elements of the first retail development on the eastern end of the TOD site, with the overall vision for the area as expressed in the PlacePlan. The city is separately engaging the Michigan Department of Transportation, the Wayne County Road Commission, and the Regional Transit Authority to improve the railroad viaduct at Oakwood Boulevard, a key connection point from the TOD area to the south, as well as to ensure that future plans for transit service through west downtown Dearborn will synergize with the vision for the TOD area.</p> <p><a href="#">Michigan Municipal League, Placemaking, Dearborn Transit Oriented Development</a></p> <p><a href="#">Dearborn Transit-Oriented Development Project, PlacePlan Concept Report - July 2013</a></p> |  <p style="text-align: center;">michigan municipal league</p>   |

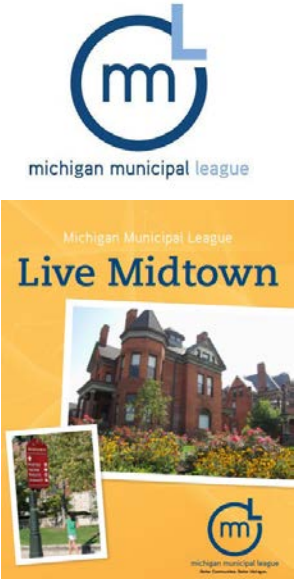
**Table Source:** Land Policy Institute, Michigan State University, 2015



# BEST PRACTICE

## Strategic Placemaking (continued):

### Strategic Placemaking Examples in Michigan

|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p><b>City of Detroit—<br/>“Live Midtown”:<br/>A Live-Where-<br/>You-Work<br/>Incentive<br/>Program</b></p> | <p>With a goal of boosting neighborhood density, and thereby improving the vitality, safety and economy of the community, nonprofit collaborators started the Live Midtown employer-assisted housing incentive program.</p> <p>“Live Midtown” is a residential program enabling employees of participating Midtown, Detroit, institutions to rent or purchase a home near where they work. New homeowners relocating to the neighborhood can apply for a forgivable loan of \$20,000 toward the purchase of their home. Existing homeowners in the district can get a matching allowance up to \$5,000 for exterior improvements. Renters relocating to Midtown can apply for a \$2,500 allowance toward rent for the first year and \$1,000 for their second year. Existing Midtown renters can receive an allowance of \$1,000 when an existing lease is renewed.</p> <p><a href="#">Michigan Municipal League, Placemaking, Live Midtown</a></p> <p>Michigan Municipal League, <a href="#">Live Midtown</a></p> |  <p>The image shows the Michigan Municipal League logo (a stylized 'm' inside a circle with a square cutout) and a flyer for the 'Live Midtown' program. The flyer features a photograph of a large, historic brick building with a red roof and a garden in front. The Michigan Municipal League logo is also present at the bottom of the flyer.</p> |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Table Source:** Land Policy Institute, Michigan State University, 2015.

### Tactical Placemaking:

The [Streets Plan Collaborative](#) defines Tactical Urbanism as:

*. . . incremental, small scale improvements as a way to stage more substantial investments. This approach allows a host of local actors to test new concepts before making substantial political and financial commitments.*

Tactical Placemaking is the process of creating Quality Places that uses a deliberate, often small-scale, step-wise approach. It targets public spaces (rights-of-way, plazas, etc.) and includes a mix of small projects and short-term activities. Planning and placing temporary improvements provides a framework for civic discourse and gives communities the tools for positive change in the long term. Tactical Placemaking includes both “Lighter, Quicker, Cheaper” approaches and Tactical Urbanism.

Named and promoted by the “Project for Public Spaces”, Lighter, Quicker, Cheaper (LQC) is a set of small, short-term projects and activities that transform underused spaces into exciting experimental laboratories, leverage local partnerships, display possibility, and employ a place-by-place strategy that can transform an entire city over time.

# BEST PRACTICE

## ***Tactical Placemaking (continued):***

The LQC can be staged or iterative and is, therefore, experimental or permanent. The LQC is comparatively inexpensive, and often driven by grass roots organizations. It can become a catalyst for a community to organize around their cares about creating or growing a quality place. It is good for creating/attracting new activity to a place and for testing ideas. Over time, more significant investment may be needed for the LQC to be sustainable. These types of projects could be public, private, nonprofit, or combinations. The LQC's have value by presenting what is possible, but quality places need regular programmed activities, which is why testing activities or starting small and growing incrementally through LQC is a safer way to guide administrative decisions.

LQC placemaking projects benefit communities by: 1) creating community gathering places, 2) attracting residents and visitors, 3) bringing life to downtowns, 4) supporting walkable communities, and 5) preserving open and green spaces.

### **Tactical Placemaking Projects and Activities**

| <b>Projects</b>                                                                                                                                                                                                                                                                                                                                                     | <b>Activities</b>                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Includes both “Lighter, Quicker, Cheaper” approaches and Tactical Urbanism</li> <li>• Include activating underutilized public spaces</li> <li>• Testing road diets</li> <li>• Experimental dwelling types and designs in a neighborhood</li> <li>• Temporary boat rentals in an old waterfront storage facility</li> </ul> | <ul style="list-style-type: none"> <li>• Chair bombing</li> <li>• Pop-up parking space conversions</li> <li>• Outdoor music events in town squares</li> <li>• Temporary façade changes</li> <li>• Guerrilla gardening</li> </ul> |

**Source:** “Placemaking as an Economic Development Tool”, MIplace Partnership Initiative, 2015.

### **Local Tactical Placemaking Examples - Lighter, Quicker, Cheaper (LQC)**

[Michigan Realtors®](#) offers micro-grants to assist local associations and their communities in strengthening their LQC placemaking initiative.

### **Grant Criteria & Requirements**

#### **Project Focus:**

Creates, renews or revitalizes a public, outdoor space as a destination and gathering place.

# BEST PRACTICE

## ***Tactical Placemaking (continued):***

### **Local Tactical Placemaking Examples – Lighter, Quicker, Cheaper (LQC)**

#### **Project Requirements**

- Part of a strategic, community or project plan.
- Involves the participation of the Association and/or Realtors including funding, volunteering and project planning.
- Includes project budget and, if applicable, a design concept/plan.
- Involves community partners.
- Is accessible to the whole community and all residents.
- Incorporates the “Power of Ten”: place offers at least 10 things to do or 10 reasons to be there — place to sit, art to enjoy, music to hear, area to read/check email, food to eat, history to experience, flowers to smell, people to meet, area to play, people to watch, things to learn, paths to walk, etc.



**Above:** Brighton Hyne Alley LQC Project

**Awards** - Grants are awarded in amounts between \$500 and \$3,500. An Association can be approved for 1 grant per year

### **Local County LQC Projects**

|                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>City of Brighton -</b><br/> <b>2016 Michigan Realtors :</b><br/> <b>LQC Project</b></p>          | <p>Renovation of an alley with a large chalkboard, oversize checkerboard and chess, flowers, seating and lighting for Hyne Alley. Four painted chairs were auctioned off at the end of the summer to help fund additional purchases in 2017. This project was co-sponsored by Griffith Realty and Michigan Realtors.</p>                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>City of Brighton -</b><br/> <b>2017 Michigan Realtors :</b><br/> <b>LQC Project: \$3,500</b></p> | <p>Brighton Arts and Culture Commission continued to build on their 2016 success. They created portable, multi-use stage to hold performances in storytelling, spoken word, music, visual and performance art. This also included further development of Hyne Alley and Brighton Sculpture Garden for “The Story of Us” storytelling exhibition. In addition to the stage and a piano, other space improvements were artist-painted chairs, tables and chairs, pallet gardens, a Connect 4 game, a large Jenga set and fresh flowers. The Brighton Arts and Culture Commission held various interactive, educational programming in this creative space. This project was co-sponsored by Griffith Realty and Michigan Realtors.</p> |
| <p><b>City of Howell -</b><br/> <b>2016 Michigan Realtors :</b><br/> <b>LQC Project: \$3,500</b></p>   | <p>Howell Main Street Inc. utilized the “Lighter Quicker Cheaper” (LQC) approach to bring a mural to long-time underutilized and unattractive alley/parking area as the first step in the planned multi-phased alley improvements. A local artist was commissioned to produce a 150+ foot mural on a wall in the alley/parking space that captured Howell’s history and the overall essence of Howell. This project was co-sponsored by Griffith Realty and MI Great Places, Inc.</p>                                                                                                                                                                                                                                                |

Source: [Michigan Realtors, Placemaking](#)

# BEST PRACTICE

## Tactical Placemaking Examples

### Open Streets



[Open Streets Detroit](#) temporarily provides safe spaces for walking, biking, skating and social activities; promotes local economic development; and raises awareness about the detrimental effects of the automobile on urban living. Perhaps the most tangible benefit of Open Streets is the social interaction and activity that develops - thousands of people of all ages, incomes, occupations, religions, and races have the opportunity to meet in the public realm while sharing in physical or social activities. In doing so, participants develop a wider understanding of their city, each other, and the potential for making streets friendlier for people.

[Open Streets Projects](#) helps build broader political support for undertaking more permanent pedestrian, bicycle, and other livability improvements. Open Streets are a tool for building social and political capital, while having very real economic impacts on businesses, vendors, and organizations along the chosen route.

Open Streets Detroit is a free, safe and inclusive event that brings Detroiters together in the streets by providing opportunities for fitness, recreation and community building along 3.5 miles of roadway. At Open Streets Detroit, you can expect to see people walking, running, biking, rollerblading, skateboarding, and playing in the streets. In addition to turning the streets over to people, Open Streets Detroit includes complementary programming at locations along the route featuring a wide variety of organizations.

Example: Temporarily open streets used by cars for exclusive use by bicycles and pedestrians.

### Play Streets



“Play Streets” re-purpose the public right-of-way for recreational activities. In essence, play streets create a public playground within a space formerly used for the movement and storage of private automobiles. They often occur seasonally and are typically located adjacent to schools or in neighborhoods where open space is scarce. When implemented in low-income neighborhoods, they may be paired with farmers’ markets or underutilized school playgrounds, which can have a multiplier effect. Play streets create playgrounds where they don’t currently exist. For further information see: The [Playing Out](#) Organization.

Example: Temporary or seasonal car-free areas for children’s play, farm markets, or civic gatherings

Source: “Placemaking as an Economic Development Tool”, MIplace Partnership Initiative, 2015.



# BEST PRACTICE

## Tactical Placemaking Examples

### **Build a Better Block**



To promote livable streets and neighborhood vitality. [Better Block Foundation](#) encourages local activists and property owners to temporarily activate vacant storefronts and public space.

Example: Temporarily activate vacant storefronts and public space, such as by placing tables and chairs on the sidewalk in front of a faux café.

### **PARK(ing) Day**



To reclaim space devoted to automobiles, and to increase the vitality of street life. At its core, [PARK\(ing\) Day](#) encourages collaboration amongst local citizens to create thoughtful, but temporary additions to the public realm. Once reclaimed, parking spaces are programmed in any number of ways; many focus on local, national, or international advocacy issues, while others adopt specific themes or activities. The possibilities and designs are as endless as they are fun.

While participating individuals and organizations operate independently, they do follow a set of established guidelines. Newcomers can pick up the PARK(ing) Day Manifesto, which covers the basic principles and includes a how-to implementation guide.

Example: Take parking spaces on a street or in a parking lot and transform them into a park(let) for a day. Has become an international day observed in thirty-five countries.

[Park\(ing\) Day 2014: The Most Amazing Pop Up Parks From Around The World!](#)

### **Guerilla Gardening**



[Guerrilla Gardening](#) introduces more greenery and gardening into the urban environment.

Example: An act of gardening on public or private land without permission, such as street corners or in planters along parking lots or fences.

Source: "Placemaking as an Economic Development Tool", Mlplace Partnership Initiative, 2015

# BEST PRACTICE

## Tactical Placemaking Examples

### Pop-Up Retail



To promote the temporary use of vacant retail space or lots.

The interest and public exposure pop-ups generate by way of their temporary nature provide a powerful tool for sparking long-term change. Successful pop-up stores often earn the right to stay, creating a win-win for the property owner, occupant, and neighborhood.

Example: Could be the temporary use of a vacant store for a start-up business, or small moveable kiosk-type structure in a parking lot. See: [31 Pop-Up Retail Projects](#)

### Pavement to Plazas



(Before)



(After)

To reclaim underutilized asphalt as public space without a large capital expenditure.

“[Pavement to Parks](#)” plaza initiatives typically start by using temporary, inexpensive materials to re-assign excessive motor vehicle space for the use of pedestrians and/or bicyclists. Because these efforts do not require a large outlay of capital, public spaces are able to appear almost overnight. While the city funds the design and the construction, partners from the local business or advocacy community are usually asked to operate, maintain, and manage the new plazas.

Example: Conversion of an existing intersection to a plaza, if only for a day.

### Pavement to Parks (Parklets)



To reclaim underutilized asphalt as public space without a large capital expenditure.

A typical [Pavement to Parks](#) parklet consists of a platform that sits flush with the sidewalk. Each one is built in the place of two or three parking spaces. In most cases, they include seating and various amounts of greenery and occasionally include bicycle parking and/or tables to serve as outdoor dining areas for nearby restaurants or cafes. The cost of constructing a parklet is typically covered by an individual business or several businesses that recognize the ability to attract customers. Privately sponsored or not, parklets are part of the public realm and completely open to the public at large.

Example: Same as above, only convert intersection or parking area to a park as a way to test more permanent conversation.

Source: “Placemaking as an Economic Development Tool”, MPlace Partnership Initiative, 2015.

# BEST PRACTICE

## Tactical Placemaking Examples

### Pop-Up Cafes



To promote outdoor public seating in the parking lane (during the warm months) and to promote local business.

Example: Put a floor and tables and chairs in a parking space to test use. Especially useful in areas with significant shortages of public seating.

[Project for Public Spaces, 'A Day In The Life Of A Pop-up Café'](#)

### DePave



To reduce stormwater pollution and increase the amount of land available for habitat restoration, urban farming, tree planting, native vegetation, and social gathering.

Over the past four years Depave has turned nearly 100,000 thousand square feet of parking lots into expanded school yards, community gardens, food forests, and pocket parks. While this work has reduced millions of gallons of stormwater runoff, it has also built strong ties between neighbors and the city in which they live.

If you want learn more, [Depave has written a helpful how-to guide describing their process.](#)



Example: Turn portions or all of an underutilized parking lot into green space for expanded school yards, community gardens, pocket parks, etc.

### Chairbombing



Chairbombing is the act of removing salvageable material from the local waste stream, and using it to build public seating. The entire process of building and placing the chairs requires attention to the design and construction, but also a thoughtful approach as to where they are needed most, and where they would be able to support existing social activity, or serve as a catalyst for community gathering.

Chair bombing calls attention to the general lack of public seating in the urban environment. It also indicates locations where further physical improvements may be made by a municipality, property owner, retail tenant, and/or other change agents.

Chair placement begins by retrieving discarded materials such as shipping pallets from dumpsters, construction sites, or other locations where solid waste is found. The pallets can be disassembled and then reassembled for seating.

Example: Adding hand-made chairs from old pallets in places with inadequate public seating and test the response.

See: [DoTank projects](#) and [CityLab, How to Be a Chairbomber](#)



Source: "Placemaking as an Economic Development Tool", Mlplace Partnership Initiative, 2015.



# BEST PRACTICE

## Tactical Placemaking Examples

### **Food Carts/Trucks**



To stimulate entrepreneurial activity and activate the public realm by the addition of food vending activity.

Example: Cluster food carts/trucks in areas with lots of people to increase the amount of activity there.

[Howell Main Street Inc.](#)

[Food Carts, Portland](#)

[cooltownstudios, Pop-up bicycle coffee stand](#)

### **Site Pre-Vitalization**



Site Pre-vitalization is the temporary re-activation of a previously inactive, underutilized parcel of land. This tactic brings a variety of art, food, and retail uses to a single location. Typically, this is done to generate needed revenue for the land owner/developer, raise the community's awareness about the site's long-term potential, and to build community while supporting local entrepreneurs.

Site pre-vitalization uses often include public markets, art exhibitions and studios, community festivals, beer gardens, micro-retail opportunities, flea markets, and other temporary programs capable of "pre-vitalizing" a site before more permanent building is possible. By activating a site during the planning, approvals, and financing stages, a vacant site can therefore provide low-cost community building and economic opportunities while a more formal transition occurs, from inactive parcel of land to a fully redeveloped and programmed addition to the town or city.

Example: Bring a variety of art, food, and retail uses to a single location to raise awareness about the long-term potential of the site.

Canin Associates, [Tactical Urbanism and Site Pre-vitalization in New Communities](#)

### **Pop-Up Town Hall**



A pop-up town hall provides an informal, non-government sponsored venue for serious civic discourse and the exchange of ideas. While pop-up town halls often make use of underutilized city spaces, such as vacant lots or storefronts, they can also be held in a myriad of other venues. Pop-up town halls should capitalize on locations where a healthy dose of civic discussion is already occurring; for instance, some pop-up town halls are organized in tandem with conferences, exhibitions, festivals and other events. The objective is to provide a space that brings people of many disciplines together brings in a discussion on the future of their city.

Example: Set-up a vacant store front or public space as a forum for dialogue or reaction to new ideas proposed in an area.

[Public Art Saint Paul, Pop Up Meeting](#)



# BEST PRACTICE

## Tactical Placemaking Examples

### **Intersection Repair**



To repurpose neighborhood street intersections as community space.

While the brightly painted intersections communicate to drivers that they are entering a place of neighborhood importance, it's the process of making and maintaining the repaired intersections that matters most. Indeed, once the initial reclamation occurs, neighbors often take it upon themselves to further enhance their new public gathering place with benches, community bulletin boards, gardens and art positioned prominently at the corners. In some cases, less temporary paint has given way to bricks and cobblestones.

While the design elements are important, "repaired intersections" encourage neighbors to interact more frequently and give them a nearby place to care about outside their homes.

Example: To use chalk to "paint" a bright artistic design in a neighborhood intersection to draw attention to the public space and for a dialogue about its use and pedestrian vehicular issues.

[Project For Public Spaces, Intersection Repair](#)

### **Reclaimed Setbacks**



To create a more engaging streetscape by activating the space between the structure and the sidewalk. Setback reclamations intentionally activate the underutilized, semi-public space found between the public right-of-way (typically the sidewalk) and a property owner's principal structure.

Setback reclamations range from illegal structure extensions to temporary programming to community gardening. Such tactics help diminish the real and perceived distances found between the structure and the sidewalk. If done well, reclamations can effectively create a more engaging and social neighborhood street environment.

Example: Free poem or book exchange

### **Weed Bombing**



To draw attention to blighted neighborhoods and incite action to clean them up. Weed-bombing has the added bonus of eventually killing the weeds.

Example: Quickly spray paint weeds on a blighted lot to look more like flowers and a work of art.

[Miami New Times, "Weed Bombing" Transforms Downtown's Urban Bight into Psychedelic Bling](#)

Source: "Placemaking as an Economic Development Tool", MIplace Partnership Initiative, 2015.

# BEST PRACTICE

## Tactical Placemaking Examples

### **Mobile Vendors**



To offer needed commercial services, activate public spaces and help citizens earn income.

Example: Set up mobile stands to sell a variety of goods such as art, photographs, etc.,

[Our Urban Times, New Chicago mobile food street vendor ordinance impacts employment and community](#)

### **Park Making**



To increase the supply of park space by quickly reclaiming underutilized parcels of vacant land and parking lots.

Example: Take "Parking Day" areas and enlarge the scale so one gets bigger park space with multiple uses.

[Seattle findwell, Catch an Outdoor Movie](#)

### **Bike Sharing**



A service in which bicycles are made available for shared use to individuals on a very short term basis for a price. Bike share schemes allow people to borrow a bike from point A and return it at point B. Many bike-share systems offer subscriptions that make the first 30–45 minutes of use either free or very inexpensive, encouraging use as transportation.

Example: [MoGo Detroit](#)

### **Informal Bike Parking**



At the intersection of tactical urbanism and transportation infrastructure is the creation and installation of informal bike racks. The lack of parking options in many cities is inspiring activists, including progressive businesses and "enlightened" property owners, to take it upon themselves to install various types of temporary and semi-permanent solutions.

While not all informal bike racks designs are practical or secure for long-term use, they do indicate demand. Smart cities will leave the well-designed racks alone, while replacing the more poorly conceived temporary solutions with higher performing city racks.

Example: [Discover Downtown Middlesboro, Kentucky](#)

Source: "Placemaking as an Economic Development Tool", MPlace Partnership Initiative, 2015.

# BEST PRACTICE

## ***Creative Placemaking***

Creative Placemaking engages partners from public, private, nonprofit, and community sectors to strategically shape the physical and social character of a neighborhood, town, city, or region through arts, cultural, and creative experiences. The National Endowment for the Arts defines Creative Placemaking as “a technique that animates public and private spaces, rejuvenates structures and streetscapes, improves local business viability and public safety, and brings diverse people together to celebrate, inspire, and be inspired.”

Creative Placemaking helps shape community identity, increases social interaction and civic engagement, and strengthens connectivity. It improves and honors community assets while generating an authentic, comprehensive, long-term strategy in partnership with residents and stakeholders. It is aided by creation of a creative vision for the community. Creative Placemaking is particularly valuable in, first, inspiring, and then sustaining activity in underutilized public spaces. The creative side of humans is stimulated and positively rewarded when art is a prominent part of the landscape, or is the focus of human gatherings where music, art, fashion, entertainment, drinking, eating, and socializing are celebrated.

“[ArtPlaceAmerica.org](http://ArtPlaceAmerica.org)” states that Creative Placemaking:

- places artists and art at the center of planning, execution and activity.
- leverages access to realize creative potential already present in a place.
- creates opportunities for people of all income levels and backgrounds to thrive in place.
- supports economic diversity in the community, providing multiple points of entry and interaction for people of all incomes.
- creates interesting places that capitalize on their distinctiveness.
- fosters connections among people and across cultures.
- creates a place where people want to go and linger. Successful places attract people beyond those already there.
- contributes to a mix of uses and people that makes places more diverse, more interesting and more active, thus making spontaneous interaction more likely.
- is always presenting itself to the public; encouraging pedestrian activities and experiences.
- creates a place where business wants to be located.
- convinces people that a place can have a different and better future.



Photo Credit: [The Scenic Route](#)



Photo Credit: [Center for Creative Placemaking](#)

# BEST PRACTICE

## Creative Placemaking (continued):

| Projects                                                                                                                                                                                                                                                                                                                                                                                                     | Activities                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Addresses safety, aesthetic, expressive, and environmental concerns of people who live, work and visit</li> <li>• Inclusive of artistic, cultural, and creative thinking</li> <li>• Museums and orchestra halls</li> <li>• Public art displays</li> <li>• Transit stations with art themes</li> <li>• Live-work structures to spur creative environments</li> </ul> | <ul style="list-style-type: none"> <li>• New art activities</li> <li>• New cultural activities</li> <li>• New entertaining activities</li> <li>• Movies in the park</li> <li>• Chalk art projects</li> <li>• Outdoor concerts</li> <li>• Sculpture loan programs</li> </ul> |

## Creative Placemaking Examples in Michigan

### City of Brighton - "A Museum Without Walls"



"A Museum Without Walls" is a nickname for the city of Brighton. Visitors are delighted at every turn because of the 30 sculptures displayed throughout downtown, 18 of which are permanent with the balance rotating every two years.

The [Brighton Arts & Culture Commission](#) curates and places the sculptures with the visitors' eyes in mind. A map showing all the sculptures can be found at: [Downtown Brighton](#)

Brighton is also home to several musical events, gallery walks and 25 outdoor dining cafes within a four block area.

### City of Detroit - The Alley Project (TAP)



TAP is a garage studio and alley gallery that showcases legal street art produced by local youth and community members. Professional artists, teens, and neighbors have worked together to build an infrastructure for creative expression and community responsibility in a Detroit neighborhood that is diverse and thriving but also sees a high rate of illegal activity.

The TAP footprint includes a small studio, garden lot, and an alley gallery showcasing 1,800 square feet of high-quality murals produced by local artists and students.

[Michigan Municipal League, Placemaking](#)

[Michigan Municipal League, The Alley Project](#)

Source: "Placemaking as an Economic Development Tool", MIplace Partnership Initiative, 2015.



# BEST PRACTICE

## Creative Placemaking Examples in Michigan

### City of Frankfort— Frankfort Historic Landmarks Art Center



The Elizabeth Lane Oliver Center for the Arts (ELOCA) is a repurposed Coast Guard Station and serves as a popular community hub for residents and visitors.

As a public/non-profit partnership they strive to 1) preserve the area's maritime heritage, 2) obtain waterfront property and views for the public trust, 3) advance the city's cultural economic development goals and 4) benefit the city as a regional hub for the arts, in conjunction with their renovated downtown theater.

The regional arts community has two galleries and three classroom spaces for art, music, literature, dance and exercise classes, as well as a professional test kitchen for the culinary arts. The venue is rented for receptions several times a week and proceeds are used to sustain the art center. The center increases downtown traffic and utilizes area businesses.

[Michigan Municipal League, Placemaking](#)

[Michigan Municipal League, Frankfort Historic Landmarks Arts Center](#)

### City of Ludington - Mason County Sculpture Trail



The Mason County Sculpture Trail is an arts attraction of sculptures in Mason County, Michigan. This county-wide outdoor art exhibition is centered in Ludington, Michigan. In 2012, it was inaugurated with the idea of using sculptures as a cultural attraction and economic stimulus to Mason County.

Each outdoor sculpture has a name and tells a story relating to Mason County's history. A QR code that can be scanned by smart phones to get detailed audio and video information on each of the sculptures, will be implemented later. The project is envisioned as a cultural destination including a total of 25 sculptures in Mason County.

The Sculpture Trail is one of five named trails of the Mason County Cultural Trails. The other trails are: Agricultural; Lumber Heritage; Maritime History; and Quilt Barn.

[Michigan Municipal League, Mason County Sculpture Trail](#)

# BEST PRACTICE

## Creative Placemaking Examples in Michigan

### City of West Branch - Fabulous Fridays

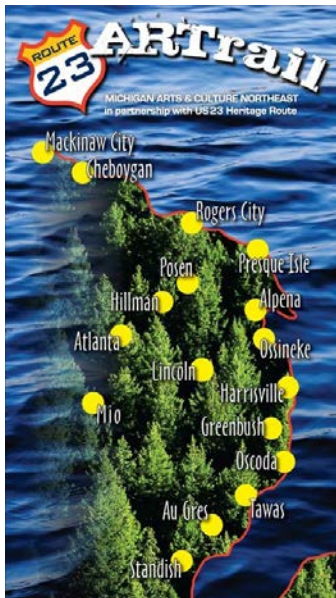


A group of business owners gathered to discuss ways to actively encourage more engagement in their downtown while at the same time celebrating what is unique to their area.

The result? Fabulous Fridays was born, a weekly event throughout the summer that celebrates its culture and heritage by hosting different themed events every week during the summer. Attended by thousands, it has become a catalyst for spurring other events and boosting downtown businesses annually, by ten to fifteen percent. Investing in our downtowns not only reaps economic benefits, but creates that "sense of place" where people can gather and feel proud of their community.

Michigan Municipal League, Placemaking, [Downtowns: The Hearth & Soul of a Community](#), [West Branch - Fabulous Fridays](#)

### City of Alpena And Michigan Arts and Culture Northeast (MACNE) - ARTown Michigan US 23 Route/ARTrail



ARTown Michigan and [Michigan Arts and Culture Northeast \(MACNE\)](#) are synonymous as a regional collaboration for over 80 arts, culture and humanities related organizations, artists and businesses working together to cross promote the arts and cultural opportunities of the northeast Michigan region.

MACNE is a non-profit corporation established in 2009 as a result of local organizations advancing the value of educational enrichment and cross-promotion of the arts and culture of the region.

ARTown Michigan fosters the notion of doing together what no one could do alone. MACNE brings together the volume and variety of organizations along the US 23 corridor from Standish to Alpena to Mackinaw City and everywhere in between for the purposes of mutual support, cross-promotion and making more opportunities for the appreciation of the arts, culture and history of the region along [Heritage Route 23](#).

