

# Northfield Township, Michigan

## Master Plan



2012



Revised – July 2014







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Marlene Chockley, Chair  
 Northfield Township Planning Commission

Date

  
\_\_\_\_\_  
Deb Mozurkewich, Supervisor  
Northfield Township

July 10, 2012  
\_\_\_\_\_  
Date





# ACKNOWLEDGEMENTS

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# INTRODUCTION

The Northfield Township Master Plan articulates a vision for the Township's future growth and development and brings together several planning efforts that the Planning Commission has undertaken to guide its future decision making. This Master Plan was developed considering input from a variety of sources including, but not limited to: a public opinion survey, two (2) planning fairs, the recent Whitmore Lake Streetscape visioning initiatives, the 2008 Parks and Recreation Plan, and the 2003 Downtown Development and Tax Increment Financing Plan.

Once adopted, the Master Plan is the official policy guide to be used by the Northfield Township Board of Trustees and the Planning Commission to guide land use decisions and to solve community development problems. This Master Plan is not only a vision statement towards future growth and development but also a document that allows continuity in development policies as Planning Commissioners and Township Board Trustees change over the years.

## How is This Plan to be Used?

The Northfield Township Master Plan is the only officially adopted document which sets forth an agenda for the achievement of land use goals and policies. The Master Plan is a long-range statement of general goals and policies aimed at unified and coordinated development of the Township. More specifically, this Master Plan is to be used in the following manner:

1. It is a general statement of the Township's goals and policies and provides a single, comprehensive view of the community's desire for the future.
2. It serves as an aid in daily decision-making. The goals and policies outlined in this Plan guide Planning Commissioners and Township Board of Trustees in their deliberations on zoning, subdivisions, capital improvements, and other matters relating to land use and development. The Master Plan provides a stable, long-term basis for decision-making.
3. State law requires that communities have a Master Plan as the foundation for the zoning ordinance and other regulations that shape the physical and social development of the community. However, the Master Land Use Plan and the zoning ordinance and map are two separate documents. Zoning is one of the many legal tools used to implement the Master Land Use Plan.
4. It attempts to synchronize public improvements and private development by coordinating development areas that best utilize existing infrastructure within the Township, aligning future land uses and future infrastructure investments, and working collaboratively with external funding sources with respect to County, State, and Interstate roadways that are within the Township's boundaries.
5. Finally, this Master Plan serves as an educational tool and gives citizens, property owners, developers, and adjacent communities a clear indication of the Township's direction for the future.

*The Northfield Township Master Plan was developed using input from a variety of sources including:*

- A public opinion survey
- Two (2) Planning Fairs;
- The recent Whitmore Lake Streetscape visioning initiatives;
- The 2008 Parks and Recreation Plan; and
- The 2003 Downtown Development and Tax Increment Financing Plan.

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## What This Plan Contains

The Northfield Township Master Plan begins with a brief overview of the plan as well as a description of the planning process which was used to develop the plan. The plan is comprised of six (6) sections including the following topics:

- *Regional Context* – provides information related to the general location of the Township.
- *Community Goals* – presents the basis for this Master Plan. The goals were developed from input received from Township officials, staff and residents.
- *Future Land Use Plan* – provides specific visions for the future of each of the Township's sub-areas and outlines Township-wide policies.
- *Transportation Plan* – outlines current and future transportation enhancement and improvement opportunities related to U.S. 23 interchanges, non-motorized transportation, streets designed for all users (known as Complete Streets), etc.
- *Implementation* – provides ways in which the goals and objectives of this Master Plan can be achieved.
- *Community Description* – provides information on the social, economic, and physical characteristics of the community.

In addition, two (2) appendices follow the main document providing summaries of the *Visioning Workshop* and *Township Survey* results.

## Planning Process

Recognizing the importance of public involvement in the planning process, this Master Plan was developed using input from Township officials, staff, and Township residents. In addition to a mailed survey, two (2) planning fairs were conducted where participants were encouraged to suggest improvements and future directions. Input from Township officials and the members of the Planning Commission were also used. All meetings of the Planning Commission were open to the public. This Master Plan was also subject to a statutory public review period and a public hearing held on May 2, 2012.

**Table 1. Milestones and Input Participation**

	Community Description and Existing Land Use	Public Input	Goal Formulation	Master Plan	Public Hearing	Plan Adoption
Board of Trustees		√				
Planning Commission	√	√	√	√	√	√
Staff	√	√	√	√	√	
Residents		√			√	
Adjacent Community Officials				√		

# REGIONAL CONTEXT

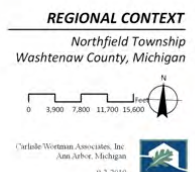
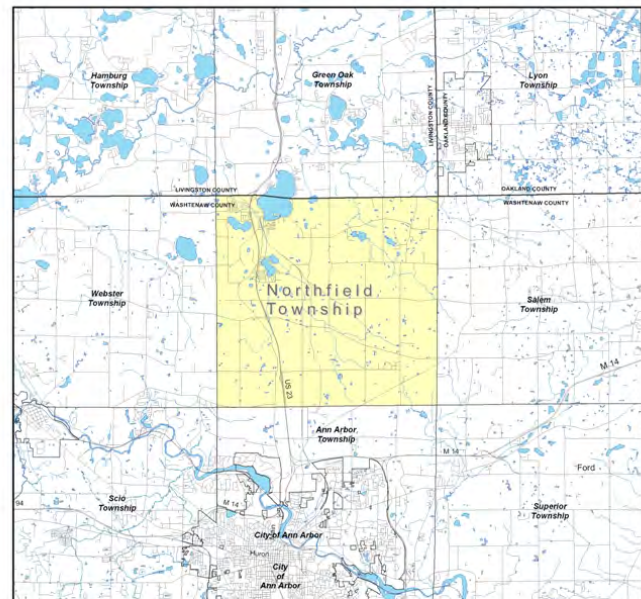
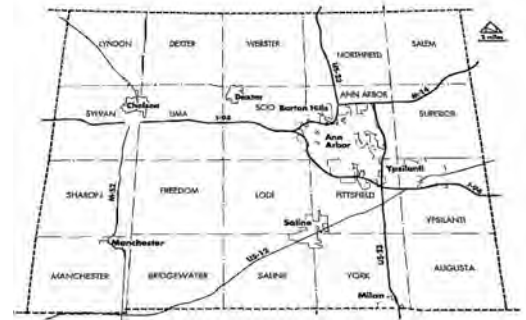
In planning for the future of a community, it is essential to understand both the community of people to be served and the physical resources which the community has to offer. Identifying the needs of Northfield Township residents, property owners, and businesses will help define an appropriate action plan, while available resources will help shape where and how the plan is implemented. The purpose of the following section of the Master Plan is to provide an overview of the human and physical resources of Northfield Township with the goal of understanding the unique features and opportunities the community has to offer.

## Regional Setting

Northfield Township is located in northeastern Washtenaw County, approximately one (1) mile north of the City of Ann Arbor, 47 miles west of Detroit, and covers about 36 square miles in area (Figure 1). Northfield Township is bordered by Salem Township to the east, Ann Arbor Township to the south, Webster Township to the west, and Green Oak Township in Livingston County to the north.

Washtenaw County is the sixth largest county in the State of Michigan. It is located in the west area of the Southeast Michigan Council of Governments (SEMCOG) region. SEMCOG is the regional planning agency that conducts planning studies and maintains a comprehensive database of information about the following seven counties: St. Clair, Macomb, Oakland, Livingston, Washtenaw, Wayne, and Monroe.

Washtenaw County



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# **NORTHFIELD TOWNSHIP GUIDING PRINCIPALS**

In addition to the goals, objectives, and policies discussed as part of this Master Plan document, the Northfield Township Board has adopted the following guiding principals.