# RESOURCES

| General Placemaking Resources                                                                                                                                                           | General Placemaking Resources                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">SEMCOG Placemaking</a>                                                                                                                                                      | <a href="#">Project for Public Spaces</a>                                                                                                      |
| SEMCOG <a href="#">Economic Development</a><br>SEMCOG, <a href="#">Partnering for Prosperity Economic Development Strategy for Southeast Michigan</a>                                   | Michigan State University, School of Planning, Design and Construction, Land Policy Institute, " <a href="#">Placemaking Assessment Tool</a> " |
| Michigan State University, School of Planning, Design and Construction, <a href="#">Land Policy Institute</a>                                                                           | <b>Standard Placemaking Programs, Tools, Grants, Crowdsourcing, Crowdfunding:</b>                                                              |
| Michigan State University, School of Planning, Design and Construction, <a href="#">Land Policy Institute Resources</a>                                                                 | <a href="#">Public Spaces Community Spaces/Patronicity</a>                                                                                     |
| Michigan State University, School of Planning, Design and Construction, Land Policy Institute, " <a href="#">Placemaking as an Economic Development Tool: A Placemaking Guidebook</a> " | <a href="#">City of Howell – Peanut Row Alley</a>                                                                                              |
| Michigan Economic Development Corporation<br><a href="#">Redevelopment Ready Communities® (RRC)</a>                                                                                     | <a href="#">City of Howell – Pop Up Park</a>                                                                                                   |
| Michigan Economic Development Corporation<br><a href="#">Michigan Main Street (MMS)</a>                                                                                                 | <a href="#">Ioby Organization</a>                                                                                                              |
| <a href="#">Michigan Economic Development Corporation—Placemaking</a>                                                                                                                   | <b>Standard Placemaking Examples</b>                                                                                                           |
| Michigan Economic Development Corporation,<br>" <a href="#">PlacePlanning Guidebook</a> "                                                                                               | <a href="#">City of Grand Rapids Parklet Manual</a>                                                                                            |
| <a href="#">Main Street America</a>                                                                                                                                                     | <a href="#">Howell Farmers Market</a>                                                                                                          |
| <a href="#">National Charrette Institute</a>                                                                                                                                            | <a href="#">Brighton Farmers Market</a>                                                                                                        |
| <a href="#">Form-Based Codes Institute</a>                                                                                                                                              | <a href="#">Spicer Orchards</a>                                                                                                                |

# RESOURCES

| Standard Placemaking Examples                                                                                                                                                     | Tactical Placemaking - General Information                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Hartland and Parshallville Settlement Areas Plan</a>                                                                                                                  | APA Planning Advisory Service, <a href="#">“Placemaking on a Budget: Improving Small Towns, Neighborhoods &amp; Downtowns Without Spending a Lot of Money”</a> (2006) - Book By A. Zelinka and S.J. Harden |
| <a href="#">Hamburg Township Village Area Plan</a>                                                                                                                                | Street Plans Collaborative<br><a href="#">“Tactical Urbanism: Short-Term Action for Long-Term Change, Volumes 1&amp;2”</a> (2011-2012) - Book<br>M. Lydon, D. Bartman, R. Woudstra, and A. Khawarзад       |
| Strategic Placemaking - General Information                                                                                                                                       | Tactical Placemaking Examples                                                                                                                                                                              |
| Michigan Association of Planning (MAP)<br><a href="#">“Above PAR: Planning for Placemaking, Access, and Redevelopment: Bay City, Michigan, Final Project Report October 2013”</a> | <a href="#">Michigan Realtors: Livingston County: Light, Quick, Cheap Projects</a>                                                                                                                         |
| Strategic Placemaking Examples                                                                                                                                                    | <a href="#">Play Streets</a>                                                                                                                                                                               |
| <a href="#">Michigan Municipal League, Placemaking</a><br>Michigan Municipal League, <a href="#">Main Street Community Partnership</a>                                            | <a href="#">Open Streets Project</a><br><a href="#">Open Streets Detroit</a>                                                                                                                               |
| <a href="#">Michigan Municipal League, Placemaking</a><br>Michigan Municipal League, <a href="#">Downtown Allegan Riverfront Development</a>                                      | <a href="#">Build A Better Block</a>                                                                                                                                                                       |
| <a href="#">Michigan Municipal League, Placemaking</a><br>Michigan Municipal League, <a href="#">Dearborn Transit Oriented Development</a> PlacePlan Concept Report, July - 2013  | <a href="#">PARK(ing) Day</a><br><a href="#">Park(ing) Day 2014: The Most Amazing Pop Up Parks From Around The World!</a>                                                                                  |
| <a href="#">Michigan Municipal League, Placemaking</a><br>Michigan Municipal League, <a href="#">Live Midtown</a>                                                                 | <a href="#">Guerilla Gardening</a>                                                                                                                                                                         |

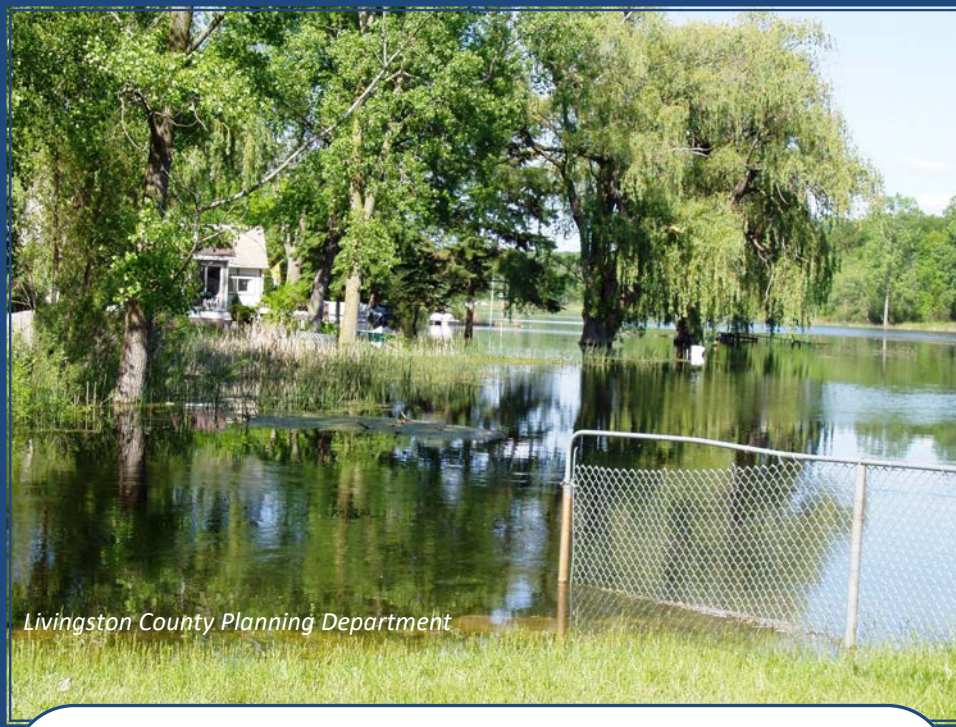


# RESOURCES

| Tactical Placemaking Examples                                                                                                                                               | Tactical Placemaking Examples                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Pop-Up Retail</a>                                                                                                                                               | <a href="#">Our Urban Times, New Chicago mobile food street vendor ordinance impacts employment and community</a>                                                               |
| <a href="#">Pavement to Parks</a> (Plazas)                                                                                                                                  | <a href="#">Seattle findwell, Catch an Outdoor Movie</a>                                                                                                                        |
| <a href="#">Pavement to Parks</a> (Parklets)                                                                                                                                | Bike Sharing, <a href="#">Mogo Detroit</a>                                                                                                                                      |
| Pop-Up Cafes, Project For Public Spaces, <a href="#">‘A Day In The Life Of A Pop-up Café’</a>                                                                               | Informal Bike Parking, <a href="#">Discover Downtown Middlesboro, Kentucky</a>                                                                                                  |
| <a href="#">DePave Organization</a>                                                                                                                                         | Weed Bombing, <a href="#">Miami New Times, “Weed Bombing” Transforms Downtown’s Urban Bight into Psychedelic Bling</a>                                                          |
| Pop-Up Town Hall, <a href="#">Public Art, Saint Paul</a>                                                                                                                    | <b>Creative Placemaking</b>                                                                                                                                                     |
| Food Carts and Food Trucks, <a href="#">Howell Main Street Inc.</a><br><a href="#">Food Carts, Portland</a><br><a href="#">cooltownstudios, Pop-up bicycle coffee stand</a> | <a href="#">The Scenic Route</a>                                                                                                                                                |
| Site Previtization, Canin Associates, <a href="#">Tactical Urbanism and Site Previtization in New Communities</a>                                                           | <a href="#">Center For Creative Placemaking</a>                                                                                                                                 |
| Chairbombing<br><a href="#">DoTank projects</a><br><a href="#">CityLab, How to Be a Chairbomber</a>                                                                         | City of Brighton – A Museum Without Walls<br><a href="#">Brighton Arts and Culture Commission</a><br><a href="#">Downtown Brighton</a>                                          |
| Intersection Repair<br><a href="https://www.pps.org/places/intersection-repair/">https://www.pps.org/places/intersection-repair/</a>                                        | City of Detroit – The Alley Project<br><a href="#">Michigan Municipal League, Placemaking</a><br><a href="#">Michigan Municipal League, The Alley Project</a>                   |
|                                                                                                                                                                             | City of West Branch—Fabulous Fridays<br>Michigan Municipal League, Placemaking, <a href="#">Downtowns: The Hearth &amp; Soul of a Community, West Branch - Fabulous Fridays</a> |

# RESOURCES

| Creative Placemaking                                                                                                                                                                                                   | Organizations Supporting Placemaking                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>City of Frankfort– Frankfort Historic Landmarks Art Center<br/> <a href="#">Michigan Municipal League, Placemaking</a><br/> <a href="#">Michigan Municipal League, Frankfort Historic Landmarks Arts Center</a></p> | <p><a href="#">Michigan Department of Transportation (MDOT)</a></p>                                                                                            |
| <p>City of Ludington—Mason County Sculpture Trail<br/> <a href="#">Michigan Municipal League, Mason County Sculpture Trail</a></p>                                                                                     | <p><a href="#">Michigan Economic Development Corporation, Michigan Community Revitalization Program (CRP)</a></p>                                              |
| <p>City of Alpena and<br/> <a href="#">Michigan Arts and Culture Northeast (MACNE)—ARTown</a><br/>                     Michigan and <a href="#">US 23 Route/ARTrail</a></p>                                            | <p><a href="#">National Endowment for the Arts (NEA)</a></p>                                                                                                   |
| <p><b>Organizations Supporting Placemaking</b></p>                                                                                                                                                                     | <p><a href="#">Networks Northwest</a><br/>                     (formerly Northwest Michigan Council of Governments)<br/> <a href="#">“Create MI Place”</a></p> |
| <p><a href="#">Center for Community and Economic Development</a><br/> <a href="#">Michigan State University</a></p>                                                                                                    | <p><a href="#">Smart Growth America</a></p>                                                                                                                    |
| <p><a href="#">Congress for the New Urbanism (CNU)</a></p>                                                                                                                                                             | <p><a href="#">Transit-Oriented Development Institute</a></p>                                                                                                  |
| <p><a href="#">Creative Many Michigan</a></p>                                                                                                                                                                          | <p><a href="#">Urban Land Institute</a></p>                                                                                                                    |
| <p><a href="#">Groundwork Center for Resilient Communities</a><br/>                     (formerly Michigan Land Use Institute)</p>                                                                                     |                                                                                                                                                                |
| <p><a href="#">Land Information Access Association (LIAA)</a></p>                                                                                                                                                      |                                                                                                                                                                |
| <p><a href="#">Michigan Association of Planning (MAP)</a></p>                                                                                                                                                          |                                                                                                                                                                |
| <p><a href="#">Michigan Complete Streets Advisory Council</a></p>                                                                                                                                                      |                                                                                                                                                                |



Livingston County Planning Department



## HAZARD MITIGATION

Livingston County is vulnerable to multiple hazards including those caused by the natural environment, technology and humans. The ability of a community to respond effectively to hazards before they cause a disaster, depends largely on mitigation measures taken before a disaster occurs.

### Issue Identification:

Hazard mitigation is any action of a long-term, permanent nature that reduces the actual or potential risk of loss of life or property from a hazardous event. The Disaster Mitigation Act of 2000 (DMA 2000, Public Law 106-390) amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act, which established a new set of requirements that emphasize careful coordination and mitigation planning between State, Tribal, and local entities. The new requirements (Section 322) also established new requirements for local (County) mitigation plans and authorized up to 7% of Hazard Mitigation Grant Program funds to be used for development of local plans.

The 2017 Livingston County Hazard Mitigation Plan is a multi-jurisdictional plan that coordinates the actions of the twenty (20) local units of government in Livingston County. The plan has been developed to guide communities in their own mitigation efforts and to aid in the preservation and protection of life and property for county residents.

While it is nearly impossible to predict when or where disasters may occur or what their impacts may be, careful planning can minimize the losses that disasters can cause. With strategies such as planning policy and best practices, mitigating these potential impacts can be achieved. Livingston County has twenty local governments within its borders that can experience the effects of disaster at any time. The responsibility for mitigating potential disasters lies with all parties involved, including county and local governments, business and industry, and private property owners. This chapter of the master plan will explain some of the methods that communities are using to strategically reduce the impacts of potential disasters.



Livingston County Planning Department  
Hiland Lake Dam

## GOALS & STRATEGIES

### GOAL #1

Encourage the integration of hazard mitigation into local planning processes.

#### STRATEGIES:

- Encourage communities throughout Livingston County to integrate the goals and objectives, inventories and maps, and hazard risk assessment tables of the 2017 Livingston County Hazard Mitigation Plan into their local master plans.

### GOAL #2

Strengthen cooperation between interagency, regional, and local organizations to improve the safety of Livingston County communities.

#### STRATEGIES:

- Encourage Livingston County communities to participate in local emergency management efforts.

## Current Trends:

### **Interagency, Regional, and Local Planning**

**Cooperation:** Sharing ideas and initiatives prior to a disaster allows for careful planning and timely response coordination among all entities. As a result, hazard mitigation response and recovery efforts are more effective and the public is best served. Cooperation between local units of government, regional, state and federal agencies, private business and private property owners is needed to ensure effective implementation of hazard mitigation goals and objectives that will further the public health, safety, and welfare of Livingston County communities.

## BEST PRACTICE

**Intergovernmental Cooperation:** The American Planning Association (APA) and its chapters support intergovernmental cooperation and data-sharing in the development of hazard mitigation plans along with the elimination of conflicting mandates or policies from differing agencies. Accurate mapping of all hazards throughout Livingston County can provide more detailed and accurate information regarding the risk of current and future hazards. The APA advocates involving all agencies and local governments in the production of a unified product that includes such items as digital flood insurance rate maps (DFIRMS) and the ability to access datasets easily for use across all jurisdictions.

The [2017 Livingston County Hazard Mitigation Plan](#) includes data and mapping that reaches across all of the county's twenty jurisdictions and promotes the integration of this data and mapping into local plans. Chapter 6 Critical Facilities of the Hazard Mitigation Plan, aids the assessment of population and economic vulnerabilities by identifying, inventorying and mapping sixteen (16) at-risk critical facilities in Livingston County. For example, the inventories and maps within the plan include: Public Schools; Public School Academies and Private Schools; Colleges and Universities; Child Care and Learning Facilities in Non-School Facilities; Senior and Health Care Facilities; and Emergency Shelters.



## BEST PRACTICE

***Intergovernmental Cooperation (continued):*** Facilities; Public Governmental Facilities; Licensed Manufactured Housing Parks; Major Employers; Industrial Parks and Areas; Regulated Dams; Emergency Services; Sewer and Water Treatment Plants; Public Works; and Hazardous Substance Sites. Each one of these inventories and maps will be shared with a local unit of government upon request. On the following page is an example of one of these at-risk critical facilities; the inventory and map for Regulated Dams.

Flood plain management practices can also be included in zoning ordinances and master plan language that prohibits new development in flood plains as nonconforming uses that will be eliminated over time. FEMA Floodplain maps are available through the [Livingston County GIS Department Interactive Map Gallery](#).

Communities may also adopt storm water management language and practices that are consistent with the [Livingston County Drain Commission](#) storm water standards into local ordinances.

By utilizing the best practices of intergovernmental cooperation and resource sharing, communities can benefit from a coordinated effort to reduce property damage and improve the quality of life found throughout Livingston County communities.

### **Current Trends:**

#### ***Efficient Resiliency Standards for Communities:***

Resiliency standards are defined as the ability for a community to absorb and adapt in a changing environment and allows a community to survive and prosper in the event of a disaster. Realizing that disasters can strike a community at any time, the need to return to a normal routine after an event is paramount to any hazard mitigation planning efforts.

## GOALS & STRATEGIES



*Livingston County Planning Department*

### GOAL #3

Employ land use practices that minimize vulnerability to all hazards.

#### STRATEGIES:

- Encourage disaster resistant infrastructure that is reliable.
- Encourage buffering between hazardous land uses and other land uses that are centers of population or special needs.

### GOAL #4

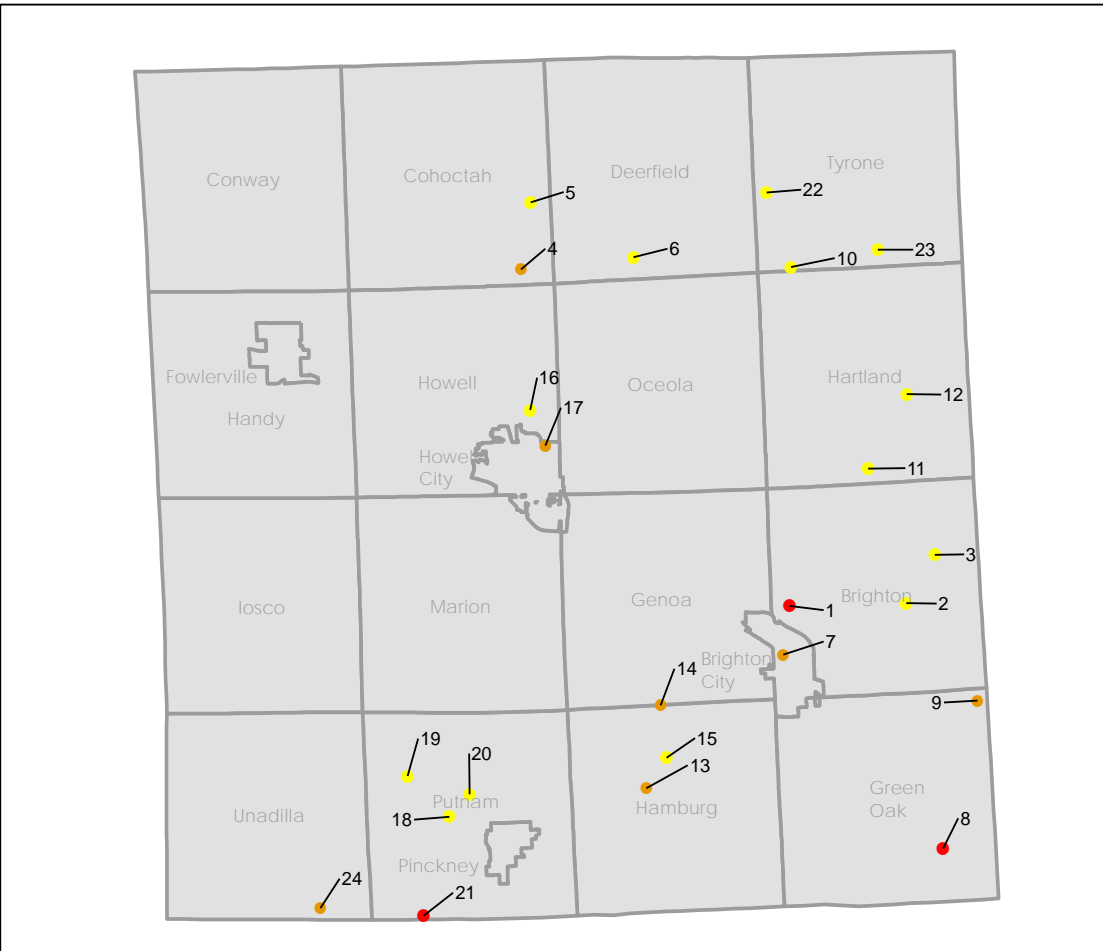
Minimize disaster related injuries and loss of life through public education and early warning.

#### STRATEGIES:

- Provide educational resources to communities that raise awareness of local hazards.

# BEST PRACTICE

## CRITICAL FACILITIES IN LIVINGSTON COUNTY - REGULATED DAMS



**Hazard Level**

- Low
- Significant
- High



SOURCES:  
Livingston County  
Departments of Planning,  
Geographic Info Systems,  
Public Health  
&  
Emergency Management

May 2015

### Sample Inventory That Accompanies Map Above

| MAP# | CRITICAL FACILITY      | HAZARD LEVEL | LOCATION                                | COMMUNITY         |
|------|------------------------|--------------|-----------------------------------------|-------------------|
| 1    | Woodland Lake Dam      | High         | South Ore Creek - Section 19            | Brighton Township |
| 2    | Moraine Lake Dam       | Low          | Mann Creek - Section 22                 | Brighton Township |
| 3    | General Motors Dam     | Low          | Mann Creek - Section 12                 | Brighton Township |
| 4    | Oak Grove Millpond Dam | Significant  | Bogue Creek - Section 36                | Cohoctah Township |
| 5    | Hidden Lake Dam        | Low          | Tributary to S. Branch Shiawassee River | Cohoctah Township |

## Current Trends:

**Efficient Resiliency Standards for Communities (continued):** Communities have discovered through many case examples that the ability to return to a pre-disaster state is often more valuable than the actual event planning.

## BEST PRACTICE

**FEMA Hazard Mitigation Programs:** For most communities, being able to successfully recover after a disaster is at the forefront of planning initiatives. Successful recovery must include resiliency standards that focus on the economic, social, and infrastructure related concerns of a community. Some ways that these standards can be implemented include locating critical infrastructure and vulnerable populations away from areas that are subject to risk and developing codes and standards that provide greater resiliency towards hazards.

FEMA (Federal Emergency Management Agency) is committed to promoting resiliency through its [Hazard Mitigation Assistance](#) (HMA) programs with an average of \$700 million annually in grants through various programs to undertake hazard mitigation and resiliency measures. The agency supports community based resiliency efforts by establishing policy and guidance that promote these efforts to protect critical infrastructure. Some of these policies include using building codes and standards that are compliant with the American Society of Civil Engineers / Structural Engineering Institute (ASCE/SEI) wherever possible, especially in flood resistant design and construction. Maintenance of natural floodplains, investing in more resilient infrastructure, and developing mitigation strategies that foster community resilience are all part of the on-going efforts that federal, state, and local planning agencies can utilize to meet the goals of community hazard mitigation plans.

Livingston County has an [Emergency Management Department](#) that includes an Emergency Management Director, an Emergency Manager and a Planner to assist Livingston County communities with efficient resiliency standards. Assistance from these professionals should be sought before initiating any emergency management endeavors, as they can facilitate local cooperation and collaboration and ensure that proposed efforts are not redundant with other community efforts.

## Current Trends:

**Green Infrastructure and Environmental Planning:** When properly used, Green Infrastructure and Environmental Planning can be effective methods of mitigating the effects of many natural hazards. Communities should engage in practices that will balance the need for cost effective strategies with the long term infrastructure goals and plans outlined in the jurisdictions master plan and zoning ordinance.

## Current Trends:

**Green Infrastructure and Environmental Planning (continued):** By investing in the ability to restore ecosystems and maintaining the natural state of the land, some hazards can be mitigated and communities can achieve the essential balance between sound land use planning policies and effective hazard mitigation strategies.

## BEST PRACTICE

### **Green Infrastructure and Environmental Planning:**

**Flooding:** Green infrastructure and environmental best practices can mitigate the effects of natural disasters with methods such as buffering against riverine flooding in communities along rivers and streams, thereby reducing storm water runoff that can lead to local flooding. Flooding is significantly reduced when natural wetland, riparian, and floodplain areas and ecosystems are protected. Buildings and infrastructure are more vulnerable to disasters when constructed or placed within these areas. The American Planning Association encourages communities to avoid placing infrastructure and buildings in areas that are prone to flooding from local sources, thus enhancing the public's safety and welfare. In many urban areas, natural resources such as streams, wetlands, and floodplains have been disrupted by the cut and fill of development, and the conventional storm water approach of collecting high volumes of storm water runoff and then releasing the volume to nearby waterways, can exacerbate flooding issues in some communities. With the use of rain gardens, storm water planters, and pervious surfaces, these mitigation efforts can be achieved. While most green storm water management practices are used to mitigate smaller storms and flooding, the practices can be used at a watershed scale to reduce flooding from larger 100 year storms. More information on the storm water management practices of Green Infrastructure and Low Impact Development is available in the **Natural Resources Chapter**. Some communities around the country have also adopted policies that allow for natural floodplains and park lands to be used as overflow areas in case of floods or dam failure. By extending a green infrastructure program to link, manage, and expand existing parks, preserves, and greenways, these areas are used as active and passive recreation areas a majority of the time while providing relief in times of flood related disaster.

**Steep Slopes, Topography and Soils:** Flooding isn't the only hazard that can be mitigated with careful environmental planning. Steep slopes may be susceptible to erosion, however, the maintenance and preservation of these slopes with grading and planting techniques allow for these resources to act as barriers to disaster. Protection from severe wind events can be mitigated with the use of natural development practices that use the existing topography of a site to act as a natural wind buffer. Local units of government may also restrict development in areas that have been identified as having soils that are poor or unsuitable for building foundations due to the probability of subsidence or generally poor drainage.

Many Livingston County communities have already implemented hazard mitigation best practices such as the protection of natural rivers, wellhead protection, and environmental provisions into their local zoning ordinances.



## BEST PRACTICE

### ***Green Infrastructure and Environmental Planning (continued):***

**Protection of Natural Rivers:** Green Oak and Hamburg Townships have established either a Natural River district or overlay zone that reinforces the Natural Rivers Act (Part 305 of Act 451 of the Public Acts of 1994). [Green Oak Township](#) has mapped areas that overlay the existing zoning along the Huron River and its tributaries. The overlay zone stretches 400 feet on either side of the river or tributary from the ordinary high water mark and prevents commercial uses and other structures from being built within the overlay zone. No cut and fill activities are allowed in the overlay zone and each river front lot must have a minimum 150 of frontage. Additionally, building setbacks are 125 feet from the ordinary high water mark with a 50 ft. required setback from any steep slope. By being proactive and developing such guidelines, Green Oak Township has taken the first step in protecting the Township and its residents from natural disaster. (see Sec. 38-361)

[Hamburg Township](#) has a Natural River zoning district along both sides of the Huron River with a minimum setback of 125 feet from the ordinary high water mark and a minimum 150 feet of lot frontage for all river front lots. This district mirrors many of the same requirements that Green Oak Township has, but requires a 100 ft. setback from the top of any bluff and prohibits buildings on land that is in a floodway, wetland, or floodplain with the exception of accessory structures. Cut and fill activities are once again prohibited and the Township requires a natural vegetative strip of 100 feet wide along the rivers edge. (see Sec. 7.5.1G)

**Wellhead Protection:** Another local example of mitigation strategies in action is the development of wellhead protection ordinances for the benefit of public health and infrastructure. A wellhead protection area contains groundwater that supplies the drinking water for a given community and determines the direction the groundwater is flowing. Typically, contaminant source inventories are taken to identify potential sites of contamination within the wellhead protection area and management strategies are put into place to effectively reduce the risk of contamination of a community groundwater and drinking water supply. The Village of Pinckney has a wellhead protection area and [Marion Township has developed a Wellhead Protection and Hazardous Substance Overlay Zone](#) that maps the wellhead delineation zone and how far groundwater will travel in ten years. By mapping these respective zones and applying performance standards to each zone, issues such as septic tanks, drain fields, storm water management, hazardous substances, underground storage tanks, and other hazard related items can be evaluated with more stringent site plan review and development guidelines for groundwater protection. (Section 6.27)

**Environmental Provisions:** Some local governments in the county have also elected to draft environmental provisions for their zoning ordinances that contain protective regulations for resources such as floodplains, wetlands, watercourses, and natural topography. Hamburg Township has provided protections for soils that increase water retention, a requirement for silt fences to prevent debris from construction from impacting natural areas not on site, and mapping of floodplains on the Hamburg Township Zoning Map that place additional standards and regulations on properties located in the floodplain.

## BEST PRACTICE

### Current Trends:

**Hazard Risk Assessment and Awareness:** It is important for local governments to consider adopting a section for hazard mitigation planning into their master plans. Doing so demonstrates a sound knowledge of the interconnections between sound land use planning practices and the environmental consequences of being ill-prepared for potentially catastrophic damages to property and life.

By promoting community awareness of various hazards throughout the county, local communities can establish short and long term plans for hazards that are most likely to affect their residents. The Livingston County Hazard Mitigation Plan details all hazards that are most likely to affect the county and local governments can benefit greatly from including this document in whole, or in part, to their local master plans.

## BEST PRACTICE

**Hazard Risk Assessment:** Chapter 4 Hazard Risk Assessment of the Livingston County Hazard Mitigation Plan, contains charts of hazard risk factors for a dozen natural hazards that have the highest risk potential in Livingston County. These charts provide information on the events that have occurred over the last 30 years from 1983 to 2013, for each hazard. The charted information lists the date of the event and the location of the event. The locational information lists whether the event was specific to a certain community, a portion of the county or it was a county-wide event. Lastly, the chart lists some of the impacts of the hazardous event. For instance: A tornado touched down in Oceola Township in 1986 and it caused damage to a mobile home park, and downed trees and wires.

This charted information from the Livingston County Hazard Mitigation Plan is meant to be duplicated into a hazard mitigation chapter of any local master plan. The data in the charts is from the [Storm Events Database of the National Oceanic Atmospheric Administration \(NOAA\) National Centers For Environmental Information](#). This database is current through December 31, 2017. A sample hazardous event chart from the Livingston County Hazard Mitigation Plan is on the following page.

**Emergency Alert System:** Livingston County has launched a new public notification system called the [Livingston County Emergency Alert System](#).

This system allows individuals to sign-up to receive emergency alerts via phone calls, text messaging, e-mail and more. Signing up for the alerts requires entering contact information, location, other pertinent information, and the alerts the subscriber wishes to receive. There is no cost for signing up other than any text and data usage rates that apply through telecommunication carriers.

**Hazard Risk Assessment (continued):**

**Emergency Alert System:** When an alert is issued about a potential safety hazard or emergency, the subscriber receives a message on the voice or text communication methods that they have chosen. When the subscriber confirms that they have received the alert, they will not be contacted by any subsequent methods regarding that particular alert. If they do not confirm receipt of the alert, the system will continue to attempt to contact them using all of the contact methods that they have provided.

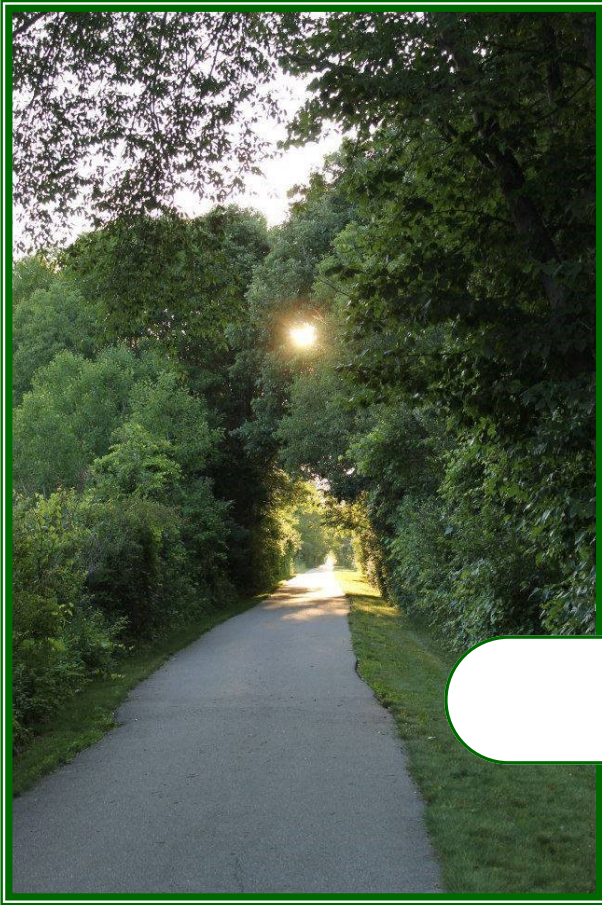
This is an important method for local governments and their residents to receive notifications regarding severe weather, flooding, gas leaks, public safety and more; the subscriber customizes the alerts that they wish to receive. Additionally if a subscriber provides health information, emergency responders can be notified that the subscriber may need extra assistance during an evacuation or other emergency event. Publicly listed home phone numbers (a landline listed in the white pages or phone book) are automatically enrolled into the system and updated once a year, however, landlines will only receive imminent life safety alerts.

| SAMPLE TABLE                                                                        |                                          |                                                                     |
|-------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------|
| HAIL EVENTS IN LIVINGSTON COUNTY 1983-2013                                          |                                          |                                                                     |
| YEAR/MONTH                                                                          | LOCATION (S)                             | IMPACT(S)                                                           |
| 2011 - May                                                                          | Fowlerville                              | Hailstones of .88",<br>thunderstorms                                |
| 2011 - August                                                                       | Green Oak Township,<br>Brighton          | Hailstones of .75",<br>thunderstorms                                |
| 2012 - March                                                                        | Howell, Pinckney                         | Severe thunderstorm,<br>hailstones of .75—1",<br>tornadoes observed |
| 2012 - July                                                                         | Brighton                                 | Hailstones of .75 - .88",<br>thunderstorms                          |
| 2013 - July                                                                         | Brighton, Cohoctah,<br>Deerfield, Howell | Hailstones of .75 -1",<br>thunderstorms                             |
| 2013                                                                                | Howell area                              | Hailstones of 1",<br>thunderstorms                                  |
| Source: NOAA, National Centers For Environmental Information, Storm Events Database |                                          |                                                                     |

# RESOURCES

| Livingston County Resources                                                          | Federal Government Resources                                                                                                              |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Livingston County Hazard Mitigation Plan, 2017.</a>                      | Federal Emergency Management Agency, Department of Homeland Security, <a href="#">Hazard Mitigation Assistance Guidance</a> , 2015.       |
| <a href="#">Livingston County GIS Department Interactive Map Gallery.</a>            | Federal Emergency Management Agency, <a href="#">Mitigation Ideas, A Resource for Reducing Risk to Natural Hazards</a> , January 2013.    |
| <a href="#">Livingston County Drain Commissioner Stormwater Phase II.</a>            | <a href="#">National Oceanic Atmospheric Administration (NOAA) National Centers For Environmental Information, Storm Events Database.</a> |
| <a href="#">Livingston County Emergency Management</a>                               | <b>Other Resources</b>                                                                                                                    |
| <a href="#">Livingston County Emergency Alert System</a>                             | <a href="#">American Planning Association, Green Infrastructure and Post-Disaster Recovery</a> , 2014.                                    |
| <b>Livingston County Local Government Resources</b>                                  | Kangas, Michael. <a href="#">Flood Recovery Guide for Green Infrastructure in Communities</a> , North Dakota Forest Service, 2013.        |
| <a href="#">Green Oak Charter Township Zoning Ordinance</a><br>2014, Section 38-361. |                                                                                                                                           |
| <a href="#">Hamburg Township Zoning Ordinance</a> 2009, Section 7.5.1G.              |                                                                                                                                           |
| <a href="#">Marion Township Zoning Ordinance</a> 1996, Section 6.27,                 |                                                                                                                                           |





# PLAN IMPLEMENTATION

Establishing a plan for the implementation of the Livingston County Master Plan is the path to its successful utilization

## Plan Implementation:

After all the thought and research that has gone into the creation of this master plan, the Livingston County Planning Department and Livingston County Planning Commission is naturally very determined to steer the implementation of this plan.

Not only do we hope that the plan will be implemented by our local municipalities through integrating the best practices of the plan into the guiding principals of their master plan and regulations of their zoning ordinance, but the Livingston County Planning Department and Livingston County Planning Commission will implement the plan through the annual Livingston County Planning Department Work Program.

Within the first pages of each chapter of the master plan, are two pages with blue bars that contain Goals & Strategies (see illustration to the right). These goals and strategies will be implemented by the County Planning Department through our annual work program.

Livingston County Planning  
Town Commons, City of Howell

### GOALS & STRATEGIES

**GOAL #1**  
Create model housing ordinance

**STRATEGIES:**

- Create ordinance language for one of the following housing opportunities:
  1. Mixed Use Districts
  2. Planned Unit Development (PUD) with inclusion of affordable housing language
  3. Senior Housing District

**GOAL #2**  
Further the housing best practices of the Livingston County Master Plan

**STRATEGIES:**

- Encourage a minimum of five local communities to adopt innovative elements to their zoning ordinance that enable new housing opportunities

**Current Trends:**

**Mixed Use Communities:** Most housing developments are built with a very homogeneous type of housing for residents with a similar economic profile. As mentioned in the Issue Identification, this type of housing development is not necessarily consistent with the type of households in Livingston County where a majority of households contain two or more persons without children.

Mixed use communities, sometimes called traditional neighborhood development, new urbanism or smart growth, are based on the principles of how cities and villages have been built for centuries. Developments contain a variety of housing forms and both renter and home ownership opportunities that fit the continuum of housing needs throughout a person's life. For instance, apartment living can lead to a home ownership opportunity, or empty nesters and seniors can downsize from a single-family home to a townhouse or a senior facility within the same familiar community. Mixed use communities often contain some commercial development, and usually have sidewalks and pathways that make them walkable communities.

| Household Types - 2010 Census      |                   |
|------------------------------------|-------------------|
| With Seniors 65+                   | 15,127 households |
| Without Seniors                    | 52,253 households |
| 2 or more persons without children | 29,622 households |
| Live alone, 65+                    | 4,877 households  |
| Live alone, under 65               | 8,699 households  |
| With Children                      | 24,182            |

**BEST PRACTICE**

**Mixed Use Communities:** The best practices for creating housing opportunities through mixed use communities is to:

- Establish a Mixed Use Zoning district that allows a variety of housing types. In Livingston County there are very few communities that have mixed use zoning districts, and many only allow a limited scope of housing and map few locations for this zoning district.

2017 Livingston County Master Plan 91

# PLAN IMPLEMENTATION

The following pages represent the ten (10) planning subject chapters of the 2018 Livingston County Master Plan. For each of the 10 chapters there is a table (s) that lists the Goals & Strategies from that chapter and a plan for how the strategies will be accomplished by Livingston County Planning Department staff over the next five (5) years between 2018 - 2023.

In the Economic Development chapter example below, you can see that the first goal Coordination of County Plans, has one strategy and it entails leading the annual Capital Improvement Plan and this will be accomplished in partnership with the Livingston County Finance Department and the Twenty local units of government in Livingston County. Lastly, this strategy will be put in each annual *Livingston County Planning Department Work Program* for the next five years between 2018 - 2023.

Many of these goals and strategies will be accomplished with one of our primary stakeholders; the twenty (20) local units of government in Livingston County.

## Economic Development (EXAMPLE)

| GOALS                                                                 | STRATEGY                                                                                                     | POSSIBLE PARTNERS                                                                                  | WORK PROGRAM YEAR |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------|
| <b>Coordination of County Plans</b>                                   | Lead the annual Capital Improvement Plan activities and ensure coordination with the 2018 County Master Plan | Livingston County Finance Department<br>Twenty local units of government in Livingston County      | 2018 - 2023       |
| <b>Collaboration with Important Local Placemaking Decision makers</b> | Participate as a member of Howell Placemaking/Economic Development Collaborative                             | Howell Chamber of Commerce and other members of the Placemaking/Economic Development collaborative | 2018 - 2019       |

# PLAN IMPLEMENTATION

## Land Use & Growth Management

| GOALS                                                                                                                                                                                   | STRATEGY                                                                                                                                                                                                                   | POSSIBLE PARTNERS                                                               | WORK PROGRAM YEAR |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------|
| <b>Inventory natural land use features in Livingston County that will assist with developing a county-wide approach to land use opportunities and constraints</b>                       | Update the contents of the 2003 Livingston County’s High-Quality Natural Areas document.                                                                                                                                   | Twenty local units of government in Livingston County                           | 2018 - 2019       |
| <b>In partnership with the Livingston County GIS Department develop a method for updating county-wide zoning and land use maps</b>                                                      | Create an intergovernmental data-sharing agreement                                                                                                                                                                         | Twenty local units of government in Livingston County and Livingston County GIS | 2018              |
| <b>In partnership with SPARK and the Livingston County Economic Development Council, develop planning and land use tools that will assist economic development in Livingston County</b> | In partnership with Livingston County local units of government, periodically update the Livingston County Community Economic Profiles.<br><br>Further the Redevelopment Ready Communities initiative in Livingston County | SPARK and the Economic Development Council of Livingston County                 | 2018 - 2023       |

# PLAN IMPLEMENTATION

## Natural Resources

| GOALS                                                                                                              | STRATEGY                                                                                                                                                                                                | POSSIBLE PARTNERS                                                                                                                                                                                               | WORK PROGRAM YEAR |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Further Green Infrastructure and Low Impact Development efforts in Livingston County</b>                        | Identify and evaluate vacant land in county for green infrastructure potential and/or opportunity to link or enhance parks and public lands                                                             | Livingston County GIS and SEMCOG                                                                                                                                                                                | 2019              |
| <b>Further Green Infrastructure and Low Impact Development efforts in Livingston County</b>                        | Collaborate with public and private partners to build green infrastructure and low impact development projects that will showcase the benefits of these techniques to the public as an educational tool | Public and private partners that have already accomplished green infrastructure and low impact development (e.g. Green Oak Charter Township) to act as mentors and other partners willing to build new projects | 2020              |
| <b>Partner with organizations to address impervious surface in Livingston County</b>                               | Create model ordinance language regarding the management of impervious surface and stormwater runoff                                                                                                    | SEMCOG, Livingston County Drain Commission                                                                                                                                                                      | 2021              |
| <b>Partner with a Livingston County municipality (s) on a transportation oriented green infrastructure project</b> | Draft and submit a Transportation Alternatives Program (TAP) grant                                                                                                                                      | SEMCOG, LivON Livingston County Outdoor Network and the Livingston County Transportation Coalition                                                                                                              | 2019              |



# PLAN IMPLEMENTATION

## Parks & Recreation

| GOALS                                                                                                                  | STRATEGY                                                                                                                                          | POSSIBLE PARTNERS                                                               | WORK PROGRAM YEAR |
|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------|
| <b>Map and promote Livingston County Parks &amp; Recreation assets</b>                                                 | Collaborate with the 20 local units of government to enhance the digital County Public Recreation Areas map to make it comprehensive and complete | Twenty local units of government in Livingston County and Livingston County GIS | 2018 - 2019       |
| <b>Map and promote Livingston County Parks &amp; Recreation assets</b>                                                 | Work with county informational entities (Chambers, libraries, etc.) to promote this map through their websites                                    | Chambers of Commerce, District Libraries, Visitors Bureau, Media                | 2018 - 2019       |
| <b>Map planned and proposed linkages between public and private Livingston County Parks &amp; Recreation resources</b> | Facilitate the creation of a new digital Livingston County Greenways/ Blueways map                                                                | SEMCOG, Greenways Collaborative, LivON: Livingston County Outdoor Network       | 2020              |

# PLAN IMPLEMENTATION

## Parks & Recreation

| GOALS                                                                                                                     | STRATEGY                                                                                                                                  | POSSIBLE PARTNERS                                                                                          | WORK PROGRAM YEAR |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Facilitate coordination between area non-profit nature conservancies, camp organizations and public park providers</b> | Create a mapping layer of non-profit and private park lands to overlay on the digital County Public Recreation Areas map                  | Livingston County GIS Department                                                                           | 2019              |
| <b>Facilitate coordination between area non-profit nature conservancies, camp organizations and public park providers</b> | Organize and facilitate a conservation/park/trail collaborative with other public park entities to accomplish coordinated county projects | Huron Clinton Metropark Planner, Michigan Department of Natural Resources trails specialists               | 2018 - 2023       |
| <b>Encourage local communities to include Complete Streets language in their master plans and recreation plans</b>        | Include Complete Streets language in the 2018 update of the County recreation plan, that can be replicated by local communities           | Local units of government in Livingston County willing to replicate this language in their recreation plan | 2018 - 2019       |

# PLAN IMPLEMENTATION

## Agriculture & Rural Environment

| GOALS                                                                                                          | STRATEGY                                                                                                                                                                                     | POSSIBLE PARTNERS                                                    | WORK PROGRAM YEAR |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------|
| <b>On-going support for the County's agricultural sector</b>                                                   | Continue to encourage and support programs that maintain the County's agricultural sector.                                                                                                   | Twenty local units of government in Livingston County                | 2018-2023         |
| <b>Gain a better understanding of the quality and quantity of county farmland areas and how they are used.</b> | Perform an inventory and map of important agricultural resources.                                                                                                                            | Livingston County GIS Department, SEMCOG, MSU Extension, USDA        | 2018-2023         |
| <b>Preservation of unique and prime agricultural land for future generations.</b>                              | Encourage residential clustering and develop additional practical alternatives for farmers to reduce the necessity to convert prime farmland to other uses.                                  | MSU Extension, twenty local units of government in Livingston County | 2018-2023         |
| <b>Strive to maintain and/or restore sufficient land in conservation use in the County.</b>                    | Review potential conflicts between conservation areas and other adjoining rural land uses. Seek to develop planning and management methods that promote coexistence of these different uses. | SEMCOG, MSU Extension, Huron River Watershed Council                 | 2018-2023         |

# PLAN IMPLEMENTATION

## Housing

| GOALS                                                                     | STRATEGY                                                                                                                                | POSSIBLE PARTNERS                                                                                                             | WORK PROGRAM YEAR |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Create model housing ordinance</b>                                     | Create ordinance language for one of the following: 1.) Mixed Use District 2.) PUD Affordable Housing 3.) Senior Housing District       | Local units of government in Livingston County to determine which ordinance they are most interested in and to review product | 2019              |
| <b>Further the housing best practices of Master Plan</b>                  | Encourage a minimum of 5 local communities to adopt innovative elements to their zoning ordinance that enable new housing opportunities | Obtain five local units of government that are willing to partner, partners should represent both rural and urban communities | 2018 - 2023       |
| <b>Enhance the awareness of Livingston County's Fair Housing strategy</b> | Establish an affordable housing page on the County Planning website                                                                     | Livingston County IT Department and Human Service Collaborative Body                                                          | 2019              |



# PLAN IMPLEMENTATION

## Social Equity

| GOALS                                                                                                              | STRATEGY                                                                                                                                                                                                                                                                                   | POSSIBLE PARTNERS                                                                                                                                           | WORK PROGRAM YEAR |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <p><b>Use GIS mapping to assist Livingston County local units of government with Aging in Place strategies</b></p> | <p>Map senior households (over the age of 65)</p> <p>Determine naturally occurring retirement communities (NORC)</p> <p>Map high risk senior households living alone (over the age of 75)</p> <p>Utilize SEMCOG core services maps as an overlay</p> <p>Share mapping outcomes</p>         | <p>Livingston County GIS Department, Southeast Michigan Council of Governments (SEMCOG), and local units of government in Livingston County</p>             | <p>2019—2020</p>  |
| <p><b>Further the 'Safe Routes to School' program in Livingston County</b></p>                                     | <p>Inventory which public school districts in Livingston County have an active Safe Routes to School program</p> <p>Make sure that public school district Superintendents/PTA's are aware of the program</p> <p>Share program materials</p> <p>Facilitate a Livingston County training</p> | <p>Public school districts in Livingston County, Southeast Michigan Council of Governments (SEMCOG), and local units of government in Livingston County</p> | <p>2019</p>       |

# PLAN IMPLEMENTATION

## Transportation & Infrastructure

| GOALS                                                                                                                | STRATEGY                                                                                                                                                   | POSSIBLE PARTNERS                                                                                                                        | WORK PROGRAM YEAR |
|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Accommodate all modes of transportation by planning facilities for pedestrians, cyclists, and vehicle drivers</b> | Encourage and provide assistance to Livingston County communities in need of a 'complete streets' section in their own master plans                        | Local Township, City and Village officials to gauge their interest and need for complete streets language in their community master plan | 2018 - 2023       |
| <b>Accommodate all modes of transportation by planning facilities for pedestrians, cyclists, and vehicle drivers</b> | Encourage and promote a county-wide policy that results in a safe and efficient transportation network for all users                                       | Livingston County Transportation Coalition and local units of government in Livingston County                                            | 2018 - 2023       |
| <b>Increase connectivity to downtowns and create a 'sense of place' within county communities.</b>                   | Use TOD principles to maximize placemaking and connectivity efforts in Livingston County                                                                   | Livingston County Transportation Coalition and local units of government in Livingston County                                            | 2021              |
| <b>Increase connectivity to downtowns and create a 'sense of place' within county communities.</b>                   | Encourage access to core services where available to provide convenient transportation options and enhance quality of life for Livingston County residents | Livingston County Transportation Coalition and Livingston Essential Transportation Services (LETS)                                       | 2019 - 2020       |

# PLAN IMPLEMENTATION

## Transportation & Infrastructure

| GOALS                                                                                                          | STRATEGY                                                                                                                                                         | POSSIBLE PARTNERS                                                                                                                               | WORK PROGRAM YEAR |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Expand public and mass transit opportunities throughout Livingston County.</b>                              | Encourage an expansion of county-wide multi-modal planning efforts.                                                                                              | Livingston County Transportation Coalition, LETS, Flint MTA, and private taxi services such as Lyft and the Blue Cab                            | 2018 - 2023       |
| <b>Expand public and mass transit opportunities throughout Livingston County.</b>                              | Work with the Livingston Essential Transportation Services and the Livingston County Transportation Coalition to identify public and mass transit opportunities. | Livingston County Transportation Coalition, LETS, and local units of government in Livingston County regarding master planning for mass transit | 2018 - 2023       |
| <b>Create and maintain an infrastructure vision that is driven by intelligent local and regional planning.</b> | Limit infrastructure to those areas of the county that are essential.<br><br>Market existing sites that are already served by existing infrastructure.           | MEDC, SPARK, and local commercial real estate brokers                                                                                           | 2019 - 2023       |
| <b>Create and maintain an infrastructure vision that is driven by intelligent local and regional planning.</b> | Encourage growth and development in areas that are already served by adequate infrastructure.                                                                    | SEMCOG, local commercial real estate brokers, MEDC, SPARK and local units of government in Livingston County.                                   | 2019 - 2023       |

# PLAN IMPLEMENTATION

## Technology

| GOALS                                                           | STRATEGY                                                                                                                                                                                                              | POSSIBLE PARTNERS                                                                                                           | WORK PROGRAM YEAR |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Reduce energy demand through community design</b>            | Support local communities by encouraging the use and development of ordinances that promote energy smart designs                                                                                                      | Local units of government in Livingston County                                                                              | 2018 - 2023       |
| <b>Reduce energy demand through community design</b>            | Educate local communities and the public by providing links on the county planning website regarding sustainable energy initiatives, and provide energy conservation education and awareness in County communications | Livingston County IT, Brown Bag Lunch partners                                                                              | 2019              |
| <b>Support local communities with renewable energy projects</b> | Work with communities to assess current zoning ordinance language so that they are supportive in permitting small scale renewable energy projects                                                                     | Five local units of government throughout Livingston County interested in assessing their current zoning ordinance language | 2018 - 2023       |



# PLAN IMPLEMENTATION

## Technology

| <b>GOALS</b>                                                                          | <b>STRATEGY</b>                                                                                                                         | <b>POSSIBLE PARTNERS</b>                                                         | <b>WORK PROGRAM YEAR</b> |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|--------------------------|
| <b>Expand Broadband services to areas within the County that are in greatest need</b> | Perform a broadband buildout analysis in unserved areas to determine which specific areas lack the necessary infrastructure for service | Local providers of fiber optic and broadband services                            | 2019 - 2021              |
| <b>Expand Broadband services to areas within the County that are in greatest need</b> | Review and aid in development of local ordinances that are conducive to broadband buildout                                              | Broadband service agencies that may help in the development of a model ordinance | 2019 - 2023              |

# PLAN IMPLEMENTATION

## Economic Development

| GOALS                                                                              | STRATEGY                                                                                                              | POSSIBLE PARTNERS                                                                                  | WORK PROGRAM YEAR |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------|
| <b>Coordination of County Plans</b>                                                | Lead the annual Capital Improvement Plan activities and ensure coordination with the 2018 County Master Plan          | Livingston County Finance Department, twenty local units of government in Livingston County        | 2018 - 2023       |
| <b>Collaboration with Important Local Placemaking Decision makers</b>              | Participate as a member of Howell Placemaking/Economic Development Collaborative                                      | Howell Chamber of Commerce and other members of the Placemaking/Economic Development Collaborative | 2018 - 2023       |
| <b>Collaboration with Local Economic Development Partners</b>                      | Meet and collaborate with Livingston County SPARK on a quarterly basis                                                | SPARK                                                                                              | 2018 - 2023       |
| <b>Collaboration with Regional Economic Development &amp; Placemaking Partners</b> | Contribute to the SEMCOG SE Michigan Economic Development Coordination Forum and Partnering For Prosperity Initiative | SEMCOG                                                                                             | 2018 - 2023       |

# PLAN IMPLEMENTATION

## Hazard Mitigation

| GOALS                                                                                                                                       | STRATEGY                                                                                                                                                                                                                                 | POSSIBLE PARTNERS                                                                                                                            | WORK PROGRAM YEAR |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Encourage the integration of hazard mitigation into local planning processes</b>                                                         | Encourage communities throughout Livingston County to integrate the goals and objectives, inventories and maps, and the hazard risk assessment tables of the 2017 Livingston County Hazard Mitigation Plan into their local master plans | Five local units of government in Livingston County that commit to the integration of hazard mitigation materials in their local master plan | 2018 - 2023       |
| <b>Strengthen cooperation between interagency, regional, and local organizations to improve the safety of Livingston County communities</b> | Encourage Livingston County communities to participate in local emergency management efforts                                                                                                                                             | Local units of government in Livingston County and Livingston County Emergency Management                                                    | 2018 - 2023       |
| <b>Employ land use practices that minimize vulnerability to all hazards</b>                                                                 | Encourage disaster resistant infrastructure that is reliable                                                                                                                                                                             | Local units of government in Livingston County and Livingston County Emergency Management                                                    | 2018 - 2023       |

# PLAN IMPLEMENTATION

## Hazard Mitigation

| GOALS                                                                                                 | STRATEGY                                                                                                            | POSSIBLE PARTNERS                                                                         | WORK PROGRAM YEAR |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------|
| <b>Employ land use practices that minimize vulnerability to all hazards</b>                           | Encourage buffering between hazardous land uses and other land uses that are centers of population or special needs | Local units of government in Livingston County and Livingston County Emergency Management | 2018 - 2023       |
| <b>Minimize disaster related injuries and loss of life through public education and early warning</b> | Provide educational resources to communities that raise awareness of local hazards                                  | Local units of government in Livingston County and Livingston County Emergency Management | 2018 - 2023       |
| <b>Minimize disaster related injuries and loss of life through public education and early warning</b> | Raise awareness of education and training opportunities for local units of government                               | Local units of government in Livingston County and Livingston County Emergency Management | 2018 - 2023       |



# APPENDIX

ITEM: RESOLUTION OF LIVINGSTON COUNTY PLANNING COMMISSION TO DRAFT A NEW MASTER PLAN AND **DISTRIBUTE "INTENT TO PLAN" LETTER**

## LIVINGSTON COUNTY PLANNING COMMISSION

### APPROVED MEETING MINUTES

May 20, 2015

**Commissioner Action:**

*IT WAS MOVED BY COMMISSIONER PROKUDA TO RECOMMEND APPROVAL OF THE ACTION TO DISTRIBUTE THE LIVINGSTON COUNTY PLANNING "INTENT TO PLAN" LETTER TO THE APPROPRIATE ENTITIES AS PRESCRIBED BY THE MICHIGAN PLANNING ENABLING ACT, PA 33 of 2008, AS AMENDED (MPEA), SECONDED BY COMMISSIONER SPARKS.*

All in favor, motion passed. 6-0

# APPENDIX

ITEM: **"INTENT TO PLAN"** LETTER



## Livingston County Department of Planning

Kathleen J. Kline-Hudson  
AICP, PEM  
Director

Robert A. Stanford  
AICP, PEM  
Principal Planner

Scott Barb  
AICP, PEM  
Principal Planner

**TO:** Livingston County Municipal Legislative Bodies,  
Contiguous Municipal Legislative Bodies, Livingston  
County Board of Commissioners, Southeast Michigan  
Council of Governments, Public Utility Companies and  
Railroad Companies

**FROM:** Livingston County Planning Commission

**DATE:** May 26, 2015

**RE:** NOTICE OF INTENT TO PREPARE A NEW  
LIVINGSTON COUNTY MASTER PLAN

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008 as amended), the purpose of this correspondence is to advise your local unit of government that the Livingston County Planning Commission intends to prepare a new Livingston County Master Plan.