## **Vision Statement**

The Township of Northfield aspires to be a hospitable and pleasant community that nurtures its diverse natural, historical, cultural and social assets to foster a safe, clean, prosperous, attractive place in which to live, work, shop, grow and play.

## **Statement of Mission and Purpose**

To provide efficient and effective Township services, through comprehensive planning based on long-term systematic principles that foster an open, honest, responsive government. To do this in an environment that provides for maximum services provided in a fiscally conservative manner.

## **Statement of Values**

- Active citizen involvement in determining the direction of the Township government and the public services it provides.
- Respect for the individual and the individual voice and service for the common good.
- A responsive and responsible public service delivery system.
- Positive change, innovation, and creativity.
- Well-trained employees committed to excellent customer service.
- Respect for our heritage and cultural achievements.
- We value the enterprise of local merchants and support their efforts.

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## EXISTING LAND USE AND COMMUNITY PLANS

The pattern of development for Northfield Township reflects the influence of the Ann Arbor and Brighton regional areas. US-23 is the major roadway that links Northfield Township to both Ann Arbor and Brighton.

A number of existing and anticipated circumstances will affect Northfield Township's future. These include decentralized places of employment with increased commuting distances and conversely, an increase in those working at home. These factors gathered from past experiences, SEMCOG studies and Census information, together with the attraction of the Ann Arbor area as a place to live and work will provide development opportunities and pressure on Northfield Township for many years to come.

The Township responded to these challenges in a variety of ways including a continued commitment to community planning goals and policies geared to preserving important natural features, while planning for growth in those areas most suitable for development.

The following plans, policies, and initiatives highlight Northfield's commitment to careful preservation and land use planning:

- *Façade Improvement Program* – In an effort to reverse the deterioration that has occurred in some of the buildings and shops in the Downtown Whitmore Lake area, the Northfield Township Downtown Development Authority (DDA) has established the Grant Façade Improvement Program. The Grant Façade Improvement Program recognizes the importance of the unique architectural quality of the Downtown Whitmore Lake area by providing funding for exterior building improvements that encourage good design, properly renovate or restore existing structures, and preserve the unique traditional and historical character of the downtown.
- *Downtown Whitmore Lake Strategic 20/20 Vision Plan* – Finalized in March 2011, the Downtown Whitmore Lake Strategic 20/20 Vision Plan is the compilation of prioritized objectives from two (2) Whitmore Lake Streetscape visioning sessions that took place in spring 2010. The Strategic 20/20 Vision Plan focuses on improvement and enhancement of four (4) elements of the downtown area – Downtown Beautification, Lakefront Development, Infrastructure Improvements, and Economic Development Opportunities.
- *Parks and Recreation Plan (2008-2013)* - The purpose of a Parks and Recreation plan is to guide recreation planning and management efforts within the Township over a five (5) year period. Parks and Recreation Plans are intended to meet state standards for community recreation planning that are necessary to gain eligibility for grant programs.

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## Existing Land Use

Table 2 and Figure 2 illustrate the existing land uses or land cover in the Township.

In 2007, 85 percent of the land in Northfield Township was in active agriculture or in an undeveloped state. The built environment accounted for the remaining 15 percent.

Between 1990 and 2000, single-family residential, multiple-family residential, institutional, industrial and cultural, outdoor recreation and cemetery development increased while agricultural lands, wetlands, and woodlands decreased.