Please be aware that over the course of this planning process, we will request the participation of local units of government in various master plan work sessions and/or other opportunities for review and comment. Information throughout the planning process will be provided on the Livingston County Planning Department website at: <https://www.livgov.com/plan> Comments on the proposed plan may be submitted to the Livingston County Planning Department at any point in the process by email, letter, fax, or telephone contact as indicated on this letter.

#### Department Information

Administration Building  
304 E. Grand River Avenue  
Suite 206  
Howell, MI 48843-2323

•  
(517) 546-7555  
Fax (517) 552-2347

•  
Web Site  
[co.livingston.mi.us](http://co.livingston.mi.us)

Additionally, please be aware that you will be receiving a digital draft of the master plan for comment in the near future. At the time the draft Master Plan is ready for your review, we will provide a second notice and directions on where to send comments and time limits for doing so. If your local unit of government wishes to receive hard copies of future notices and plan drafts, please contact the Livingston County Planning Department at (517) 546-7555.

We thank you for your consideration in this matter. If you have any questions or comments on the Livingston County Master Plan process or this correspondence, please contact Livingston County Planning Department. We look forward to your input throughout the preparation of this master plan.

# APPENDIX

ITEM: RESOLUTION OF MASTER PLAN ADOPTION

## RESOLUTION

### LIVINGSTON COUNTY PLANNING COMMISSION LIVINGSTON COUNTY, MICHIGAN

#### LIVINGSTON COUNTY PLANNING COMMISSION RESOLUTION TO ADOPT A NEW COUNTY MASTER PLAN

OCTOBER 17, 2018

**WHEREAS**, Livingston County Planning Department and the Livingston County Planning Commission has prepared a proposed Master Plan for the future use, development, and preservation of lands within the County in accordance with the procedures set forth in Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, MCL 125.3801 et seq (the "Act"); and

**WHEREAS**, the Livingston County Planning Commission finds that the proposed Master Plan is desirable and proper and furthers the future use, development and preservation goals and strategies of the County; and

**WHEREAS**, on October 17, 2018, the Livingston County Planning Commission held a duly noticed public hearing to consider approval of the proposed Master Plan in accordance with the Act; and

**WHEREAS**, the Livingston County Planning Commission now desires to approve the proposed Master Plan.


**THEREFORE, BE IT RESOLVED,**

1. The Planning Commission hereby approves the Master Plan attached hereto as Exhibit A.
2. The Secretary of the Planning Commission shall submit a copy of the Master Plan to the Livingston County Board of Commissioners.
3. The Master Plan shall be effective as of the date of adoption of this resolution.

YEAS: 6  
NAYS: 0

STATE OF MICHIGAN  
COUNTY OF LIVINGSTON

  
Secretary  
Livingston County Planning Commission

  
Chair  
Livingston County Planning Commission

  
Director  
Livingston County Department of Planning

DATE OF ADOPTION: 17 October 2018

# APPENDIX

ITEM: "PARTNERSHIP IN PLANNING" NEWSLETTER ARTICLES

Web Version | Update preferences | Unsubscribe | Likes | Tweet | Forward

## County Planning Connection Spring/Summer 2015

### TABLE OF CONTENTS

- A New Master Plan for Livingston County
- Livingston County Highlighted in New Edition of Rural By Design
- Aging in Place in Master Planning - A Survey
- Livingston County Communication Surveys
- Save the Date! September 23, 2015 Brown Bag Lunch on Regional Economic Development
- Community Highlights - Pathways & Trails

### PLANNING EVENTS

#### 2015 LOCUS Michigan Leadership Summit

June 23, 9 a.m. - 5:00 p.m., One Woodward Avenue Building, 2nd Floor, Detroit - The Leadership Summit will focus on "Closing the Next [Smart Growth] Deal." The event will convene local elected officials, real estate developers and investors to network, hear

### A New Master Plan for Livingston County

The first ever Livingston County Comprehensive/Master Plan was adopted by the Livingston County Planning Commission in December 2002. Since the time of adoption, County Planning and County Planning Commission have periodically updated the document according to the requirements of the Michigan Planning Enabling Act. Updates have included revisions to the Generalized Future Land Use Map to indicate major land use changes such as the new Livingston County Parks, Aisin Proving Grounds or new nodes of commercial growth. Amendments to the existing text of the plan have described each new land use that is mapped.

These minor updates to the County Master Plan document are no longer sufficient. Land use planning in Livingston County and Michigan planning and zoning laws have changed significantly over the last 13 years and so we have determined that it is time to develop a new Livingston County Master Plan. At the May 20, 2015 Livingston County Planning Commission meeting, Planning Commissioners authorized the distribution of an 'Intent to Plan' letter that was recently sent to all Livingston County local units of government and other entities as required by the Michigan Planning Enabling Act.

So it is with anticipation that we begin this planning process! We are hopeful that our local government leaders will take part in various master plan work sessions and/or other opportunities for review and comment. County Planning will communicate our progress throughout this master planning endeavor and on-going information will be provided on the Livingston County Planning Department website at: <https://www.livgov.com/plan>



# APPENDIX

## ITEM: "PARTNERSHIP IN PLANNING" NEWSLETTER ARTICLES (CONT'D)

Web Version | Update preferences | Unsubscribe Forward

## County Planning Connection Summer/Fall 2016

**TABLE OF CONTENTS**

- Master Plan Photo Contest - Still Time To Enter!
- Participate In Upcoming Livingston County Master Plan Visioning Session
- Fall Kick-Off Of Brown Bag Lunch Series
- Livingston County Foundation
- Community Highlights
- Health and Human Service Needs Fact Sheets

**PLANNING EVENTS**


**Brown Bag Lunch Series**

September 28, 12:00 - 1:30 p.m. - Green Oak Township Hall, 10001 Silver Lake Road. Topic: Water Resources Plan for Southeast Michigan.

**SEMCOG University**

September 29, 9:00 a.m. - 2:00 p.m. - Farmington Hills Department of Public Works, 27245 Halsted Road. Topic: SEMCOG

### Master Plan Photo Contest - Still Time To Enter!



*This photo of the Shiawassee River with a farm background, could be submitted under either the Natural Resources or Agriculture and Rural Environment categories.*

# APPENDIX

## ITEM: "PARTNERSHIP IN PLANNING" NEWSLETTER ARTICLES (CONT'D)

**8th Annual Winter Maintenance Workshop** to prepare for winter's challenges by learning about innovative practices, applications, equipment and new technology used to maintain roads and walkways safely and efficiently. For registration assistance, [register@semcoq.org] or call (313) 961-4266, press 2.

**November 10, 9:00 a.m. - 11:30 - SEMCOG** Offices, 14th floor, 1001 Woodward, Detroit. Topic: **Walkability And Bikeability In Rural Areas.** For registration assistance, [register@semcoq.org] or call (313) 961-4266, press 2.

### **City of Howell Citizens' Academy**

**Thursday evenings, October 6 - November 17, 6:30 - 9:30 p.m., City Hall.** The City of Howell is holding a 7 week Citizens' Academy as an innovative and exciting way for residents to learn about City government, become involved in community issues, and gain knowledge of the various departments and services in the City. The seven week series concludes on November 21 with a graduation ceremony at the Howell City Council meeting.

The deadline to enroll in this informative program is Wednesday, September

The Planning Department needs your help in crafting the new Livingston County Master Plan. The new plan will be very visual in content and we want to give everyone the opportunity to contribute their favorite photos of the natural and built environment of Livingston County.

The Master Plan Photo Contest gives everyone the chance to win one of six gift cards worth \$20 along with featuring your photo (with credits) in the Livingston County Master Plan document. We are looking for photos that fit one of the following six categories:

- Natural Resources
- Agriculture and Rural Environment
- Parks and Recreation
- Development
- Placemaking
- Transportation

To submit a photo, visit the Livingston County Facebook page at <http://www.facebook.com/LivCoGov/> and post the photo to our page along with a brief description of the photo's content, location, and appropriate category. You can find more information about the contest on the Planning Department's website at:

<https://www.livgov.com/plan/Pages/Master-Plan-Photo-Contest.aspx>

**Hurry and submit your photo because this contest concludes on September 30, 2016!!** Winners of the contest will be announced in early October 2016.

### **Participate In Upcoming Livingston County Master Plan Visioning Session**

The next opportunity to participate in the creation of the Livingston County Master Plan is a **Master Plan Visioning Session on October 20, 2016, from 6:30 - 9:00 p.m. at the Livingston Educational Service Agency (LESA), 1425 W. Grand River Avenue, Howell.** This event will be hosted by the Livingston County Planning Commission and facilitated by Glenn Pape, MSU Extension Educator, with presentations from Livingston County Planning Staff.

**Anyone from our county community is welcome to attend! We are encouraging the attendance of 2 representatives from each Livingston County local unit of government to assist in this Master Plan Visioning Session.** Following is a portion of what we hope to accomplish:

- Identification of Livingston County land use priorities and areas of



# APPENDIX

## ITEM: "PARTNERSHIP IN PLANNING" NEWSLETTER ARTICLES (CONT'D)

28, 2016. To register or learn more, contact Deanna Robson at (517) 546-3502 or [drobson@cityofhowell.org](mailto:drobson@cityofhowell.org).

### Michigan Association of Planning Annual Conference

October 26-28, Kalamazoo - Radisson Hotel and Conference Center. Don't miss MAP's annual conference, Planning Michigan 2016, in Downtown Kalamazoo to learn best practices for making great places happen. Connect with professionals and land use officials while hearing from state and national experts; learn how to strengthen your community with the latest resources, tools, and techniques; and experience exemplary planning approaches through hands-on mobile tours. For further information and registration see: <http://www.planningmi.org>

### LIVINGSTON COUNTY PLANNING DEPARTMENT

#### Address:

304 E. Grand River Ave.,  
Suite 206, Howell, MI  
48843

#### Phone:

(517) 546-7555

#### Website:

<http://www.livgov.com/plan>

potential land use conflict- We will study a composite of Future Land Use maps from our local units of government for this activity.

2. Creation of a vision statement for the Livingston County Master Plan- This would be accomplished through a comparative analysis and discussion of the master plan goals and objectives of our 20 local units of government.

If you were unable to be involved in County Planning's other community participation opportunities, you can view the results/materials of these efforts through the following links:

**Brown Bag Lunch Series** - a December 2015 lunch event on the Livingston County Master Plan that included a pictorial survey and other exercises for participants:

<https://www.livgov.com/plan/Pages/lunchlearn.aspx>

**Master Plan Educational Series** - a six part classroom series sponsored by Livingston County Planning Department and partner MSU Extension held February - June, 2016:

[https://www.livgov.com/plan/Pages/Master\\_Plan\\_Educational\\_Series.aspx](https://www.livgov.com/plan/Pages/Master_Plan_Educational_Series.aspx)

**Master Plan Photo Contest** - see details in article above.

### Fall Kick-Off Of Brown Bag Lunch Series

After our annual summer hiatus, Livingston County Planning Department is kicking off our fall/winter/spring Brown Bag Lunch Series on

**Wednesday, September 28, from 12:00 - 1:30 p.m., at Green Oak**

**Charter Township Hall, 10001 Silver Lake Road. Topic: Water Resources Plan for Southeast Michigan.**



Guest presenters from the Southeast Michigan Council of Governments (SEMCOG) would like to receive input on the development of the Water Resources Plan for Southeast Michigan. Participants will have the opportunity to provide input on water-related priorities at the local level, which will ultimately guide the development of regional policies and implementation activities in Southeast Michigan. Topics to be discussed include water infrastructure (drinking water, stormwater, and sanitary sewer), invasive species, and blue economy.

# APPENDIX

## ITEM: PROCESS AND RESULTS FROM INITIAL MASTER PLAN "BROWN BAG" LUNCH PUBLIC PARTICIPATION GATHERING

### Livingston County Master Plan Public Participation

#### December 1, 2015 Brown Bag Lunch

On Tuesday, December 1, 2015, County Planning held a Brown Bag Lunch on the subject of the Livingston County Master Plan; a plan which is currently being prepared by Livingston County Planning and the Livingston County Planning Commission. This Brown Bag Lunch Series is held on quarterly basis and the invite list primarily includes persons involved in local government such as Planning Commissioners, Trustees, Council Members, Elected Officials and Staff from each of the 20 local units of government and Livingston County government. The December 1 Brown Bag Lunch was the first public participation event for the new Livingston County Master Plan; approximately 38 persons were in attendance.

#### Master Plan Survey

The Brown Bag Lunch event began with a 21 question master plan survey that regarded planning and zoning policy and practices. Each participant was given an electronic voting tablet to record their answer to each survey question. County Planning Staff showed a series of illustrated pictures that provided explanations for each of the items that participants would be voting on. Staff then asked the corresponding survey questions and allowed 10 seconds for each vote.

#### Bucket List Exercise

The second activity at the Brown Bag Lunch was a 'Bucket List Exercise.' Each subject section of the survey (e.g. Housing, Natural Environment, Transportation etc.) contained a question that asked the participant to prioritize their answer (e.g. what is most needed, what is most critical, etc.). The subject heading and the answer that received the majority of votes was written on one of 7 buckets. Each participant was then given 10 beans to 'vote' with, in order to prioritize these issues in terms of importance. For instance, if they thought the Housing issue was of utmost importance, they could place all 10 of their beans in the Housing bucket. They could also split their bean votes between a couple of buckets or all 7 buckets.

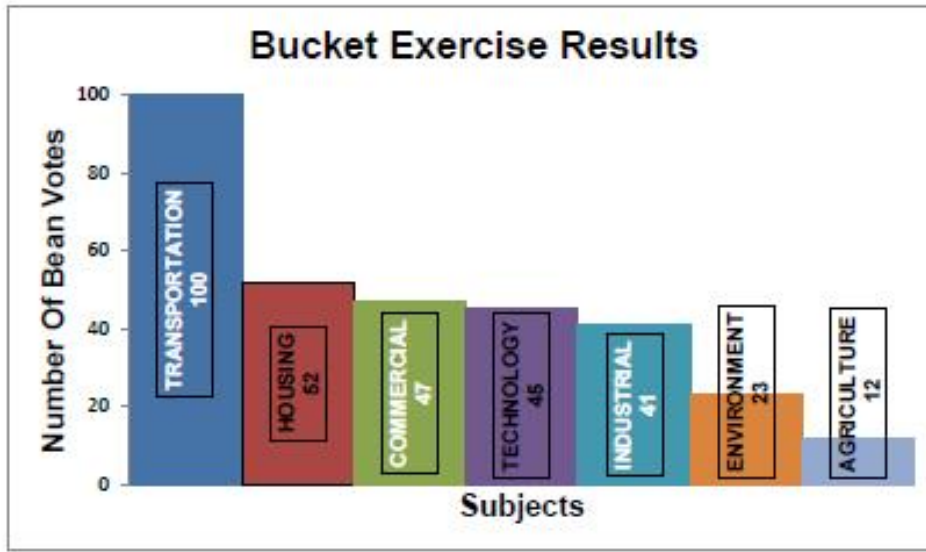
The results of the bucket exercise where as follows:

- Transportation – Mass Transportation, 100 votes
- Housing – Affordable Single-Family Housing, 52 votes
- Commercial – Sprawl Along Major Corridors, 47 votes
- Technology – Broadband and Traffic Management (Tie), 45 votes
- Industrial – Lack of Affordable Housing, 41 votes
- Environment – Preservation of Existing Features, 23 votes
- Agriculture – Development of Prime Agricultural Land, 12 votes



# APPENDIX

## ITEM: PROCESS AND RESULTS FROM INITIAL MASTER PLAN "BROWN BAG" LUNCH PUBLIC PARTICIPATION GATHERING (CONT'D)



### County Master Plan Tweets

The third activity at the Brown Bag Lunch was called 'Tweets.' It was an opportunity for participants to give short statements of information that they think County Planning and the County Planning Commission should consider when preparing the Livingston County Master Plan. Tweets were given out loud to the entire audience or they were written down on Tweet slips that were provided at each table. Each Tweet was short and concise like the 140 character limitation of Tweets on Twitter.

#### Written Tweets

- Existing infrastructure (roads, public utilities) are in many cases deteriorated and failing; future infrastructure development is reactive. Need more pro-active infrastructure planning.
- Preserve natural features.
- Affordable housing for low-income is not available, HUD can help but there is no housing for low income.
- Building affordable housing units in Livingston County would give employers in every industry the entry-level talent necessary to grow and succeed, making our county into a leader for the state.
- Industrial growth is being constrained due to labor shortages which may be resolved through mass transit and/or more local affordable housing options.
- Maybe check into LESA buses and drivers (their hours and runs may have been cut back) to allow them to help with picking up and dropping off handicap-wheelchair bound folks...with appointments to accommodate.
- Commercial/Industrial won't develop without broadband capabilities.
- Agree with comment that we have enough subdivisions.

# APPENDIX

## ITEM: PROCESS AND RESULTS FROM INITIAL MASTER PLAN "BROWN BAG" LUNCH PUBLIC PARTICIPATION GATHERING (CONT'D)

- Need affordable housing with transportation to jobs.
- We have any aging population – big need for senior housing in convenient locations etc.
- Although not a county-wide issue, the number of curb cuts in densely populated /congested roads present a safety and driving challenge.

### Verbal Tweets

- Reconsider the definition of affordable housing (used in survey) – income levels exclude many county residents because the median household income is much higher than affordable housing thresholds.
- Look at all demographics, all ages, affordable housing affects our young people, our working industry people, as well as so many of our seniors. With our growing senior population we really need to be aware of this.
- Consider medical issues and rental housing costs.
- Affordable Housing and Sprawl – two difficult issues to address across the disparate municipalities.
- Public Transportation – our existing curb to curb system needs to be expanded to be effective throughout the county; more buses are needed on the road during the periods of 8-10 a.m. and 3-5 p.m.; we need better connections to other communities, we have none right now and this could be accomplished in a variety of ways. We must not forget that we have two railroads running through the County, one north/south and the other east/west that should both be considered.
- We need more planning of public parks and recreation areas, particularly on the community level. There is lots of acreage undeveloped, open space, state lands, Metropark lands, but at the community level, community parks are something that the community should be focusing on.
- People live in Livingston County because of the quality of life and the quality of natural resources, so we should be maintaining our existing natural infrastructure.
- Our County could use a transit authority, surrounding counties all have transit authorities and we need to step up!
- It's hard to visit a friend out of the county in the hospital when you do not drive. LETS will not take you out of the county to visit a friend, they will only take you out of county for medical appointments. It's hard on people who do not drive. There are lots of people with disabilities in Livingston County that we must think of.
- We need a more well-connected community, we need a better Mass Transportation Plan and we need more funding to do that.
- Taking the concept of a well-connected community, think of it in broad terms of traffic, roads, transportation, as well as broadband, and how we keep the communities connected - trails, different forms of government communication, all of that, the big concept of connectivity.
- We have enough subdivisions.
- Everyone needs to be aware of people in wheelchairs and if they would like to go somewhere and LETS is not available, a lot of areas do not have sidewalks and that is a big issue.

# APPENDIX

## ITEM: PROCESS AND RESULTS FROM INITIAL MASTER PLAN "BROWN BAG" LUNCH PUBLIC PARTICIPATION GATHERING (CONT'D)

- Affordable, accessible housing as well as senior housing is needed; it is important for people to be able to get in and out of the house, so more one-story senior housing with no steps may be needed, as well as sidewalks.
- For persons on the HUD low income limits in Livingston County, homeownership may never be a reality so I would like to see affordable housing encompass rental units.
- We need to utilize our existing infrastructure more, particularly for community development in terms of using what we already have. In terms of transportation we need to utilize the two railroad tracks that go through this community because they are an asset.
- If there is an accident on US-23 where the highway is completely blocked, how do we keep transportation moving, this is an advantage of rail.
- The Industrial sector is growing at a tremendous rate or is prime to grow at a remarkable rate, but it is being held back by lack of options for new industries to be located here, as far as industrial spaces and vacancies. Most importantly right now is the labor issue, and this all ties back to affordable housing or until affordable housing can be built, the transit issues for industrial employment.
- I would like planning that preserves our farms and agriculture, I think that if we lose that and the open space character of the county, we lose everything!
- So much work has been done in the county with Advantage Livingston and placemaking, we really need to refer back to this and how this aligns with our county plan, there was a lot of work, a lot of great input, and a lot of golden nuggets there.



# APPENDIX

## ITEM: PROCESS AND RESULTS FROM INITIAL MASTER PLAN "BROWN BAG" LUNCH PUBLIC PARTICIPATION GATHERING (CONT'D)

| <u>Livingston County Government Leaders Master Plan Survey</u> |                                                                                                                                      |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| December 1, 2015 Brown Bag Lunch                               |                                                                                                                                      |
| <b>Housing</b>                                                 |                                                                                                                                      |
| 1.                                                             | In your opinion, which one of the following types of housing is needed the most in Livingston County? – 23 responses                 |
| 1.                                                             | Senior housing 6                                                                                                                     |
| 2.                                                             | Affordable single-family housing 10                                                                                                  |
| 3.                                                             | Rental housing 1                                                                                                                     |
| 4.                                                             | Small sized housing units 3                                                                                                          |
| 5.                                                             | Downtown housing 2                                                                                                                   |
| 6.                                                             | Suburban housing 1                                                                                                                   |
| 2.                                                             | Which form of housing development is most needed in Livingston County? 20 responses                                                  |
| 1.                                                             | Live/work units 0                                                                                                                    |
| 2.                                                             | High density housing development 6                                                                                                   |
| 3.                                                             | Small lot housing development 3                                                                                                      |
| 4.                                                             | Subdivision housing development 1                                                                                                    |
| 5.                                                             | Open space communities 4                                                                                                             |
| 6.                                                             | Mixed use housing development 6                                                                                                      |
| 3.                                                             | What type of senior housing do you think would be most successful in Livingston County? 32 responses                                 |
| 1.                                                             | Elder Cottage Housing Opportunities (ECHO) 15                                                                                        |
| 2.                                                             | Assisted living facilities 8                                                                                                         |
| 3.                                                             | Granny flats 4                                                                                                                       |
| 4.                                                             | Accessory units 5                                                                                                                    |
| <b>Commercial</b>                                              |                                                                                                                                      |
| 4.                                                             | In your opinion, which one of the following is the most critical commercial development issue facing Livingston County? 32 responses |
| 1.                                                             | Sprawl along our major corridors 14                                                                                                  |
| 2.                                                             | Lack of connectivity between commercial establishments 8                                                                             |
| 3.                                                             | Too many curb cuts along primary roadways 7                                                                                          |
| 4.                                                             | Parking lots 3                                                                                                                       |
| 5.                                                             | Do you favor or oppose additional commercial development in Livingston County? 31 responses                                          |
| 1.                                                             | Strongly favor 7                                                                                                                     |
| 2.                                                             | Somewhat favor 13                                                                                                                    |
| 3.                                                             | Neutral 6                                                                                                                            |
| 4.                                                             | Somewhat oppose 3                                                                                                                    |
| 5.                                                             | Strongly oppose 2                                                                                                                    |



# APPENDIX

## ITEM:      PROCESS AND RESULTS FROM INITIAL MASTER PLAN **"BROWN BAG" LUNCH PUBLIC PARTICIPATION GATHERING (CONT'D)**

| <u>Industrial</u>        |                                                                                                                                                                                                     |          |          |          |          |          |          |          |           |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| 6.                       | In your opinion, which one of the following is the most critical industrial development issue facing Livingston County? <b>32 responses</b>                                                         |          |          |          |          |          |          |          |           |
| 1.                       | Employee transportation to major industries <span style="float: right;">8</span>                                                                                                                    |          |          |          |          |          |          |          |           |
| 2.                       | Lack of development-ready sites <span style="float: right;">7</span>                                                                                                                                |          |          |          |          |          |          |          |           |
| 3.                       | Lack of affordable housing for employees of major industries <span style="float: right;">15</span>                                                                                                  |          |          |          |          |          |          |          |           |
| 4.                       | Lack of utilities and infrastructure for industry <span style="float: right;">2</span>                                                                                                              |          |          |          |          |          |          |          |           |
| 7.                       | Which one of the following industrial development methods would you most support? <b>32 responses</b>                                                                                               |          |          |          |          |          |          |          |           |
| 1.                       | Additional industrial parks <span style="float: right;">11</span>                                                                                                                                   |          |          |          |          |          |          |          |           |
| 2.                       | Municipal owned industrial land areas <span style="float: right;">4</span>                                                                                                                          |          |          |          |          |          |          |          |           |
| 3.                       | Mixed use developments that include industrial <span style="float: right;">16</span>                                                                                                                |          |          |          |          |          |          |          |           |
| 4.                       | Singular industrial facilities along corridors <span style="float: right;">1</span>                                                                                                                 |          |          |          |          |          |          |          |           |
| 8.                       | Do you favor or oppose additional industrial development in Livingston County? <b>32 responses</b>                                                                                                  |          |          |          |          |          |          |          |           |
| 1.                       | Strongly favor <span style="float: right;">13</span>                                                                                                                                                |          |          |          |          |          |          |          |           |
| 2.                       | Somewhat favor <span style="float: right;">16</span>                                                                                                                                                |          |          |          |          |          |          |          |           |
| 3.                       | Neutral <span style="float: right;">2</span>                                                                                                                                                        |          |          |          |          |          |          |          |           |
| 4.                       | Somewhat oppose <span style="float: right;">0</span>                                                                                                                                                |          |          |          |          |          |          |          |           |
| 5.                       | Strongly oppose <span style="float: right;">1</span>                                                                                                                                                |          |          |          |          |          |          |          |           |
| <u>Built Environment</u> |                                                                                                                                                                                                     |          |          |          |          |          |          |          |           |
| 9.                       | In your opinion, how orderly and thought-out has development been planned and built in Livingston County? <b>32 responses</b>                                                                       |          |          |          |          |          |          |          |           |
| 1.                       | Very Orderly <span style="float: right;">1</span>                                                                                                                                                   |          |          |          |          |          |          |          |           |
| 2.                       | Somewhat Orderly <span style="float: right;">16</span>                                                                                                                                              |          |          |          |          |          |          |          |           |
| 3.                       | Not Orderly <span style="float: right;">14</span>                                                                                                                                                   |          |          |          |          |          |          |          |           |
| 4.                       | No Opinion <span style="float: right;">1</span>                                                                                                                                                     |          |          |          |          |          |          |          |           |
| 10.                      | Which of these planning/zoning methods would you most support for future development in Livingston County? <b>30 responses</b>                                                                      |          |          |          |          |          |          |          |           |
| 1.                       | Mixed use zoning <span style="float: right;">1</span>                                                                                                                                               |          |          |          |          |          |          |          |           |
| 2.                       | Form based code <span style="float: right;">4</span>                                                                                                                                                |          |          |          |          |          |          |          |           |
| 3.                       | Traditional transect zoning <span style="float: right;">3</span>                                                                                                                                    |          |          |          |          |          |          |          |           |
| 4.                       | Compact development in areas with existing infrastructure <span style="float: right;">6</span>                                                                                                      |          |          |          |          |          |          |          |           |
| 5.                       | All of the above <span style="float: right;">16</span>                                                                                                                                              |          |          |          |          |          |          |          |           |
| 11.                      | In your opinion, how important are placemaking efforts in Livingston County?<br>Please answer on a scale of 1-10 with 1 being "not important" and 10 being "very important."<br><b>31 responses</b> |          |          |          |          |          |          |          |           |
| <u>1</u>                 | <u>2</u>                                                                                                                                                                                            | <u>3</u> | <u>4</u> | <u>5</u> | <u>6</u> | <u>7</u> | <u>8</u> | <u>9</u> | <u>10</u> |
| 0                        | 0                                                                                                                                                                                                   | 0        | 1        | 3        | 1        | 2        | 7        | 10       | 7         |

# APPENDIX

## ITEM: PROCESS AND RESULTS FROM INITIAL MASTER PLAN **"BROWN BAG" LUNCH PUBLIC PARTICIPATION GATHERING (CONT'D)**

### Natural Environment

12. Which of these methods of environmental stewardship is most needed in Livingston County?

29 responses

- |                                      |    |
|--------------------------------------|----|
| 1. Low impact development (LID)      | 4  |
| 2. Local wetland ordinances          | 3  |
| 3. Green infrastructure              | 5  |
| 4. Parks                             | 7  |
| 5. Preservation of existing features | 10 |

### Agriculture

13. In your opinion, which one of the following is the most critical agricultural issue facing Livingston County? 29 responses

- |                                                                   |    |
|-------------------------------------------------------------------|----|
| 1. Development of prime agricultural land                         | 15 |
| 2. A lack of awareness about Right-To-Farm provisions/protections | 5  |
| 3. Urban agricultural production and keeping of livestock         | 2  |
| 4. Farm to table food delivery to all citizens                    | 7  |

14. In your opinion, are we doing enough in Livingston County to preserve our agricultural lands? Please answer on a scale of 1-10 with 1 being "not enough" and 10 being "just right."

32 responses

| 1 | 2 | 3 | 4  | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|----|---|---|---|---|---|----|
| 5 | 2 | 2 | 19 | 4 | 0 | 0 | 0 | 0 | 0  |

### Transportation

15. In your opinion, which one of the following is the most critical transportation issue facing Livingston County? 32 responses

- |                                             |    |
|---------------------------------------------|----|
| 1. Infrastructure conditions                | 5  |
| 2. Traffic management local                 | 2  |
| 3. Traffic management on highway/interstate | 2  |
| 4. Mass transportation                      | 19 |
| 5. Non-motorized transportation             | 4  |

16. Does your community master plan contain a Complete Streets element? 29 responses

- |               |    |
|---------------|----|
| 1. Yes        | 9  |
| 2. No         | 10 |
| 3. Don't know | 10 |

17. In your opinion, how important is it that Complete Streets practices be implemented in Livingston County? 32 responses

Please answer on a scale of 1-10 with 1 being "not important" and 10 being "very important."

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9  | 10 |
|---|---|---|---|---|---|---|---|----|----|
| 0 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 12 | 4  |

# APPENDIX

## ITEM: PROCESS AND RESULTS FROM INITIAL MASTER PLAN **"BROWN BAG" LUNCH PUBLIC PARTICIPATION GATHERING (CONT'D)**

### Hazard Mitigation

18. Does your community master plan contain a Hazard Mitigation element? **29 responses**

- 1. Yes **11**
- 2. No **6**
- 3. Don't know **12**

19. In your opinion, how important is it that Hazard Mitigation practices be implemented in Livingston County? **28 responses**

Please answer on a scale of 1-10 with 1 being "not important" and 10 being "very important."

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9  | 10 |
|---|---|---|---|---|---|---|---|----|----|
| 1 | 0 | 1 | 0 | 2 | 2 | 3 | 4 | 11 | 4  |

### Technology

20. In your opinion, how important are the following technology issues in Livingston County?

**A. Broadband provision**

Please answer on a scale of 1-10 with 1 being "not important" and 10 being "very important." **31 responses**

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9  | 10 |
|---|---|---|---|---|---|---|---|----|----|
| 3 | 1 | 1 | 1 | 2 | 0 | 0 | 5 | 13 | 5  |

**B. Alternative energy technology**

Please answer on a scale of 1-10 with 1 being "not important" and 10 being "very important." **31 responses**

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9  | 10 |
|---|---|---|---|---|---|---|---|----|----|
| 4 | 1 | 1 | 0 | 2 | 1 | 4 | 2 | 12 | 4  |

21. In your opinion, which one of the following is the most critical technological issue related to land use in Livingston County? **31 responses**

- 1. Broadband **10**
- 2. Alternative energy **5**
- 3. Traffic management **10**
- 4. Agricultural technology **6**



# APPENDIX

ITEM: FLYER FOR MASTER PLAN EDUCATIONAL SERIES



**MICHIGAN STATE UNIVERSITY** | Extension

*Please plan to join MSU Extension and Livingston County Planning for a*  
**Master Plan Educational Series**

As we all engage in the process of drafting a new Livingston County Master Plan and five-year updates of local community master plans, this six-part educational series will re-familiarize us with important components of the master plan document such as:

|              |                |                   |
|--------------|----------------|-------------------|
| Master Plans | Adaptive Reuse | Green Development |
| Smart Growth | Placemaking    | Complete Streets  |

**Session 1: Basics of Master Plans and Planning**  
presented by Glenn Pape, MSU Extension Educator

Tuesday, February 23, 2016

7:00 to 8:30 p.m.

Livingston County Public Safety Complex, Howell Auditorium  
1911 Tooley Road, Howell

*A master plan is an official document that contains goals, objectives and policies that express a vision about the future of the community. It enables a community to take charge of their future rather than react. This program will cover:*

1. *What is a master plan?*
2. *What does a master plan include*
3. *How is a Master plan developed and adopted?*
4. *The plan adoption process*
5. *Implementation*

Please RSVP To:



Livingston County  
Department of Planning  
304 East Grand River, Suite 206  
Howell, MI 48843-2323  
(517)546-7555



# APPENDIX

ITEM: LOCAL PLANNING COMMISSION SURVEY AND RESULTS



## Livingston County Department of Planning

July 5, 2016

Dear Planning Commissioners,

As you may be aware, the Livingston County Planning Department and Livingston County Planning Commission is currently preparing a new Livingston County Master Plan that will replace the current 2003 (amended) plan.

**Kathleen J. Kline-Hudson**  
AICP, PEM  
Director

**Robert A. Stanford**  
AICP, PEM  
Principal Planner

**Scott Barb**  
AICP, PEM  
Principal Planner

We may have engaged you in this master plan process through our Brown Bag Lunch Series of presentations, or our recently completed six-part Master Plan Educational Series. If we have not yet involved you, we would like to make sure that you have a voice in the plan content as a major stakeholder in this process. Please take a moment to respond to this simple survey and return the form to your Planning Commission Chair at the August or September 2016 meeting of your planning commission.

For your reference, there is a table on the reverse side of this letterhead that provides a summary of the land use issues that are addressed in the local master plans of Livingston County.

Please list the three most critical land use issues in your local Township, City or Village? *(please provide as much detail as possible - your listed issues DO NOT have to match the issues referenced in the table)*

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

### Department Information

Administration Building  
304 E. Grand River Avenue  
Suite 206  
Howell, MI 48843-2323

•  
(517) 546-7555  
Fax (517) 552-2347

•  
Web Site  
livgov.com

What role do you think that Livingston County Planning Department/ Livingston County Planning Commission should play in our county-wide system of land use planning and zoning? e.g. Facilitator, Educator, Resources, etc. *(please provide specific examples to explain your answer)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# APPENDIX

## ITEM: LOCAL PLANNING COMMISSION SURVEY AND RESULTS (CONT'D)

Please tell us about your interactions with County Planning Staff.

1. Have staff members been courteous, respectful and friendly?  
 Yes     No     Unk./No interactions

2. Additional comments about your interactions with County Planning staff:

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Thank you for your participation in this short survey. Please refer to the Livingston County Planning Department website for further opportunities to become involved in this planning process.

See: [https://www.livgov.com/plan/Pages/2015-16\\_County\\_Master\\_Plan.aspx](https://www.livgov.com/plan/Pages/2015-16_County_Master_Plan.aspx)

### Summary of Land Use Issues in Local Master Plans of Livingston County

| Land Use Issues            | Brighton Township | Cohoctah Township | Conway Township | Deerfield Township | Genoa Township  | Green Oak Township | Hamburg Township       | Handy Township      | Hartland Township | Howell Township |
|----------------------------|-------------------|-------------------|-----------------|--------------------|-----------------|--------------------|------------------------|---------------------|-------------------|-----------------|
| Growth Management          | X                 |                   | X               | X                  | X               |                    | X                      | X                   |                   | X               |
| Development Guidelines     | X                 | X                 |                 | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Economic Development       | X                 |                   |                 |                    |                 |                    | X                      |                     | X                 | X               |
| Transportation             | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Utility Planning           | X                 | X                 |                 | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Com. Facilities & Services | X                 | X                 |                 | X                  |                 | X                  |                        | X                   | X                 | X               |
| Natural Features           | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Agricultural/Rural Pres.   |                   | X                 | X               |                    |                 | X                  |                        | X                   | X                 |                 |
| Parks and Recreation       | X                 |                   |                 | X                  | X               | X                  |                        | X                   | X                 | X               |
| Hazard Mitigation          |                   | X                 | X               |                    |                 |                    |                        |                     | X                 |                 |
| Placemaking                |                   |                   |                 |                    |                 | X                  |                        |                     |                   |                 |
| Governmental Cooperation   | X                 |                   |                 | X                  | X               |                    | X                      |                     |                   |                 |
| Land Use Issues            | Iosco Township    | Marion Township   | Oceola Township | Putnam Township    | Tyrone Township | Unadilla Township  | Village of Fowlerville | Village of Pinckney | City of Brighton  | City of Howell  |
| Growth Management          |                   | X                 | X               | X                  | X               | X                  |                        |                     |                   | X               |
| Development Guidelines     | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Economic Development       | X                 |                   | X               |                    | X               |                    | X                      | X                   | X                 | X               |
| Transportation             | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Utility Planning           | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Com. Facilities & Services | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 | X               |
| Natural Features           | X                 | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 |                 |
| Agricultural/Rural Pres.   | X                 | X                 | X               | X                  | X               | X                  |                        |                     |                   |                 |
| Parks and Recreation       |                   | X                 | X               | X                  | X               | X                  | X                      | X                   | X                 |                 |
| Hazard Mitigation          |                   |                   |                 | X                  |                 |                    |                        | X                   |                   |                 |
| Placemaking                |                   |                   |                 |                    | X               |                    | X                      |                     | X                 | X               |
| Governmental Cooperation   |                   | X                 | X               | X                  | X               |                    | X                      | X                   | X                 | X               |

Source: Review of local master plans conducted by Livingston County Planning Department, June 2016



# APPENDIX

## ITEM: LOCAL PLANNING COMMISSION SURVEY AND RESULTS (CONT'D)

| Local Planning Commission Survey Results |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 |               |
|------------------------------------------|-------------------|-------------------|-----------------|--------------------|-----------------|--------------------|------------------------|---------------------|-------------------|-----------------|---------------|
| Land Use Issues                          | Brighton Township | Cohoctah Township | Conway Township | Deerfield Township | Genoa Township  | Green Oak Township | Hamburg Township       | Handy Township      | Hartland Township | Howell Township | VOTE RESULTS  |
| Growth Management                        | X (1)             |                   | X(2)            |                    | X(1)            |                    |                        |                     | X(3)              |                 | 5(1,1,2,3,3)  |
| Development Guidelines                   |                   |                   |                 |                    | X(3)            |                    |                        |                     | X(2)              |                 | 4(1,1,2,3)    |
| Economic Development                     |                   |                   | X(3)            |                    |                 |                    |                        |                     | X(1)              |                 | 3(1,3,3)      |
| Transportation                           | X (2)             |                   |                 |                    |                 | X (1)              |                        |                     |                   |                 | 3(1,2,3)      |
| Utility Planning                         |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 | 0             |
| Com. Facilities & Services               |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 | 0             |
| Natural Features                         | X (3)             |                   |                 |                    | X(2)            |                    |                        |                     |                   |                 | 4(1,2,2,3)    |
| Agricultural/Rural Pres.                 |                   |                   | X(1)            |                    |                 |                    |                        |                     |                   |                 | 1             |
| Parks and Recreation                     |                   |                   |                 |                    |                 | X (2)              |                        |                     |                   |                 | 2 (2,2)       |
| Hazard Mitigation                        |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 | 0             |
| Placemaking                              |                   |                   | X(4)            |                    |                 | X (3)              |                        |                     |                   |                 | 2(2,3)        |
| Governmental Cooperation                 |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 | 0             |
| Zoning of parcels                        |                   |                   |                 |                    |                 |                    |                        | X (1)               |                   |                 | 1             |
| Zoning Maps                              |                   |                   |                 |                    |                 |                    |                        | X (2)               |                   |                 | 1             |
| Urban Sprawl                             |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 | 1             |
| Traffic Issues                           |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 | 1             |
| Preserving low density res.              |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 | 1             |
| Road Maintenance                         |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 | 1             |
| Managing non-res. Uses                   |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 | 1             |
| Non-conforming parcels                   |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 | 1             |
| Land Use Issues                          | Iosco Township    | Marion Township   | Oceola Township | Putnam Township    | Tyrone Township | Unadilla Township  | Village of Fowmerville | Village of Pinckney | City of Brighton  | City of Howell  | RANK OF ISSUE |
| Growth Management                        |                   | X(3)              |                 |                    |                 |                    |                        |                     |                   |                 | #1            |
| Development Guidelines                   |                   | X(1)              |                 |                    |                 |                    |                        |                     | X(1)              |                 | #2            |
| Economic Development                     |                   |                   |                 |                    |                 |                    |                        | X (3)               | X(4)              |                 | #5            |
| Transportation                           |                   |                   |                 |                    |                 |                    |                        |                     | X(3)              |                 | #4            |
| Utility Planning                         |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 |               |
| Com. Facilities & Services               |                   |                   |                 |                    | X (4)           |                    |                        |                     |                   |                 |               |
| Natural Features                         |                   | X(2)              |                 |                    |                 |                    |                        | X (1)               |                   |                 | #3            |
| Agricultural/Rural Pres.                 |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 |               |
| Parks and Recreation                     |                   |                   |                 |                    |                 |                    |                        | X (2)               |                   |                 | #6            |
| Hazard Mitigation                        |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 |               |
| Placemaking                              |                   |                   |                 |                    |                 |                    |                        |                     | X(2)              |                 | #7            |
| Governmental Cooperation                 |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 |               |
| Zoning of parcels                        |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 |               |
| Zoning Maps                              |                   |                   |                 |                    |                 |                    |                        |                     |                   |                 |               |
| Urban Sprawl                             |                   |                   |                 |                    |                 |                    |                        |                     |                   | X (2)           |               |
| Traffic Issues                           |                   |                   |                 |                    |                 |                    |                        |                     |                   | X (1)           |               |
| Preserving low density res.              |                   |                   |                 |                    | X (1)           |                    |                        |                     |                   |                 |               |
| Road Maintenance                         |                   |                   |                 |                    | X (2)           |                    |                        |                     |                   |                 |               |
| Managing non-res. Uses                   |                   |                   |                 |                    | X (3)           |                    |                        |                     |                   |                 |               |
| Non-conforming parcels                   |                   |                   |                 | X (1)              |                 |                    |                        |                     |                   |                 |               |

# APPENDIX

ITEM: PRESS RELEASE FOR FACEBOOK PHOTO CONTEST



## LIVINGSTON COUNTY PLANNING DEPARTMENT

LIVINGSTON COUNTY, MICHIGAN

304 E. Grand River Avenue • Suite 206 • Howell MI 48843

Kathleen Kline-Hudson  
Planning Director

TEL: (517) 546-7555  
E-MAIL: [kkline-hudson@livgov.com](mailto:kkline-hudson@livgov.com)

### FOR IMMEDIATE RELEASE



### Livingston County Master Plan Photo Contest July 1 – September 30, 2016

The Livingston County Planning Department is pleased to announce a photo contest for the new Livingston County Master Plan that is currently being prepared. A County Master Plan is a big-picture, county-wide approach to

*land use planning* that focuses on the built environment and natural environment in Livingston County and how we protect our current land use resources while preparing for future growth. For further information on this planning process please see our website at: [www.livgov/planning](http://www.livgov/planning) and join us in this fun way to get involved in the creative process of crafting this new master plan!!

All persons entering this photo contest agree to allow their photo to be displayed in the Livingston County Master Plan. All photos appearing in the Master Plan will be credited to the photographer. Photographs must be of Livingston County subjects and the photographer must state under which category they are submitting their photo. To submit a photo, please visit Livingston County's Facebook Page at <https://www.facebook.com/LivCoGov/> and submit a post with your photo and a brief description of the photo's content, location, and appropriate category(s) from July 1<sup>st</sup> – September 30<sup>th</sup>. All images submitted must be the work of the individual submitting them and must have consent of all individuals appearing within them. Photos submitted will appear in Livingston County's Master Plan photo albums for each category. Planning officials will select a winning photo from each category based on composure and relevancy to the category. The winning photo under each category will win a gift certificate valued at \$20 in addition to having their photo featured in the Livingston County Master Plan. Winners of this contest will be announced in early October 2016 and will be contacted through their Facebook account.



# APPENDIX

## ITEM: PRESS RELEASE FOR FACEBOOK PHOTO CONTEST (CONT'D)

June 23, 2016

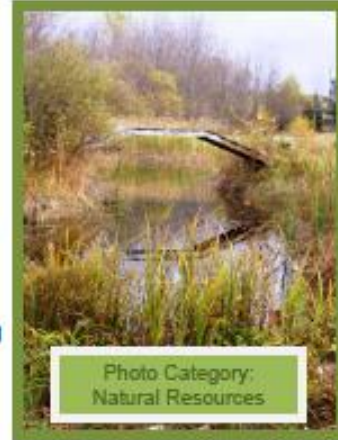
Page 2

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Following are the photo categories with a brief explanation:

- Natural Resources - examples: landscapes of lakes, rivers, streams, wetlands, and forests with or without people and/or animals in them
- Agriculture and Rural Environment – examples: farming operations, crops and animals; rural landscapes; farmer’s markets and stands
- Parks and Recreation – examples: photos of people using the State parks, Metroparks, County and local parks for recreation such as running, walking, and boating
- Development – examples: photos of housing and residential areas, commercial and industrial buildings, and downtown areas with or without people in them
- Placemaking - examples: spaces in the county where people gather; spaces that are well used and loved by people; and spaces that add to the public life of our communities
- Transportation – examples: Interstate, highway and streetscapes, and modes of transportation such as cars, buses, trains and airplanes



\*This contest is open to the public and has no age restrictions. This contest is in no way sponsored, endorsed, administered, or associated with Facebook. You are providing photos and information to Livingston County.

# APPENDIX

ITEM: EXAMPLE OF LIVINGSTON COUNTY ECONOMIC DEVELOPMENT COMMUNITY PROFILE (2013)

NOTE: ALL COUNTY COMMUNITY ECONOMIC PROFILES FOUND AT: [HTTPS://WWW.LIVGOV.COM/PLAN/ECONDEV/PAGES/DEFAULT.ASPX](https://www.livgov.com/plan/econdev/pages/default.aspx)

**BRIGHTON TOWNSHIP COMMUNITY ECONOMIC PROFILE**


**2013**

**COMMUNITY  
ECONOMIC  
PROFILE**

For

**Brighton  
Township**

Livingston County, Michigan



---

**LOCATION**  
The Charter Township of Brighton is located in southeast Livingston County. Two major transportation corridors, U.S. 23 and I-96, intersect in this Township. The local expressways and easy accessibility to surrounding job markets may factor in the township's popularity as a residential community.

**TAX RATES:**

**2012 Millage Residential Rate:**  
**Homestead:**  
21.0369 to 25.9055/ \$1,000 of taxable value

**Non-Homestead:**  
39.0369 to 43.9055/ \$1,000 of taxable value

---

Sources: Livingston County Department of Planning, Southeast Michigan Council of Governments (SEMCOG), Livingston County Equalization, U.S. Census Bureau, Michigan Department of Technology, Management & Budget

Prepared by: Livingston County Department of Planning, July 2013.

**GOVERNMENT**  
Hall Address: 4363 Buno Road  
Brighton, MI 48114

Mailing Address: 4363 Buno Road  
Brighton, MI

Phone: (517) 223-3228  
Web Site: <http://www.brightontwp.com>

**Business Hours**  
Monday-Friday  
8:00 a.m. to 5:00 p.m

**County Commissioners**  
Carol Griffith, District 7  
Kate Lawrence, District 1

**Township Officials**  
Supervisor: Tom Murphy  
Clerk: Ann Bollin  
Treasurer: Lana Theis

Livingston County Master Plan A-22

# APPENDIX

ITEM: VISIONING SESSION NEWSBLAST

Livingston County Planning Department

## October 20, 2016 Master Plan Visioning Session

304 E. Grand River  
Suite 206  
(517) 546-7555

The Livingston County Planning Department and Livingston County Planning Commission **need your participation in a visioning session that will help us further the draft of the new Livingston County Master Plan.** It is our goal to have at least 2 representatives from each of the 20 local units of government in attendance. This is what we hope to accomplish:

- **A Mapping Exercise:** Identification of county-wide future land use map strengths, weaknesses, opportunities and threats.
- **Creation of a Vision Statement:** Constructed through discussion about the master plan goals of our 20 local units of government.



**Date: Thursday, October 20**

**Time: 6:30 – 9:00 p.m.**

**Where: Livingston Educational Service Agency  
(LESA) 1425 W. Grand River Ave., Howell**

**Facilitator: Glenn Pape**

**RSVP: [KKline-Hudson@livgov.com](mailto:KKline-Hudson@livgov.com) or 517.546.7555**

# APPENDIX

ITEM: VISIONING PROCESS, EXERCISE AND RESULTS  
- NOVEMBER 2016



**Brown Bag**  
*Lunch Series*

## Master Plan Visioning Session

**November 10, 2016**

**AGENDA**



### **Opening Remarks**

### **Mapping Exercise – Conflicts & Opportunities**

- Explanation of process
- Mapping exercise
- Findings from each table

### **Break**

### **Vision Statement Exercise**

- Explanation of process
- Visioning exercise
- Reports from each table

### **Closing Remarks**



# APPENDIX

## ITEM: VISIONING PROCESS, EXERCISE AND RESULTS - NOVEMBER 2016 (CONT'D)

|                                                                                                                                                                                                                                               |                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>OSCO, MARION, UNADILLA &amp; PUTNAM TOWNSHIPS &amp; VILLAGE OF PINCKNEY TEAM</b>                                                                                                                                                           |                                                                                                                 |
| Team Members: _____                                                                                                                                                                                                                           |                                                                                                                 |
| <b>MAPPING EXERCISE</b> – please designate a secretary to take notes and a presenter for your group for this exercise                                                                                                                         |                                                                                                                 |
| <b>STEP 1 – Issue / Conflict Identification</b>                                                                                                                                                                                               |                                                                                                                 |
| From the Future Land Use maps supplied, we are asking your group to identify areas where there may be border issues or conflicts, such as:                                                                                                    |                                                                                                                 |
| <ul style="list-style-type: none"><li>• Conflicting Land Uses</li><li>• Transportation Corridor conflicts</li><li>• Natural Area Preservation conflicts</li><li>• Water Resource conflicts</li><li>• Economic Development conflicts</li></ul> |                                                                                                                 |
| <b>STEP 2 - SWOT Analysis – Livingston County Master Plan</b>                                                                                                                                                                                 |                                                                                                                 |
| Referring to the Future Land Use Maps and your analysis of the issues above (as well as others you may have identified), please fill-out the following SWOT ANALYSIS exercise below:                                                          |                                                                                                                 |
| <b>COMMUNITY STRENGTHS</b>                                                                                                                                                                                                                    | <b>COMMUNITY WEAKNESSES</b>                                                                                     |
| What are the community strengths in this area of the County?                                                                                                                                                                                  | What are the community weaknesses in this area of the County?                                                   |
| <b>COMMUNITY OPPORTUNITIES</b>                                                                                                                                                                                                                | <b>COMMUNITY THREATS</b>                                                                                        |
| What untapped/unexplored opportunities are available to enhance the long-term viability/sustainability of this area of the County?                                                                                                            | What are some of the possible threats to the long-term viability and sustainability of this area of the County? |

# APPENDIX

## ITEM: VISIONING PROCESS, EXERCISE AND RESULTS - NOVEMBER 2016 (CONT'D)

### **Mapping Exercise – Conflicts and Opportunities – TEAM NORTHWEST**

- Not a lot of readily identifiable areas of border conflicts
- All have Ag-Residential zone – sample set of development standards needed
- Create and or maintain buffers around waterways – rivers, lakes
- Residential densities along borders are somewhat similar
- Generally all have paid attention to neighbors

### **Mapping Exercise – Conflicts and Opportunities – TEAM NORTHEAST**

- US-23 corridor and M-59 corridor – opportunity for better transit and development coordination between communities.
- Oreola Twp: M-59 corridor
- Continue to maintain the health of community lakes and streams
- Parks and trails – encourage sidewalks in business areas - Connections
- Deerfield parks – good system of established parks
- Need more and improved connections to parks and amenities
- Tyrone – Planned Industrial and Commercial areas – Possible conflict of where its located/planned.