**Table 2. Land Use/Land Cover**

	1990 Acres - Percent	2000 Acres - Percent
Active Agriculture & Farmstead	11,656 (50%)	10,771 (46%)
Single-Family	2,314 (10%)	2,527 (11%)
Multiple-Family	9 (0%)	45 (0.2%)
Manufactured Home	0 (0%)	116 (0.5%)
Commercial & Office	45 (0.2%)	48 (0.2%)
Under Development	61 (0.3%)	121 (0.5%)
Institutional	39 (0.2%)	85 (0.4%)
Industrial	191 (0.8%)	206 (0.9%)
Transportation, Communication & Utility	205 (0.8%)	206 (0.9%)
Cultural, Outdoor Recreation & Cemetery	196 (0.8%)	365 (1.6%)
Grassland & Shrub	1,642 (7%)	2,104 (9%)
Woodland & Wetland	6,512 (28%)	6,236 (27%)
Water*	623 (3%)	624 (3%)
<b>Total Acres</b>	<b>23,493<sup>1</sup></b>	<b>23,454<sup>2</sup></b>

Source: SEMCOG

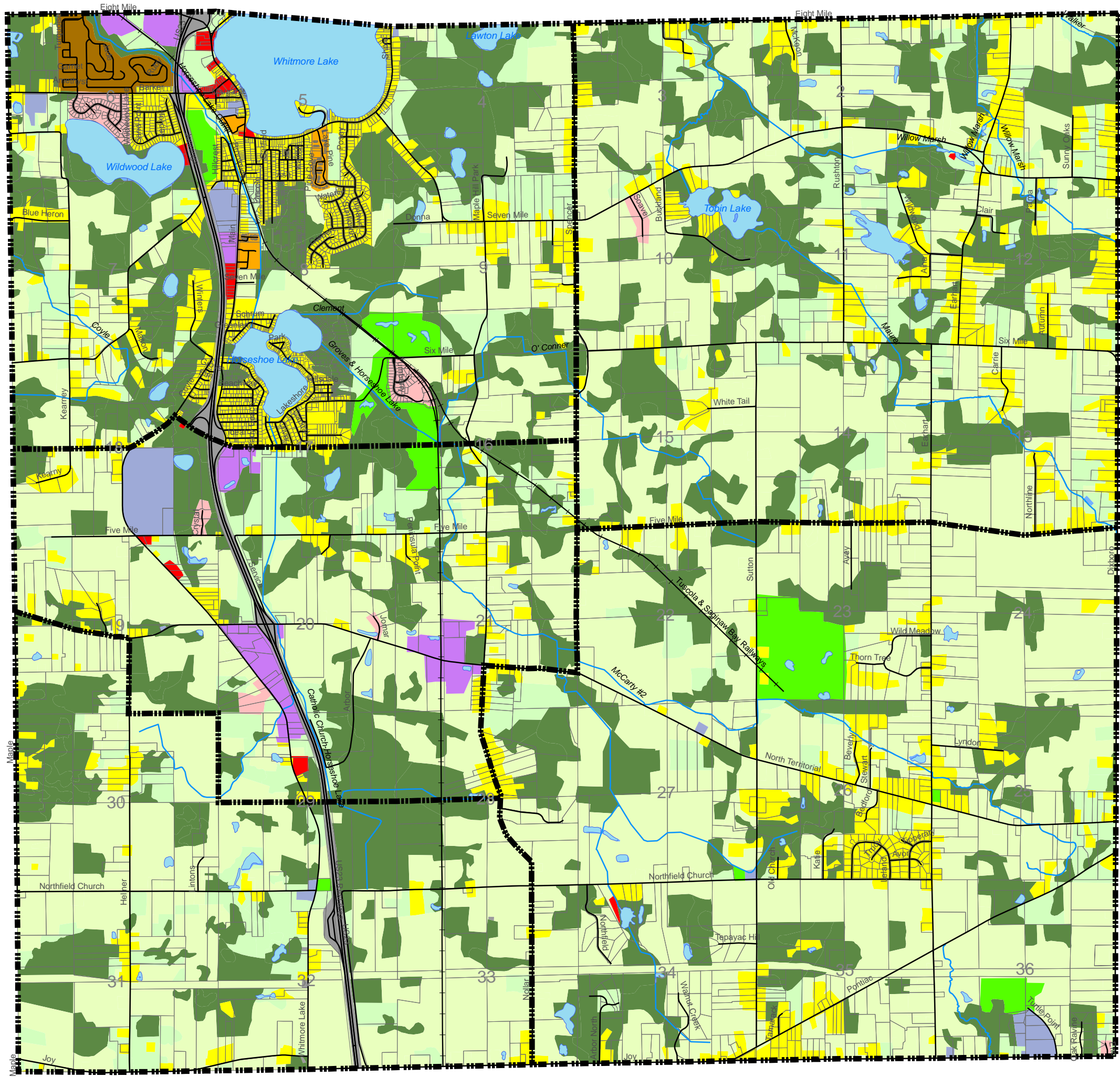
\*: The difference in acreage is due to newly created water bodies and differences in interpretation between wetland and water coverage.