### **Mapping Exercise – Conflicts and Opportunities – TEAM SOUTHWEST**

- Northeast corner Marion – gateway of I-96
- Lakeland Trail runs through both communities
- Pipeline running through Marion, Putnam

### **Mapping Exercise – Conflicts and Opportunities – TEAM SOUTHEAST**

- Higher density commercial backs up to low density residential
- Trail systems connections
- Connect trails to Brighton City
- Brighton Twp trail system
- Regional Trail Plan needed at County level
- Waterways trails
- Genoa low density residential buffers natural areas in Hamburg

# APPENDIX

ITEM: VISIONING PROCESS, EXERCISE AND RESULTS  
- NOVEMBER 2016 (CONT'D)

| <b><u>Vision Statement Exercise</u></b> |                                                                                                    |                                                                                                                                                       |                                                                                                                                      |                                                                                                                         |
|-----------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|                                         | <b><u>NORTHWEST</u></b>                                                                            | <b><u>NORTHEAST</u></b>                                                                                                                               | <b><u>SOUTHWEST</u></b>                                                                                                              | <b><u>SOUTHEAST</u></b>                                                                                                 |
| <b>Idea 1.</b>                          | <b><u>COMMERCIAL DEVELOPMENT</u></b><br><br>Improve commercial opportunities                       | <b><u>PARKS AND RECREATION</u></b><br><br>Expansion and or creation of park areas                                                                     | <b><u>TRANSPORTATION</u></b><br><br>Expand and or improve public transit options                                                     | <b><u>TRANSPORTATION</u></b><br><br>Promote regional public transit options                                             |
| <b>Idea 2.</b>                          | <b><u>PARKS AND RECREATION</u></b><br><br>Expand and or improve parks and recreation opportunities | <b><u>TRANSPORTATION</u></b><br><br>Improvement of roads – M59 (expansion, alternate transportation)                                                  | <b><u>PARKS AND RECREATION</u></b><br><br>Expand and or improve recreational opportunities, parks and trails                         | <b><u>TRANSPORTATION</u></b><br><br>Non-motorized pathways                                                              |
| <b>Idea 3.</b>                          | <b><u>TRANSPORTATION</u></b><br><br>Improve quality transportation options                         | <b><u>COMMUNITY DEVELOPMENT</u></b><br><br>Encourage village areas, downtowns to incorporate farmers markets. Improved food systems. "Farm to Table". | <b><u>HEALTHCARE</u></b><br><br>Add a new centrally located major hospital or medical center that incorporates housing opportunities | <b><u>PARKS AND RECREATION:</u></b><br><br>Expand and / or improve public spaces and parks and recreation opportunities |

# APPENDIX

ITEMS: 2018 MASTER PLAN OPPORTUNITIES AND CONSTRAINTS  
MAPS FROM VISIONING SESSION

## NORTHWEST QUADRANT

- CONWAY TOWNSHIP, COHOCTAH TOWNSHIP,  
HANDY TOWNSHIP, HOWELL TOWNSHIP,  
VILLAGE OF FOWLerville, CITY OF HOWELL

## NORTHEAST QUADRANT

- DEERFIELD TOWNSHIP, TYRONE TOWNSHIP,  
OCEOLA TOWNSHIP, HARTLAND TOWNSHIP

## SOUTHEAST QUADRANT

- GENOA TOWNSHIP, BRIGHTON TOWNSHIP,  
HAMBURG TOWNSHIP, GREEN OAK TOWNSHIP,  
CITY OF BRIGHTON

## SOUTHWEST QUADRANT

- IOSCO TOWNSHIP, MARION TOWNSHIP,  
UNADILLA TOWNSHIP, PUTNAM TOWNSHIP,  
VILLAGE OF PINCKNEY



# APPENDIX

## ITEMS: ASSOCIATED COUNTY MASTER PLAN MAPS

- WATERSHEDS
- ELEVATIONS
- SOIL SLOPES
- PRIME FARMLAND SOILS AND AGRICULTURAL LAND USES
- NATIONAL WETLANDS INVENTORY (NWI) CLASSIFICATION
- HIGH QUALITY NATURAL FEATURES AREAS
- WELLHEAD PROTECTION AREAS
- ACT 51 OWNERSHIP: ROADWAY CLASSIFICATION
- TRAFFIC VOLUME: AVERAGE ANNUAL DAILY TRAFFIC (AADT)
- AIRPORTS AND AIRFIELDS
- RAILROAD LINES
- SEWERED AREAS
- INDUSTRIAL PARKS
- COUNTY PARK AND RECREATIONAL AREAS
- SCHOOLS AND COLLEGES



# LIVINGSTON COUNTY, Michigan

MASTER PLAN

## County Watersheds

### Legend

City, Village, Township

Sections

Waterbody

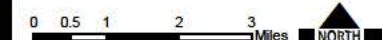
### Watershed Name

Red Cedar

Huron

Shiawassee

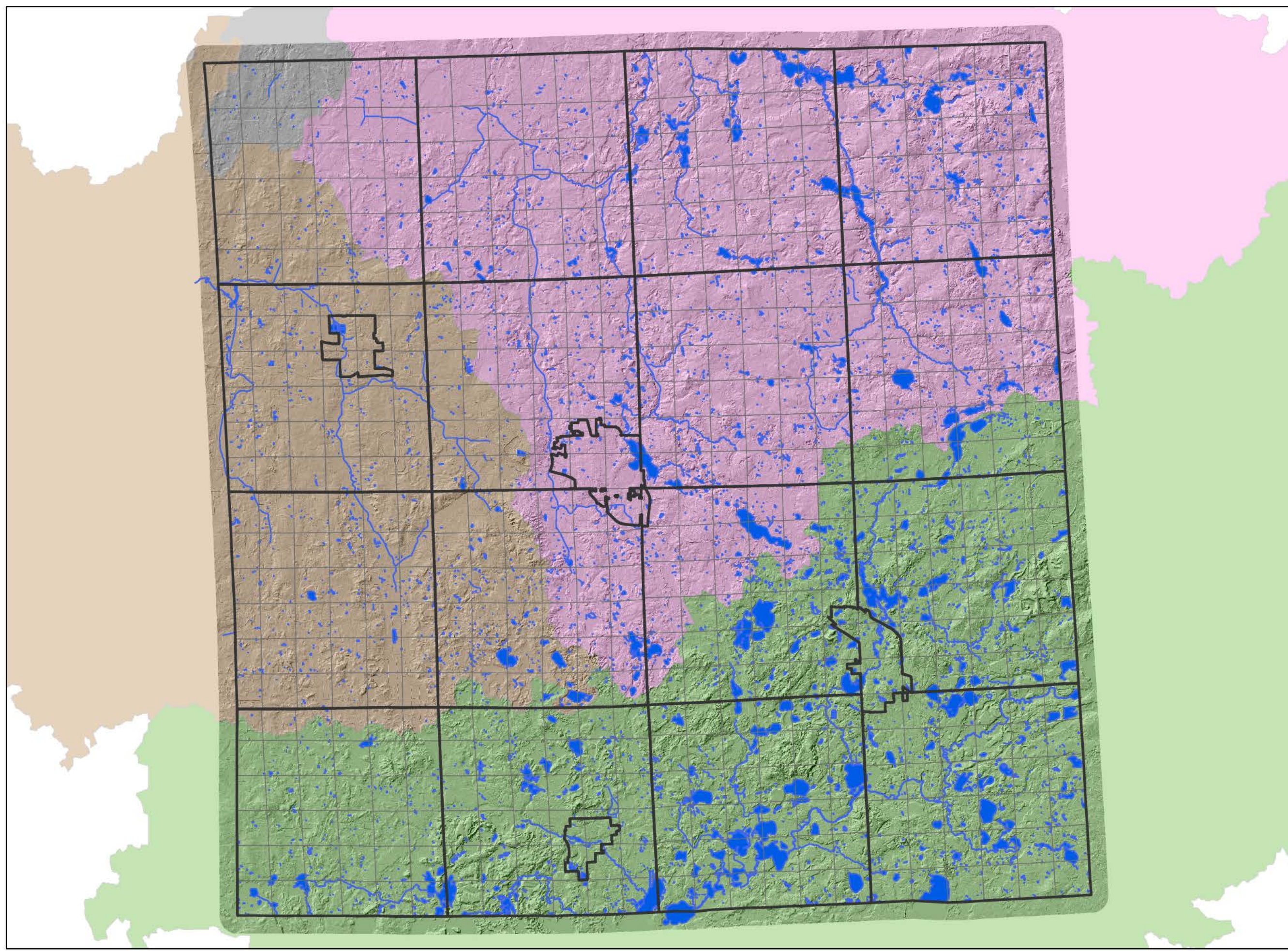
Looking Glass



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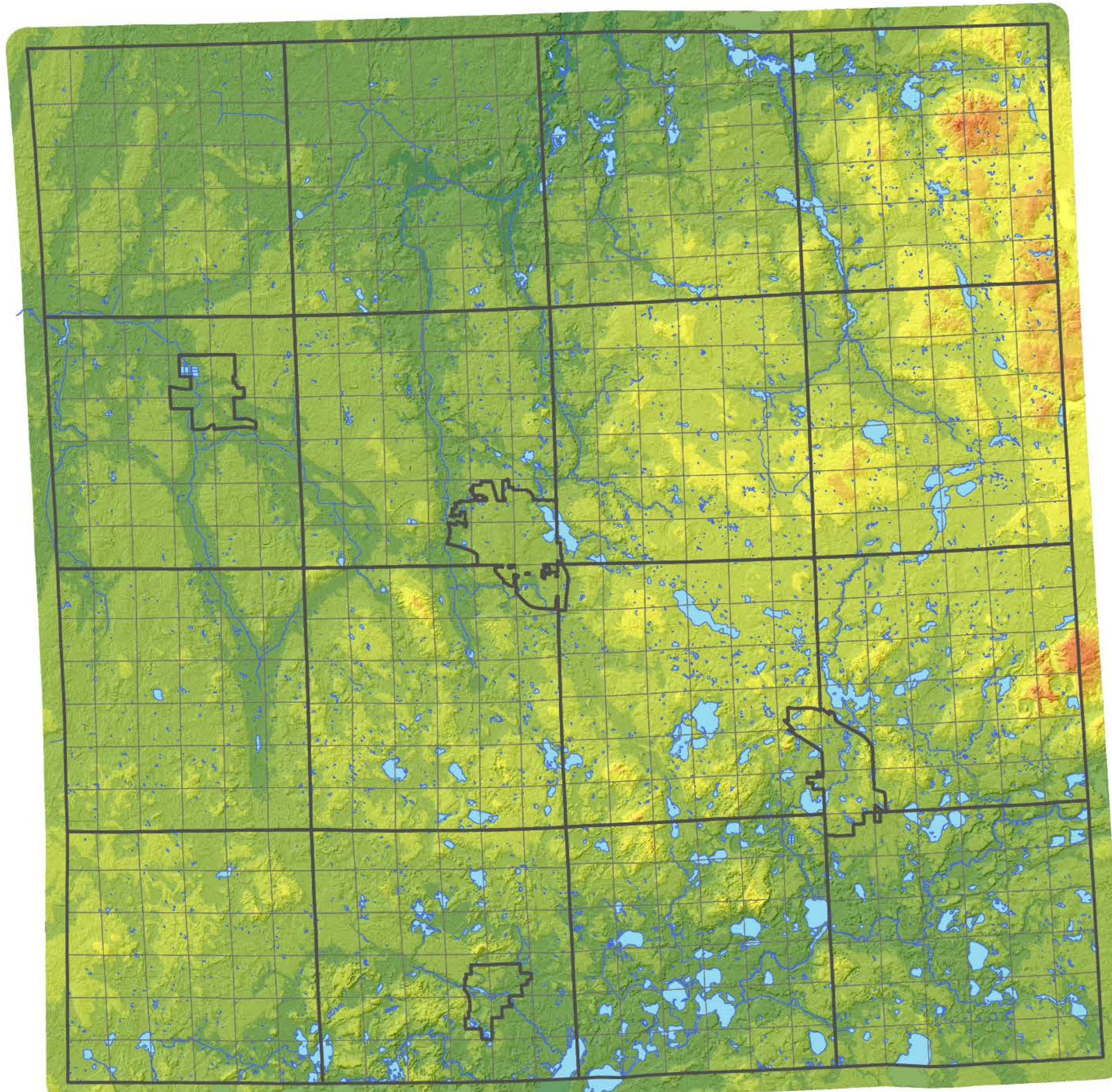
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# LIVINGSTON COUNTY, Michigan

MASTER PLAN



County Elevations (in feet)

### Legend

- City, Village, Township
- Sections
- Waterbody

### Elevation (in feet)

- Below 850 feet
- 850 - 900 feet
- 900 - 950 feet
- 950 - 1000 feet
- 1000 - 1050 feet
- 1050 - 1100 feet
- 1100 - 1150 feet
- 1150 - 1200 feet
- Above 1200 feet



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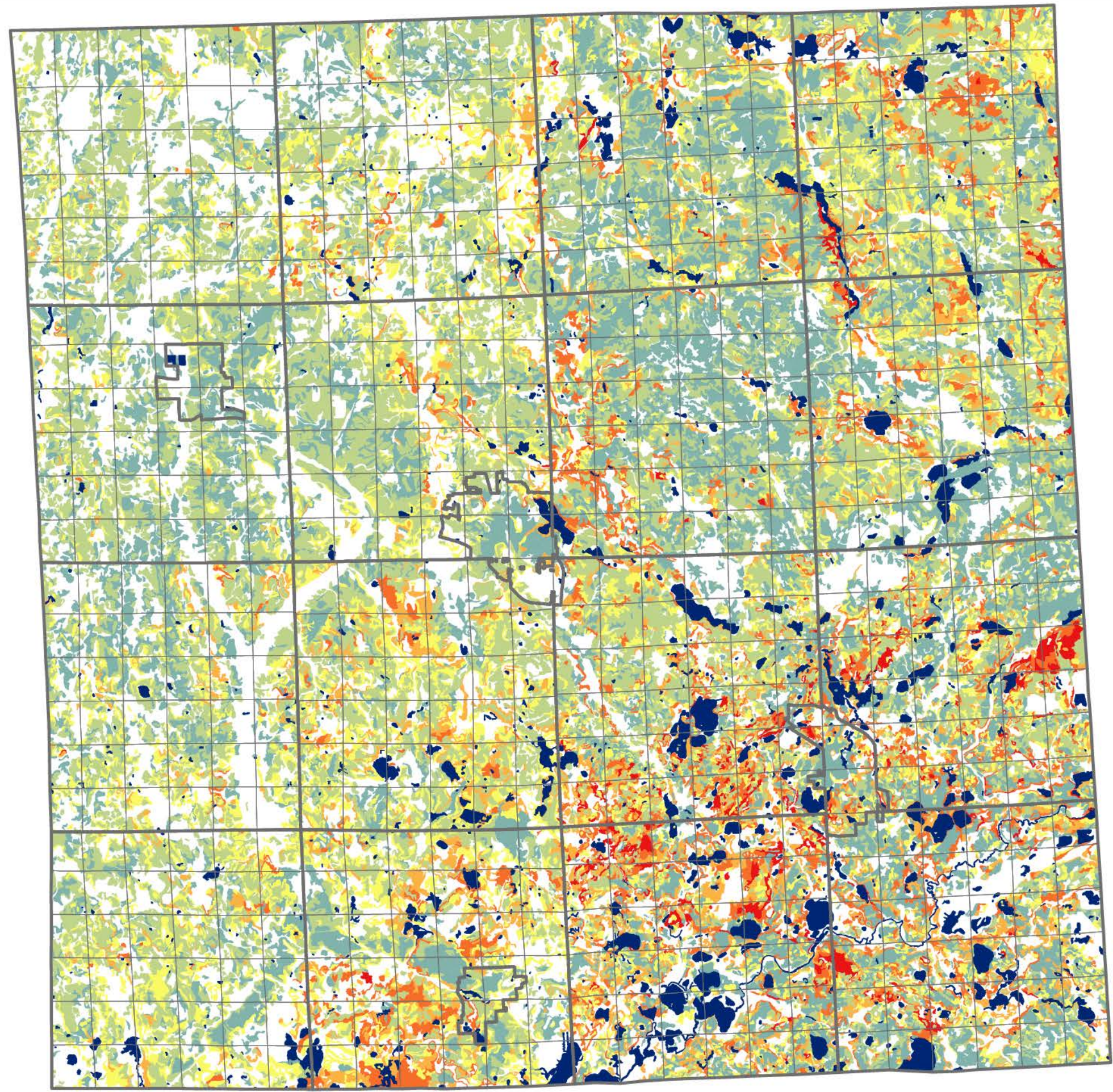
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# LIVINGSTON COUNTY, Michigan

MASTER PLAN

County Soil Slopes



### Legend

- Cities, Villages, Townships
- Sections
- Inland Lakes
- 0 to 2 Percent
- 2 to 6 Percent
- 6 to 12 Percent
- 12 to 18 Percent
- 18 to 25 Percent
- 25 to 40 Percent



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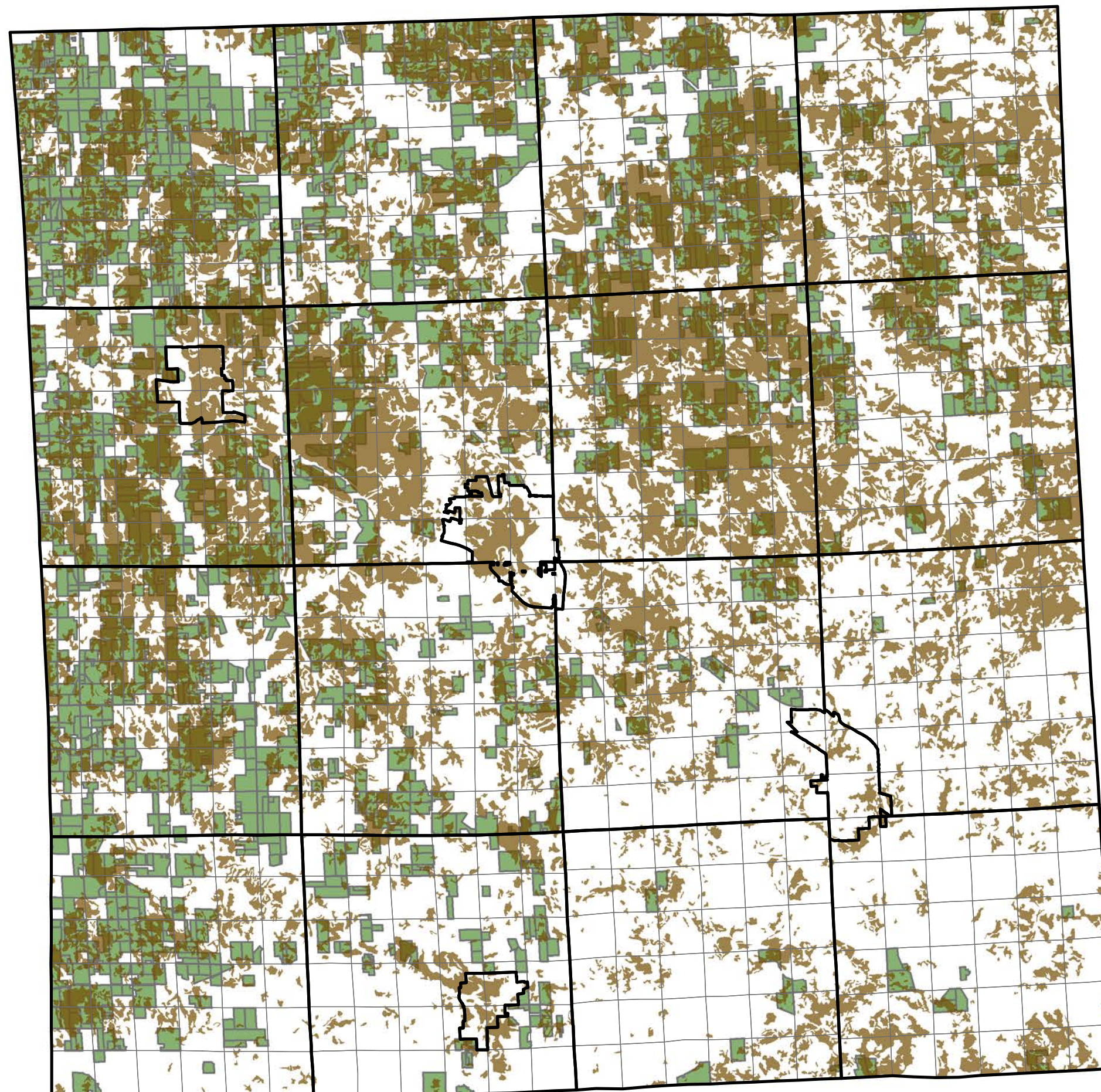
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# LIVINGSTON COUNTY, Michigan

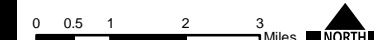
MASTER PLAN

## Prime Farmland Soils and Agricultural Land Uses (2014)



### Legend

- City, Village, Township
- Township Sections
- Prime Farmland Soils
- Existing Land Use**
- Agricultural - Farming



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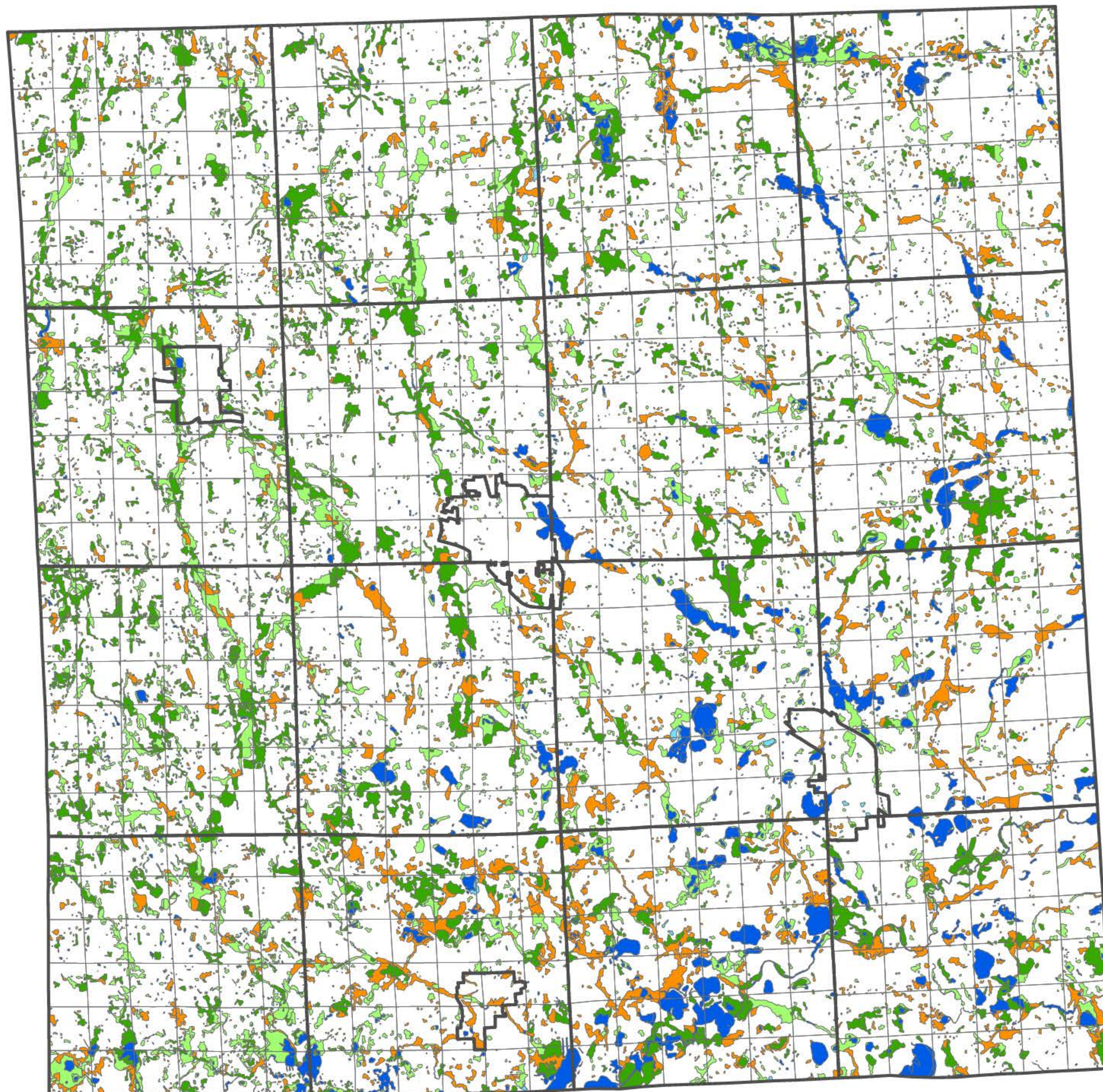
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# LIVINGSTON COUNTY, Michigan

MASTER PLAN

## National Wetlands Inventory (NWI) Classification



### Legend

- City, Village, Township
- Sections

### NWI Class

- Aquatic Bed
- Open Water/Lakes
- Emergent
- Forested
- Scrub-Shrub



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# LIVINGSTON COUNTY, Michigan

MASTER PLAN

County High Quality Natural Features Areas By Priority Level

### Legend

City, Village, Township

Sections

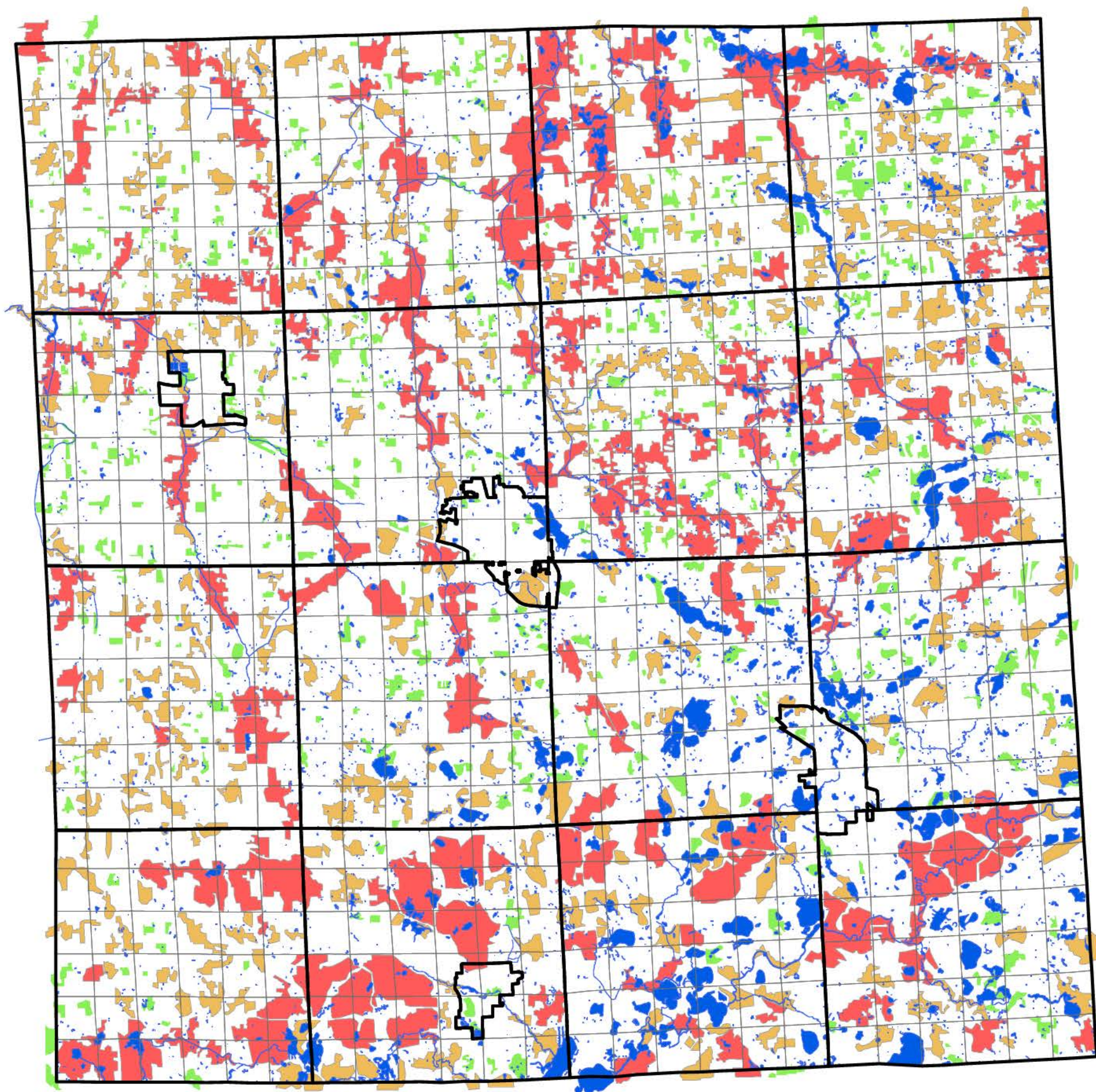
Waterbody

Priority Level (H to L)

1

2

3



0 0.5 1 2 3 Miles



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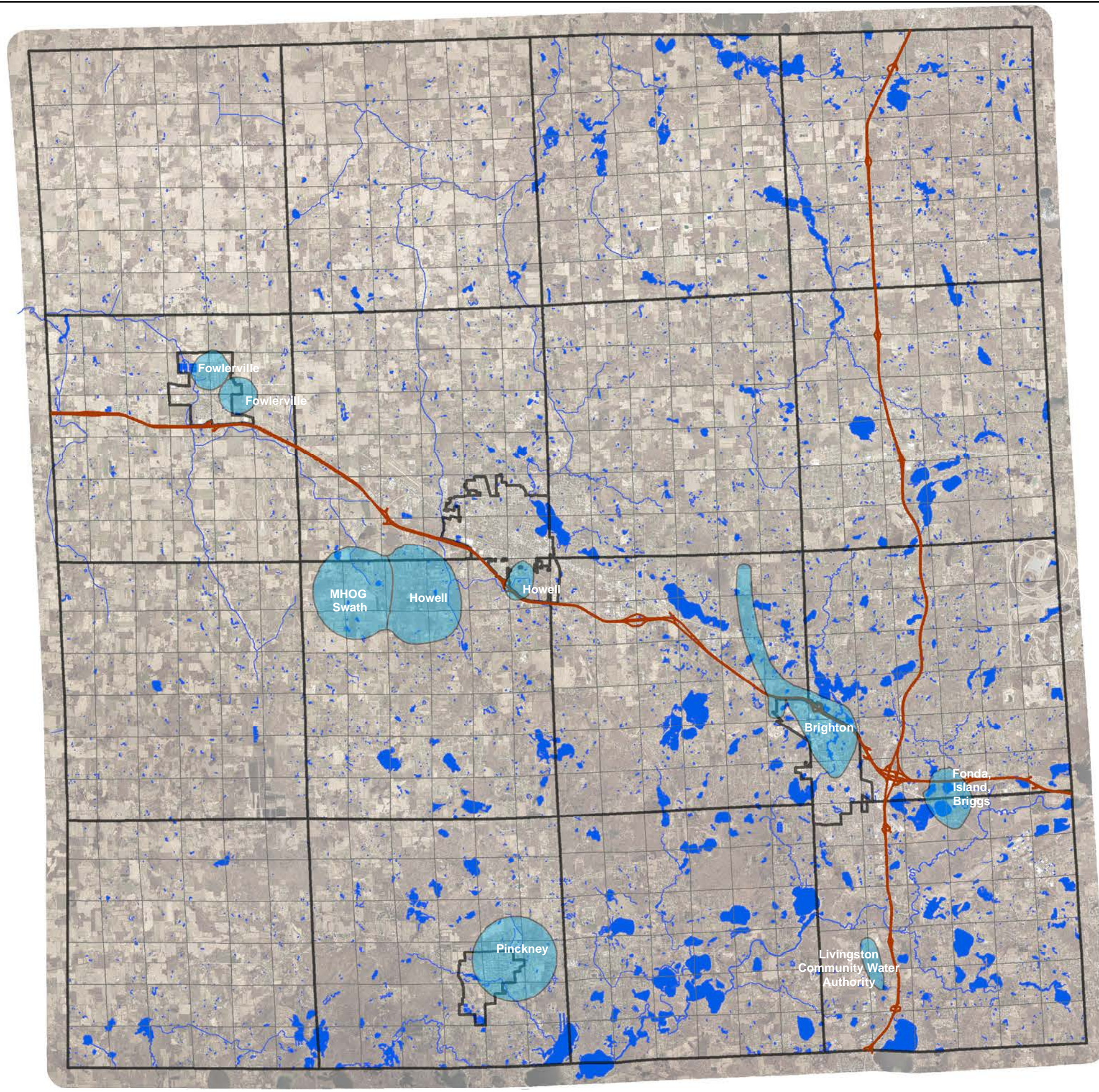


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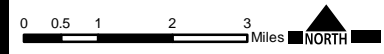
# LIVINGSTON COUNTY, Michigan

County Wellhead Protection Areas (WPAs)



### Legend

- County WPAs
- Major Highway
- City, Village, Township
- Sections
- Waterbody



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# LIVINGSTON COUNTY, Michigan







MASTER PLAN

## Act 51 Ownership: County Roadway Classification

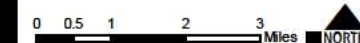
### Legend

 City, Village, Township

#### Act 51 Class

-  State Trunkline
-  County Primary Road
-  County Local Road
-  City Major Street
-  City Minor Street
-  Uncertified, public road

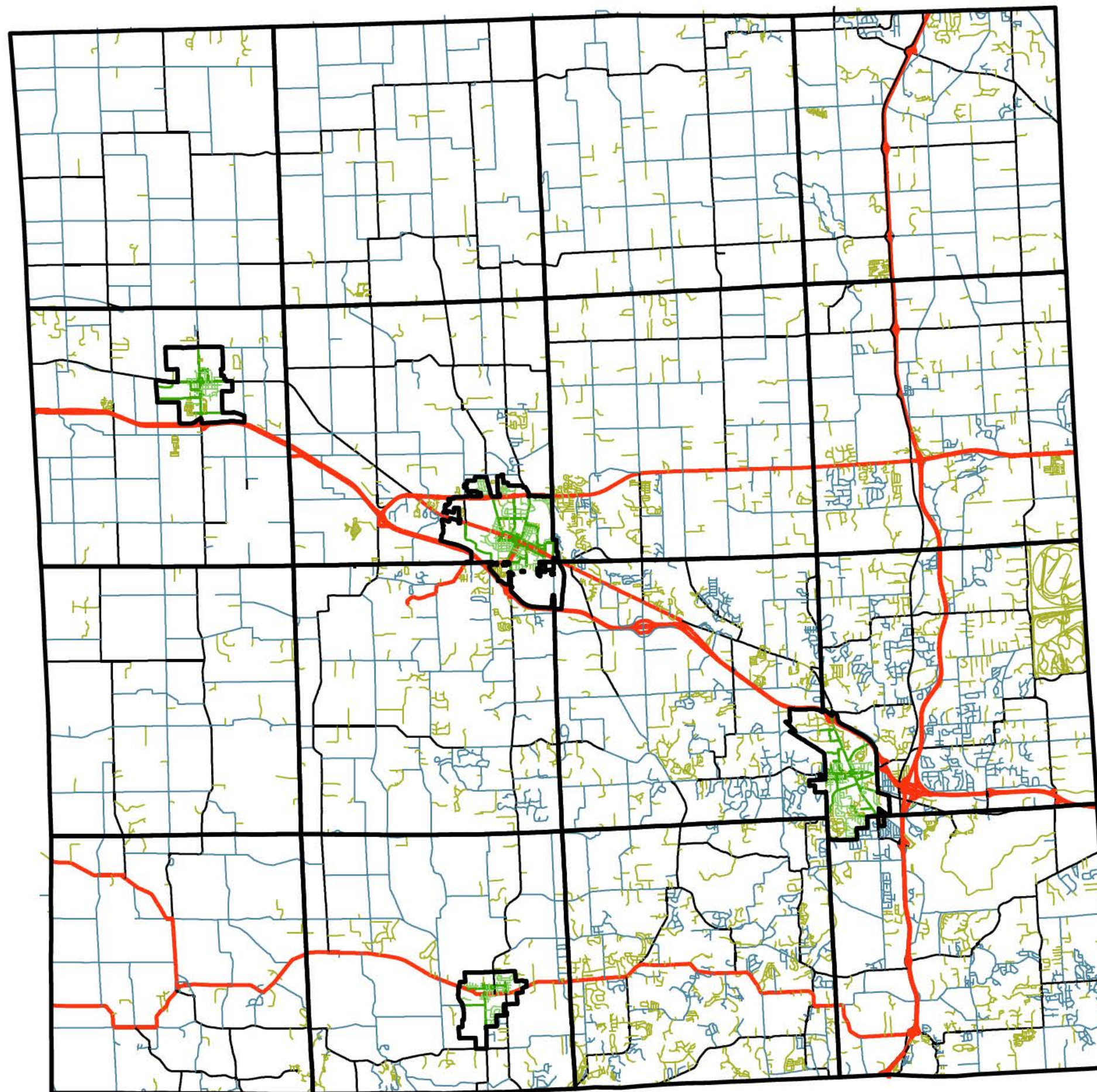
NOTE: Act 51 agencies are those agencies with the authority, under Michigan State law, to receive federal transportation funds. They include incorporated cities, incorporated villages, county road commissions, and public transit agencies



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# LIVINGSTON COUNTY, Michigan

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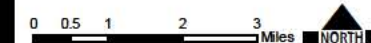


County Traffic Volume:  
Average Annual  
Daily Traffic (AADT)

## Legend

- City, Village, Township
- AADT (Rounded)**
- 0 - 5,000
- 5,001 - 10,000
- 10,001 - 20,000
- 20,001 - 40,000
- 40,001 - 120,000
- Published.LOADER.County

Source: SEMCOG, 2016



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July 2016

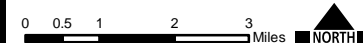
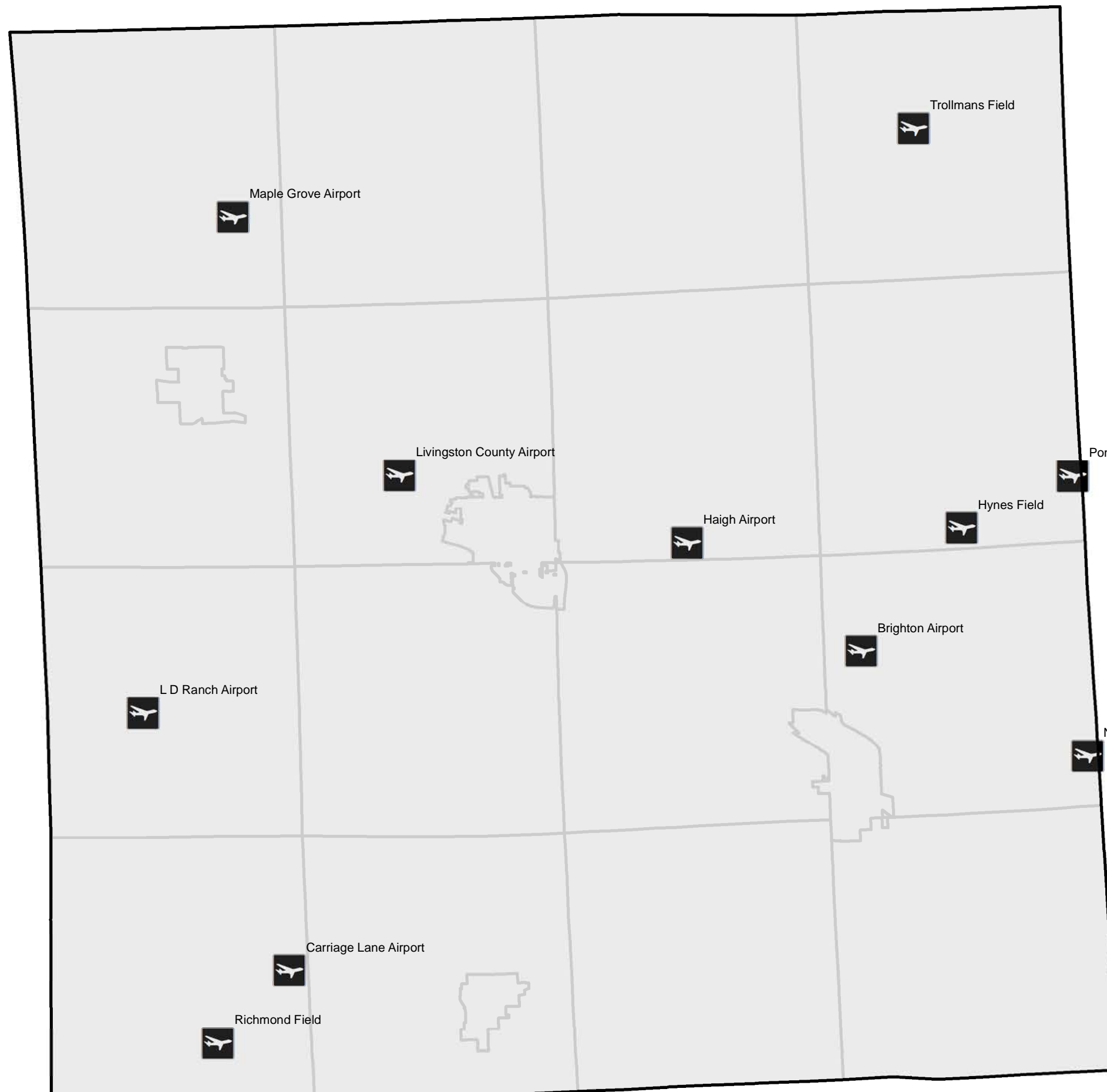
# LIVINGSTON COUNTY, Michigan

MASTER PLAN

## County Airports

### Legend

- City, Village, Township
- Published.LOADER.County
- Airport



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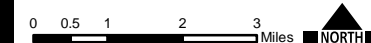
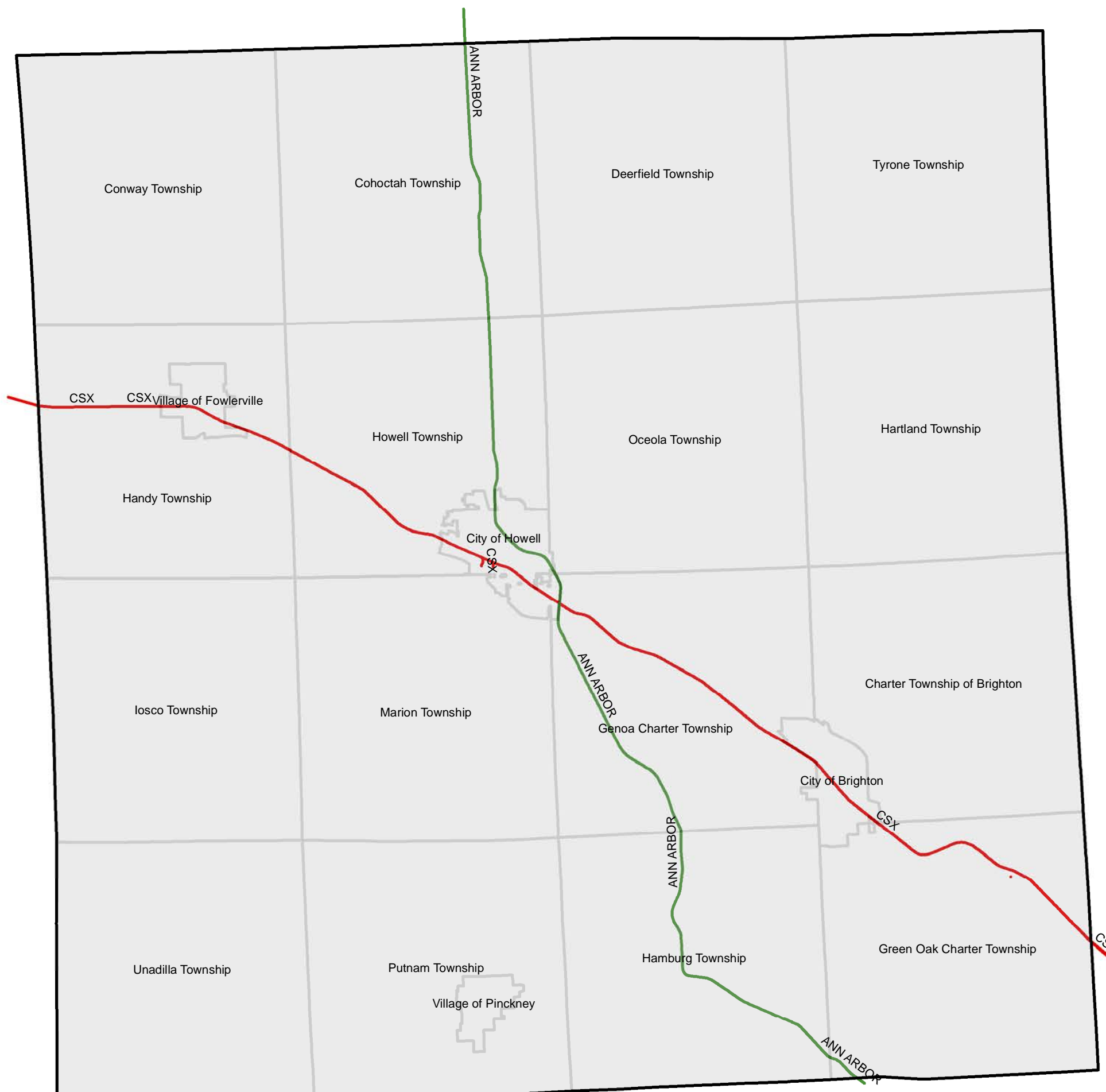
# LIVINGSTON COUNTY, Michigan

MASTER PLAN

## County Railroad Lines

### Legend

- City, Village, Township
- Published.LOADER.County
- Rail Operator**
  - ANN ARBOR
  - CSX



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# LIVINGSTON COUNTY, Michigan

MASTER PLAN

## COUNTY INDUSTRIAL PARKS

| #  | NAME                                    | Location           | Acres |
|----|-----------------------------------------|--------------------|-------|
| 1  | Advance Street Industrial Area          | City of Brighton   | 22    |
| 2  | Appian Way Industrial Park              | City of Brighton   | 22    |
| 3  | Challis Road Corridor                   | City of Brighton   | 32    |
| 4  | Pleasant Valley Partners                | City of Brighton   | 97    |
| 5  | Rickett Road Industrial Area            | City of Brighton   | 20    |
| 6  | Summit Street Industrial Area           | City of Brighton   | 65    |
| 7  | Brighton Pines Industrial Park          | Genoa Township     | 20    |
| 8  | Euler Road/ Pless Drive Industrial Area | Genoa Township     | 40    |
| 9  | Gentech                                 | Genoa Township     | 20    |
| 10 | Grand Oaks Industrial Park              | Genoa Township     | 200   |
| 11 | Grand Oaks West Industrial Park         | Genoa Township     | 80    |
| 12 | Parkway Industrial Drive                | Genoa Township     | 10    |
| 13 | Colonial Acres Industrial Park          | Green Oak Township | 10    |
| 14 | Green Oak Industrial Park               | Green Oak Township | 30    |
| 15 | Brighton Industrial Park                | Brighton Township  | 40    |
| 16 | Van Riper Road Industrial District      | Fowlerville        | 375   |
| 17 | Hartland Industrial Park                | Hartland Township  | 30    |
| 18 | Kensington Pines Industrial Park        | Green Oak Township | 80    |
| 19 | Lemen Road Industrial Park              | Green Oak Township | 25    |
| 20 | Lowry Technical Park                    | Green Oak Township | 38    |
| 21 | Mcperson Industrial Park                | City of Howell     | 239   |
| 22 | Trans West Industrial Center            | Howell Township    | 223   |
| 23 | Hamburg Industrial Drive                | Hamburg Township   | 67    |
| 24 | Kensington Industrial Park              | Green Oak Township | 160   |
| 25 | R2k Development                         | Howell Township    | 47    |
| 26 | National Park Industrial District       | Fowlerville        | 72    |
| 27 | Garden Lane Industrial Park             | Fowlerville        | 375   |
| 28 | Sterling Drive Industrial Drive         | Genoa Township     | 73    |
| 29 | Zander Industrial Park                  | Green Oak Township | 41    |
| 30 | Trout Lake Industrial Park              | Green Oak Township | 16    |
| 31 | Burkhart/ Grand River Industrial Area   | Howell Township    | 7     |

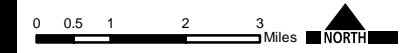
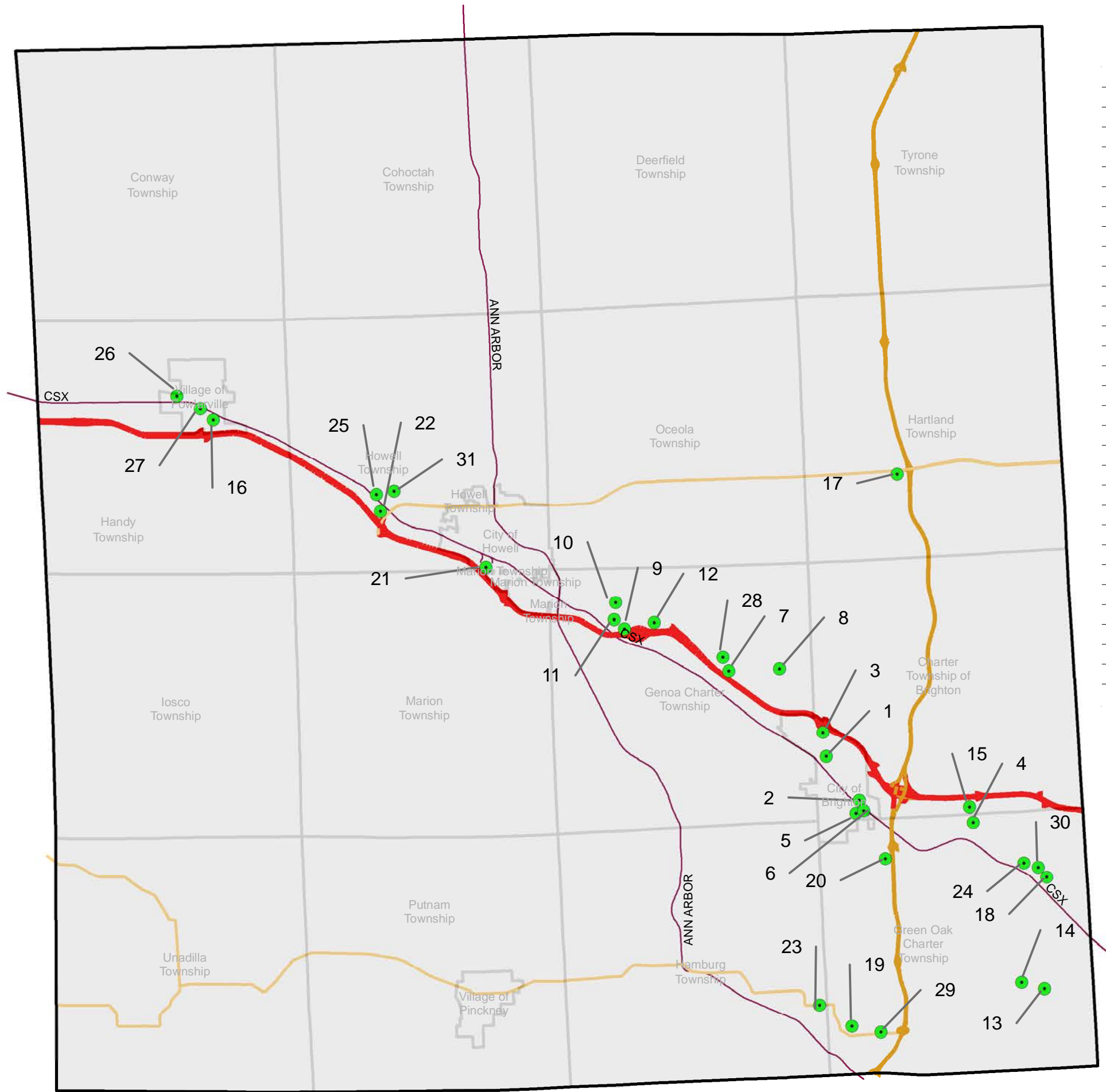
### County Industrial Parks/Areas

#### Legend

- City, Village, Township
- County Border
- Industrial\_Park
- Interstate Highway
- U.S. Highway
- State Highway
- Railroad

#### Carto Class

- Interstate Highway
- U.S. Highway
- State Highway
- Railroad



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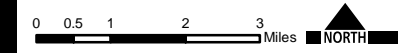
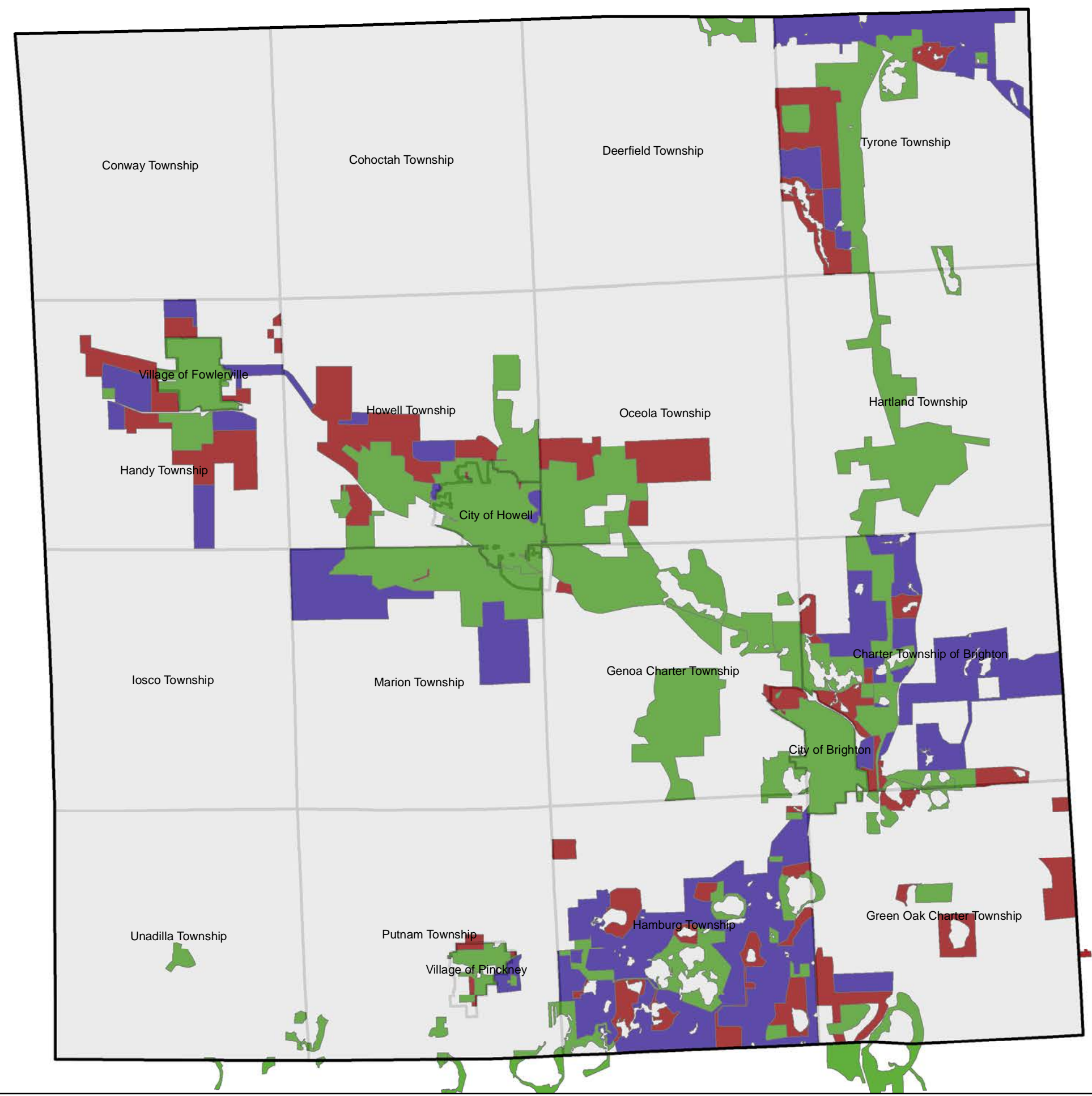
# LIVINGSTON COUNTY, Michigan

MASTER PLAN

## County Sewered Areas

### Legend

- City, Village, Township
- Published.LOADER.County
- Sewer Service Area**
  - Currently Sewered
  - Planned Completion by 2015
  - Planned Completion by 2025



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# LIVINGSTON COUNTY, Michigan

MASTER PLAN

## County Park and Recreational Areas

### Legend

- City, Village, Township
- Sections
- Waterbody
- Major Roads

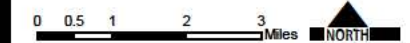
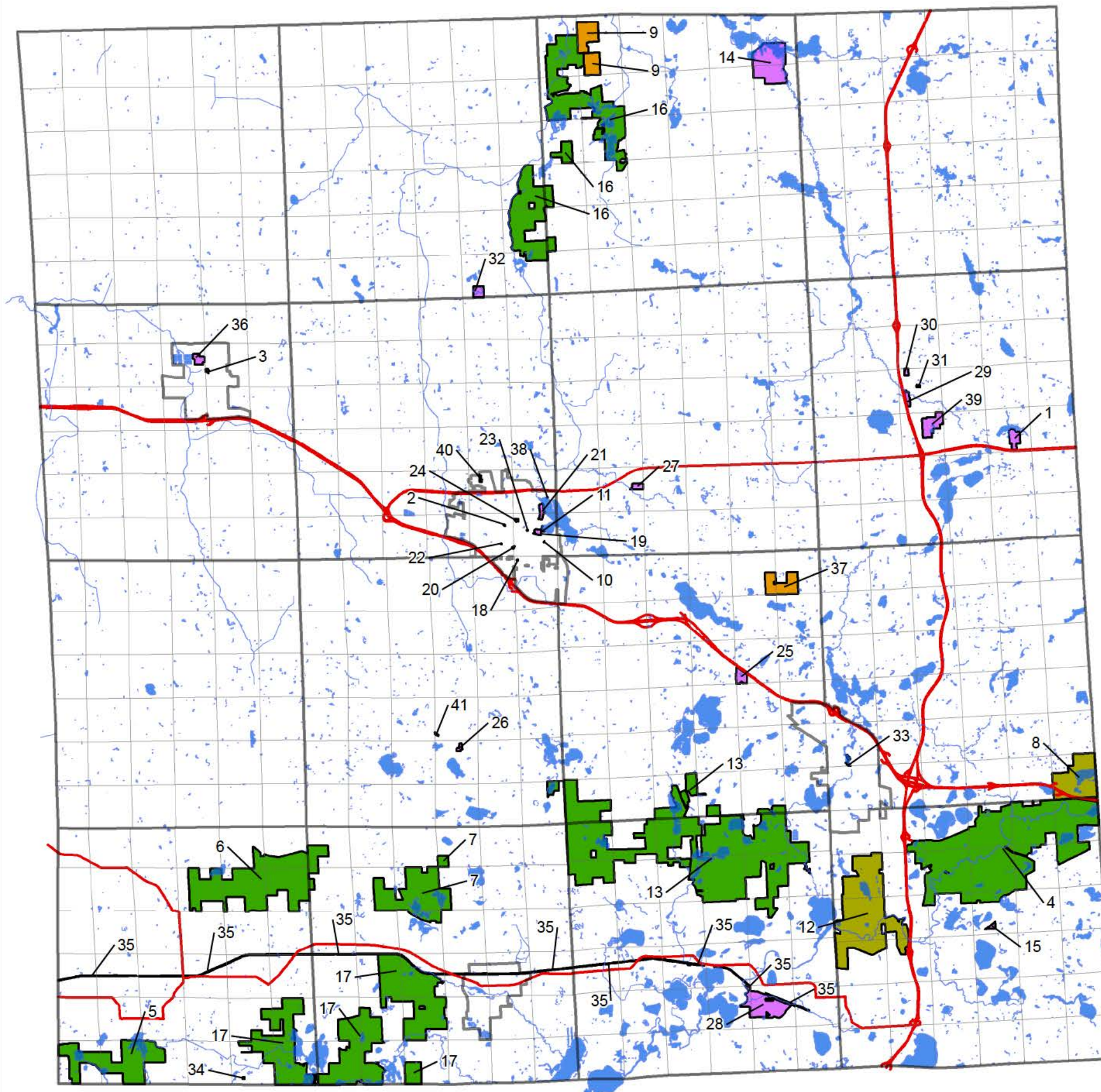
### Park & Recreation Areas