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<sup>1</sup> Total acreage based upon information presented by SEMCOG.

<sup>2</sup> Total acreage based upon GIS mapping information obtained by SEMCOG.



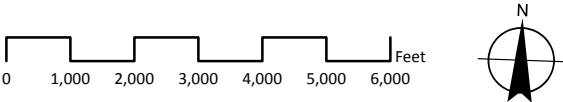


**Legend**

- Active Agriculture & Farmstead
- Single-Family Residential
- Multi-Family Residential
- Manufactured Home
- Under Development
- Commercial & Office
- Institutional
- Industrial
- Transportation, Communication & Utility
- Cultural, Outdoor Recreation & Cemetery
- Grassland & Shrub
- Woodland & Wetland
- Lake
- Stream
- Sub-area Boundary

**EXISTING LAND USE**

*Northfield Township  
Washtenaw County, Michigan*





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## Neighboring Communities

Northfield Township borders eight (8) townships, including: Ann Arbor Township, Green Oak Township (Livingston County), Hamburg Township (Livingston County), Lyon Township (Oakland County), Salem Township, Scio Township, Superior Township, and Webster Township. While the townships generally share similar goals regarding maintaining rural character and preserving farmland, the development activities and planning policies in these communities can influence Northfield's future character. Figure 3 illustrates the different planned land uses for the areas adjacent to Northfield Township.

The areas surrounding Northfield Township to the east, west and south are planned to remain as agricultural and/or rural residential uses. Adjacent to the north, Green Oak Charter Township (Livingston County) has planned for industrial, commercial and residential uses around and to the east of Whitmore Lake that directly abut the northwest corner of Northfield Township. Similarly, to the northeast, both the City of South Lyon and Lyon Township (Oakland County) have a mixture of uses adjacent to Northfield Township including an open space conservation area and planned residential uses directly adjacent to the northeast corner of Northfield Township.