#### Type of Park

- State
- Regional
- County
- Municipal

### COUNTY PARKS AND RECREATION AREAS

| ID # | NAME OF FACILITY                         | TYPE OF PARK |
|------|------------------------------------------|--------------|
| 1    | Hartland Heritage Park                   | Municipal    |
| 2    | Baldwin Park                             | Municipal    |
| 3    | Centennial Park                          | Municipal    |
| 4    | Island Lake Recreation Area              | State        |
| 5    | Unadilla Wildlife Area                   | State        |
| 6    | Gregory State Game Area - West Unit      | State        |
| 7    | Gregory State Game Area - East Unit      | State        |
| 8    | Kensington Metropark                     | Regional     |
| 9    | Lutz County Park                         | County       |
| 10   | Doctor Louis "Pat" May Park              | Municipal    |
| 11   | Howell City Boat Launch                  | Municipal    |
| 12   | Huron Meadows Metropark                  | Regional     |
| 13   | Brighton Recreation Area                 | State        |
| 14   | Deerfield Hills Park                     | Municipal    |
| 15   | Colman Park                              | Municipal    |
| 16   | Oak Grove State Game Area                | State        |
| 17   | Pinckney Recreation Area                 | State        |
| 18   | Argyle Park                              | Municipal    |
| 19   | Page Athletic Field                      | Municipal    |
| 20   | Paul Bennett Field                       | Municipal    |
| 21   | Howell City Park                         | Municipal    |
| 22   | Don Miller Park                          | Municipal    |
| 23   | McPherson Park                           | Municipal    |
| 24   | West Street Park                         | Municipal    |
| 25   | Genoa Township Fields                    | Municipal    |
| 26   | Marion Township Park #1                  | Municipal    |
| 27   | Oceola Township Soccer Fields            | Municipal    |
| 28   | Manly W. Bennett Memorial Park           | Municipal    |
| 29   | Spranger Field                           | Municipal    |
| 30   | Winegarner Field                         | Municipal    |
| 31   | Don Epley Park                           | Municipal    |
| 32   | Cohoctah Township Park                   | Municipal    |
| 33   | Mill Pond Park                           | Municipal    |
| 34   | Unadilla Township Community Park         | Municipal    |
| 35   | Lakelands Trail State Park (Linear Park) | State        |
| 36   | Fowlerville Village Park                 | Municipal    |
| 37   | Fillmore County Park                     | County       |
| 38   | Lakeside Park                            | Municipal    |
| 39   | Hartland Settlers Park                   | Municipal    |
| 40   | Rolling Oaks Park                        | Municipal    |
| 41   | Jack Lowe Memorial Park                  | Municipal    |



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June 2018



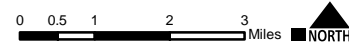
# LIVINGSTON COUNTY, Michigan

## MASTER PLAN

### County Schools and Colleges

#### Legend

- City, Village, Township
- County Border
- Public & Private Schools**
- Type of School**
- Elementary School
- Middle School
- High School
- Community Education
- Academy
- Private School
- College or University
- Major Roads



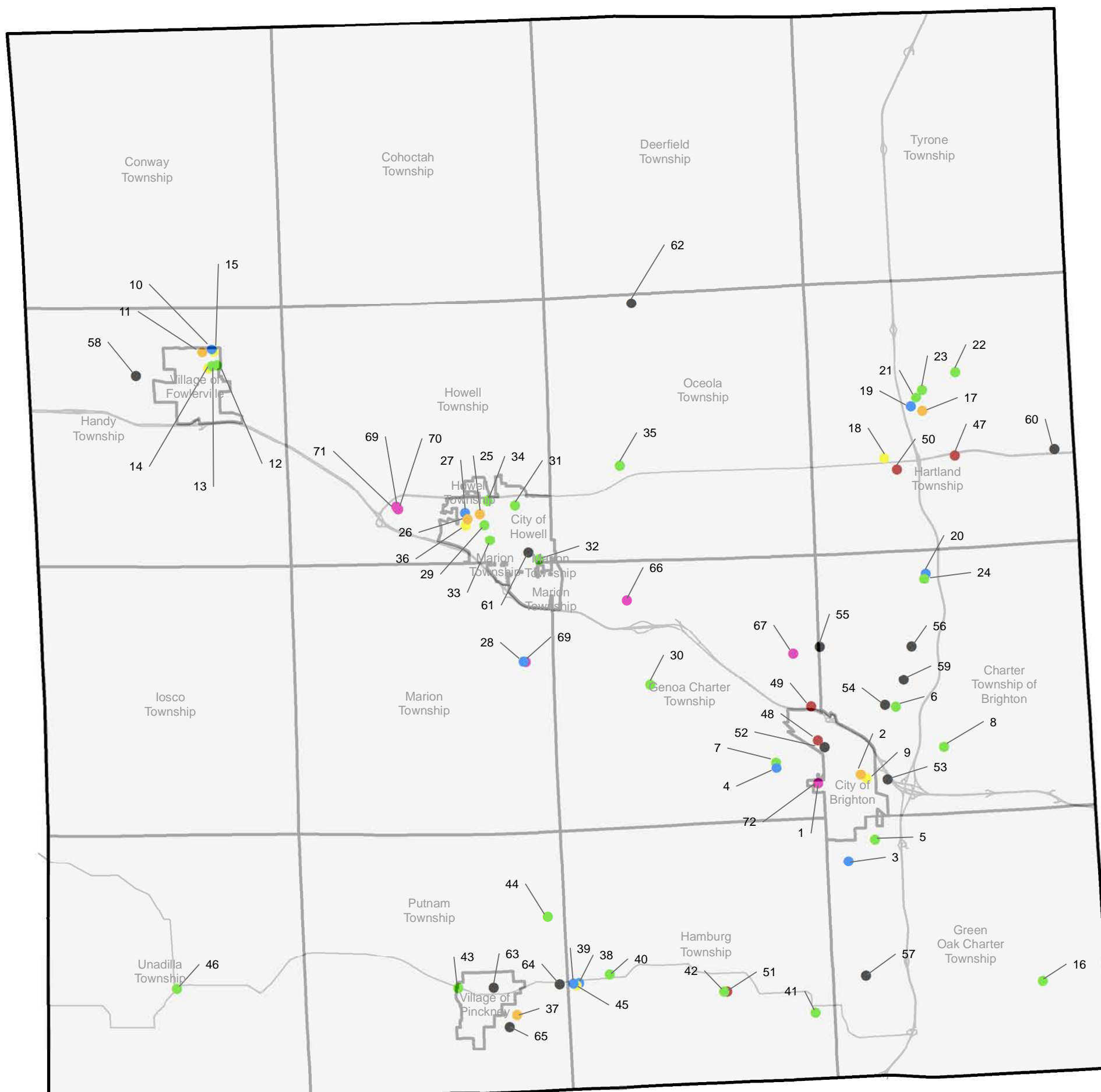
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### COUNTY SCHOOLS AND COLLEGES

| #  | NAME OF FACILITY                            |
|----|---------------------------------------------|
| 1  | Brighton High School                        |
| 2  | The Bridge Alternate High School            |
| 3  | Scranton Middle School                      |
| 4  | Maltby Intermediate School                  |
| 5  | Hawkins Elementary School                   |
| 6  | Hilton Elementary School                    |
| 7  | Hornung Elementary School                   |
| 8  | Spencer Elementary School                   |
| 9  | Brighton Community Education / Headstart    |
| 10 | Fowlerville High School                     |
| 11 | Fowlerville Junior High School              |
| 12 | Natalie Kreeger Elementary School           |
| 13 | HT Smith Elementary School                  |
| 14 | Munn Early Childhood Center                 |
| 15 | Fowlerville Community Education             |
| 16 | Brummer Elementary School                   |
| 17 | Hartland High School                        |
| 18 | Hartland Alt. High School / Community Ed    |
| 19 | Hartland Middle School at Ore Creek         |
| 20 | Hartland Farms Intermediate School          |
| 21 | Creekside Elementary School                 |
| 22 | Round Elementary School                     |
| 23 | Village Elementary School                   |
| 24 | Lakes Elementary School                     |
| 25 | Howell High School                          |
| 26 | Howell High School - Freshman               |
| 27 | Highlander Way Middle School                |
| 28 | Parker Middle School                        |
| 29 | Challenger Elementary School                |
| 30 | Three Fires Elementary School               |
| 31 | Northwest Elementary School                 |
| 32 | Southeast Elementary School                 |
| 33 | Southwest Elementary School                 |
| 34 | Voyager Elementary School                   |
| 35 | Hutchings Elementary School                 |
| 36 | Livingston Educational Service Agency       |
| 37 | Pinckney High School                        |
| 38 | Navigator Elementary School                 |
| 39 | Pathfinder Middle School                    |
| 40 | Country Elementary School                   |
| 41 | Hamburg Elementary School                   |
| 42 | Lakeland Elementary School                  |
| 43 | Pinckney Elementary School                  |
| 44 | Farley Hill Elementary                      |
| 45 | Pinckney Community Education                |
| 46 | Howelett Elementary School                  |
| 47 | Charyl Stockwell Academy - Secondary        |
| 48 | Charyl Stockwell Academy - High School      |
| 49 | Flextech High School                        |
| 50 | Charyl Stockwell Academy - Elementary       |
| 51 | Kensington Woods School                     |
| 52 | St. Patrick School                          |
| 53 | Brighton Montessori School                  |
| 54 | Cornerstone Christain School                |
| 55 | Shepard of the Lakes Lutheran School        |
| 56 | St. Mary Magdalen School                    |
| 57 | Holy Spirit Catholic School                 |
| 58 | Fowlerville Christain School                |
| 59 | Maple Tree Montessori School                |
| 60 | Our Savior Evangelical Lutheran School      |
| 61 | St. Joseph School                           |
| 62 | Hidden Springs Chriatian School             |
| 63 | Livingston Christian School                 |
| 64 | Light of the World Academy                  |
| 65 | St. Mary School                             |
| 66 | Cleary University                           |
| 67 | Eastern Michigan University - Howell Campus |
| 68 | Ferris State University - Howell Campus     |
| 69 | Lansing Community College - Howell Campus   |
| 70 | Mott Community College - Howell Campus      |
| 71 | Livingston MTEC                             |
| 72 | Washtenaw Community College - Brighton      |



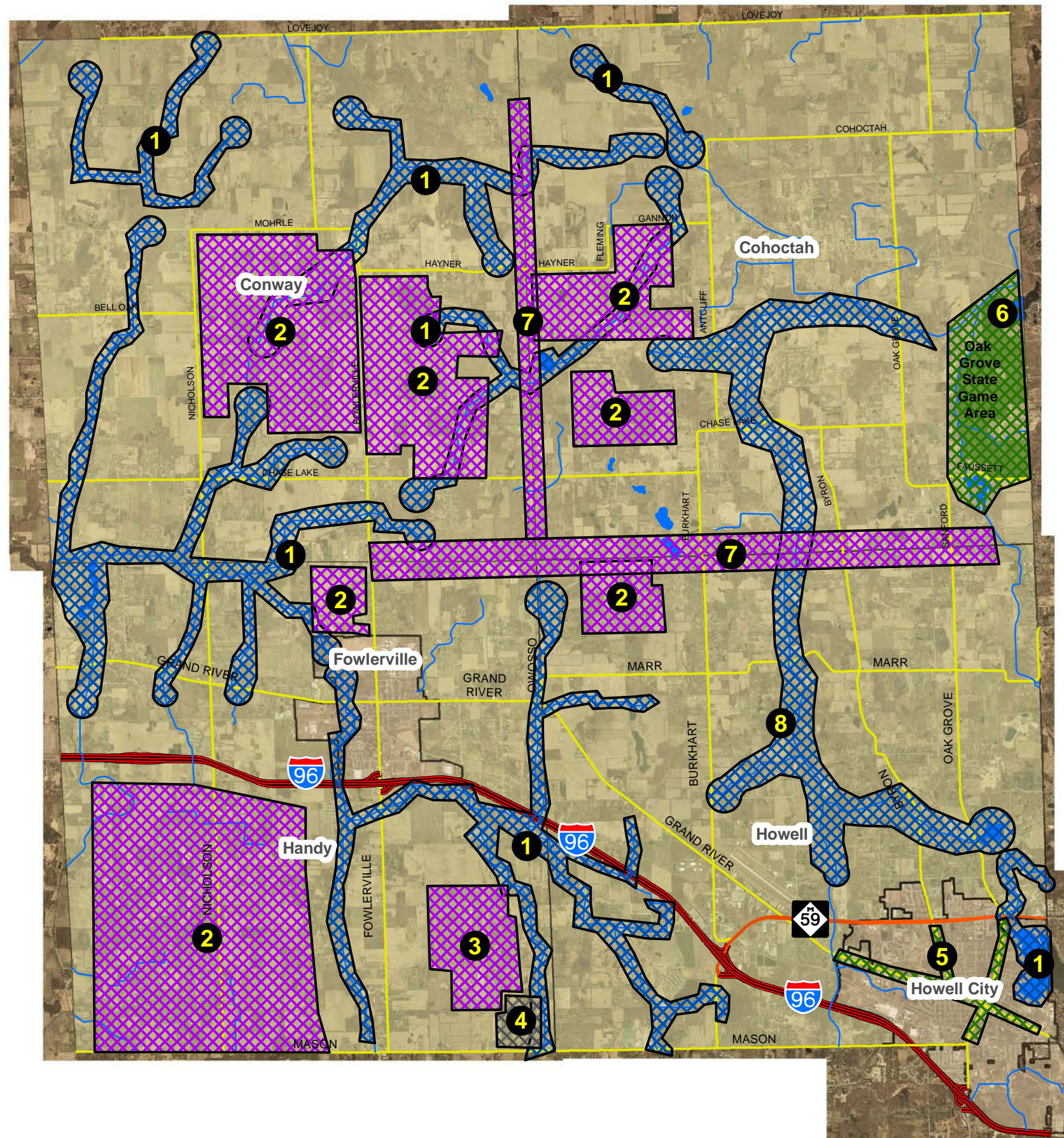


# LIVINGSTON COUNTY, Michigan

OPPORTUNITIES AND CONSTRAINTS

Livingston County Northwest Quadrant

MASTER PLAN



## LEGEND

Rivers

Rivers

Lakes

Lakes

Roads

Type

Interstate Highway

State Highway

Major County Road

Park and Recreation Areas

Type

State

Municipal Boundary

Municipal Boundary

Opportunity or Constraint

Type

Recreation-related

Water-related

Infrastructure-related

General Land Use-related



0 0.275 0.55 1.1 1.65 Miles

LIVINGSTON COUNTY PLANNING DEPARTMENT



April 2018

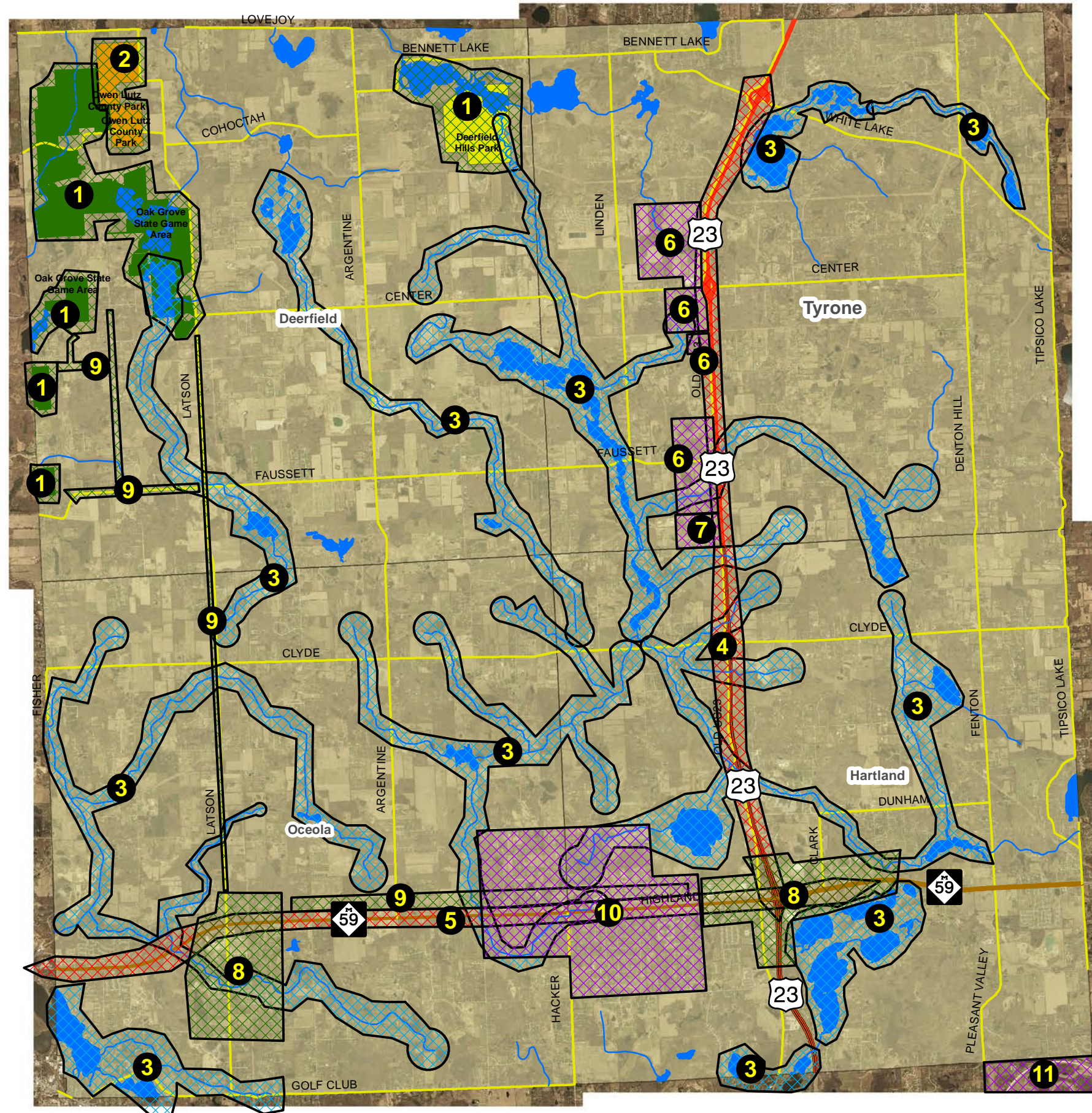


# LIVINGSTON COUNTY, Michigan

OPPORTUNITIES AND CONSTRAINTS

Livingston County Northeast Quadrant

MASTER PLAN



## LEGEND

Rivers

Rivers

Lakes

Lakes

Roads

Type of Road

United States Highway

State Highway

County Major Road

Park and Recreation Areas

Type

State

County

Local

Municipal Boundary

Municipal Boundary

Opportunity or Constraint

Type

Recreation-related

Water-related

Transportation-related

Infrastructure-related

General Land Use-related



NORTH

0 0.25 0.5 1 1.5 Miles

LIVINGSTON COUNTY PLANNING DEPARTMENT



April 2018

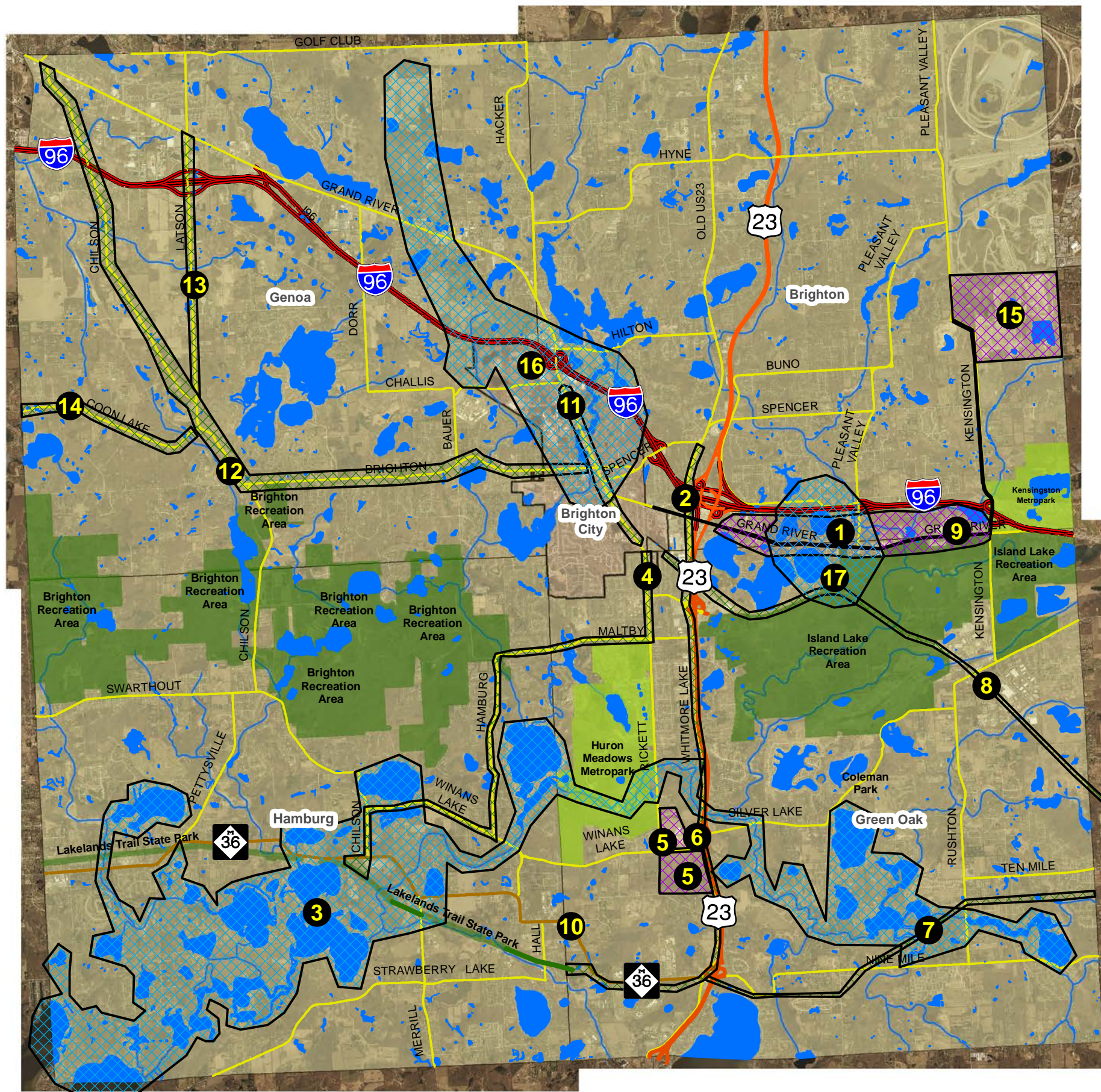


# LIVINGSTON COUNTY, Michigan

OPPORTUNITIES AND CONSTRAINTS

Livingston County Southeast Quadrant

MASTER PLAN



## LEGEND

Rivers

Rivers

Lakes

Lakes

Roads

Type of Road

Interstate Highway

United States Highway

State Highway

Major County Road

Park and Recreation Areas

Type of Park

State

Metro

Municipal Boundary

Municipal Boundary

Opportunity or Constraint

Type

Recreation-related

Water-related

Transportation-related

Infrastructure-related

General Land Use-related



NORTH

0 0.25 0.5 1 1.5 Miles

LIVINGSTON COUNTY PLANNING DEPARTMENT



April 2018

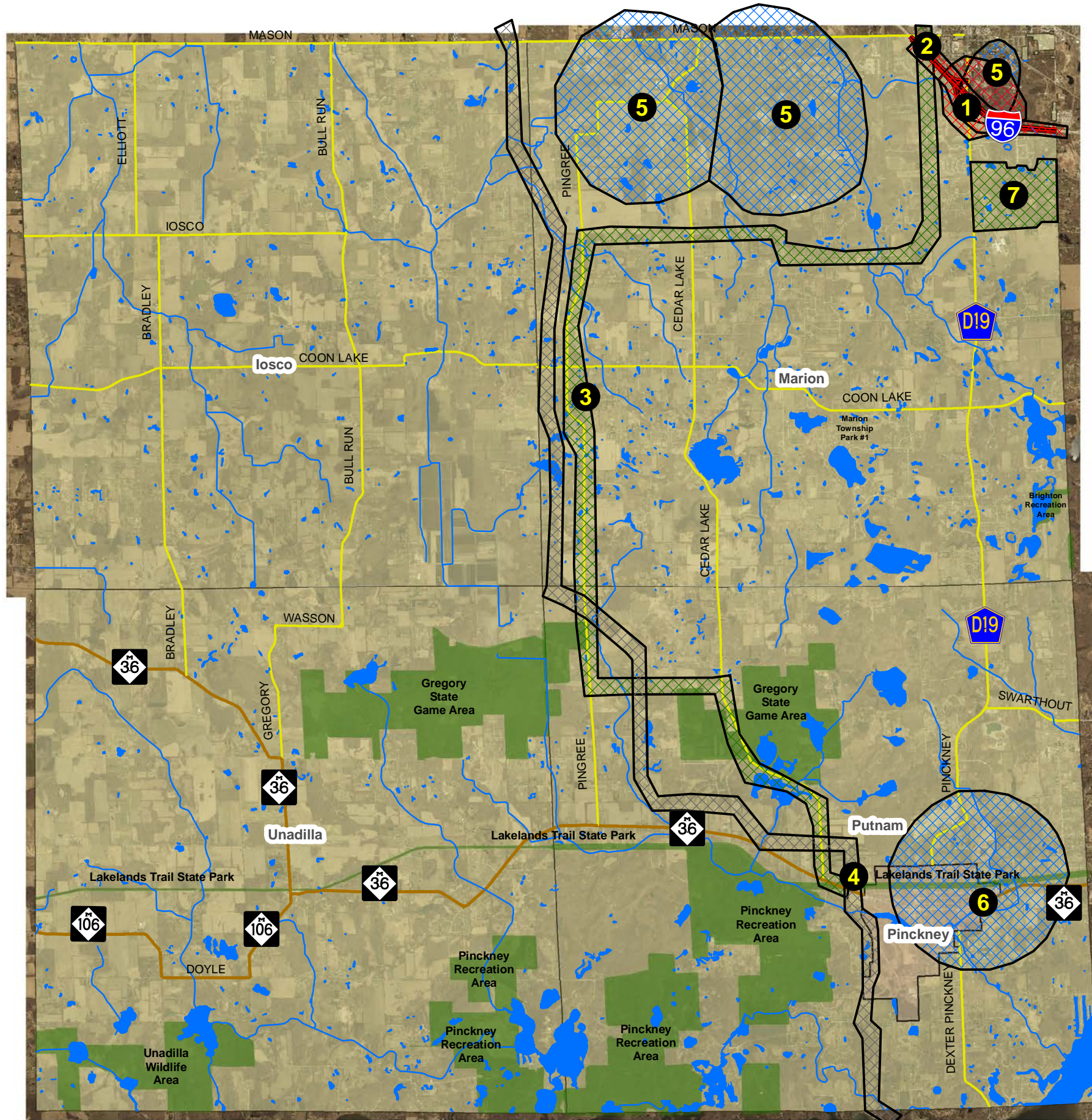


# LIVINGSTON COUNTY, Michigan

OPPORTUNITIES AND CONSTRAINTS

Livingston County Southwest Quadrant

MASTER PLAN



## LEGEND

Rivers



Lakes



### Roads

Type



### Park and Recreation Areas

Type

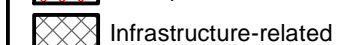
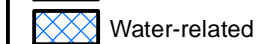
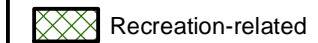


### Municipal Boundary



### Opportunity or Constraint

Type



0 0.25 0.5 1 1.5 Miles

LIVINGSTON COUNTY PLANNING DEPARTMENT



April 2018