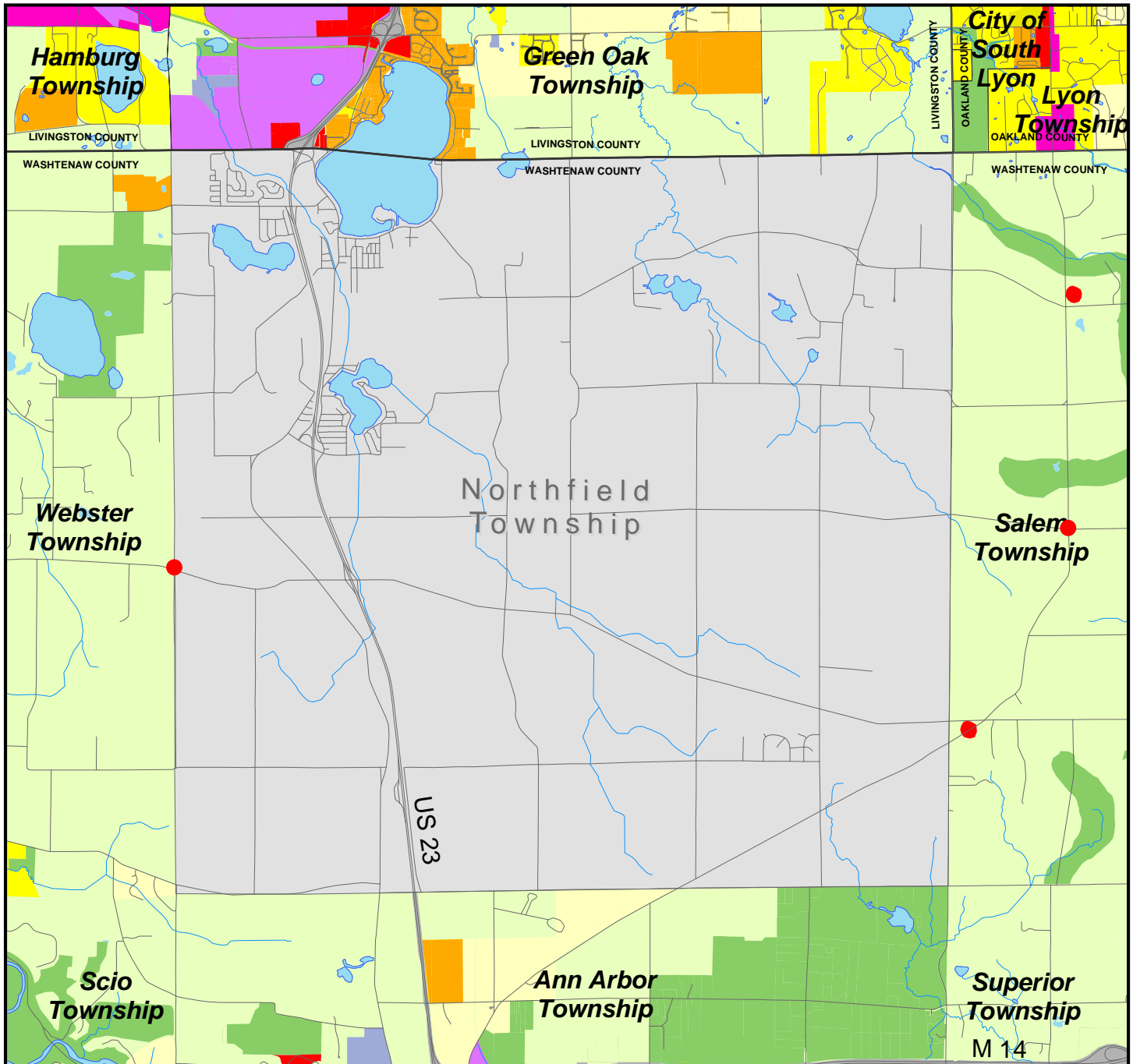
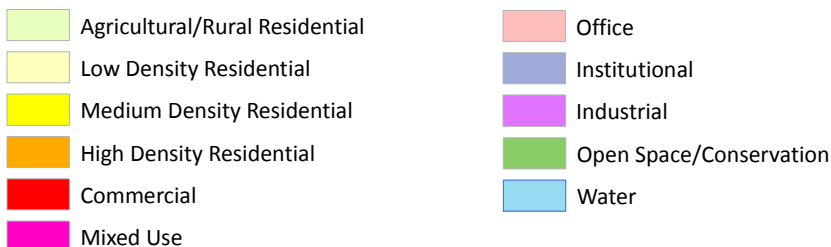
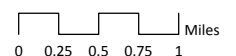


Figure 3



## GENERALIZED FUTURE LAND USE PLANS

*Northfield Township  
Washtenaw County, Michigan*



Based on SEMCOG data and  
each community's Future Land Use Plan.

6-6-11  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan





## Planning Initiatives

While change is inevitable and growth will occur, Northfield Township is committed to managing that growth to enhance economic benefit, recreational activities, and overall quality of life for all residents. A number of planning initiatives recently took place in Washtenaw County and Northfield Township which have relevance to the current Plan. Elements of these various plans and initiatives are incorporated throughout this document, and are considered adopted by reference herein.

### *Washtenaw County Initiatives*

#### *2004 Washtenaw County Comprehensive Plan*

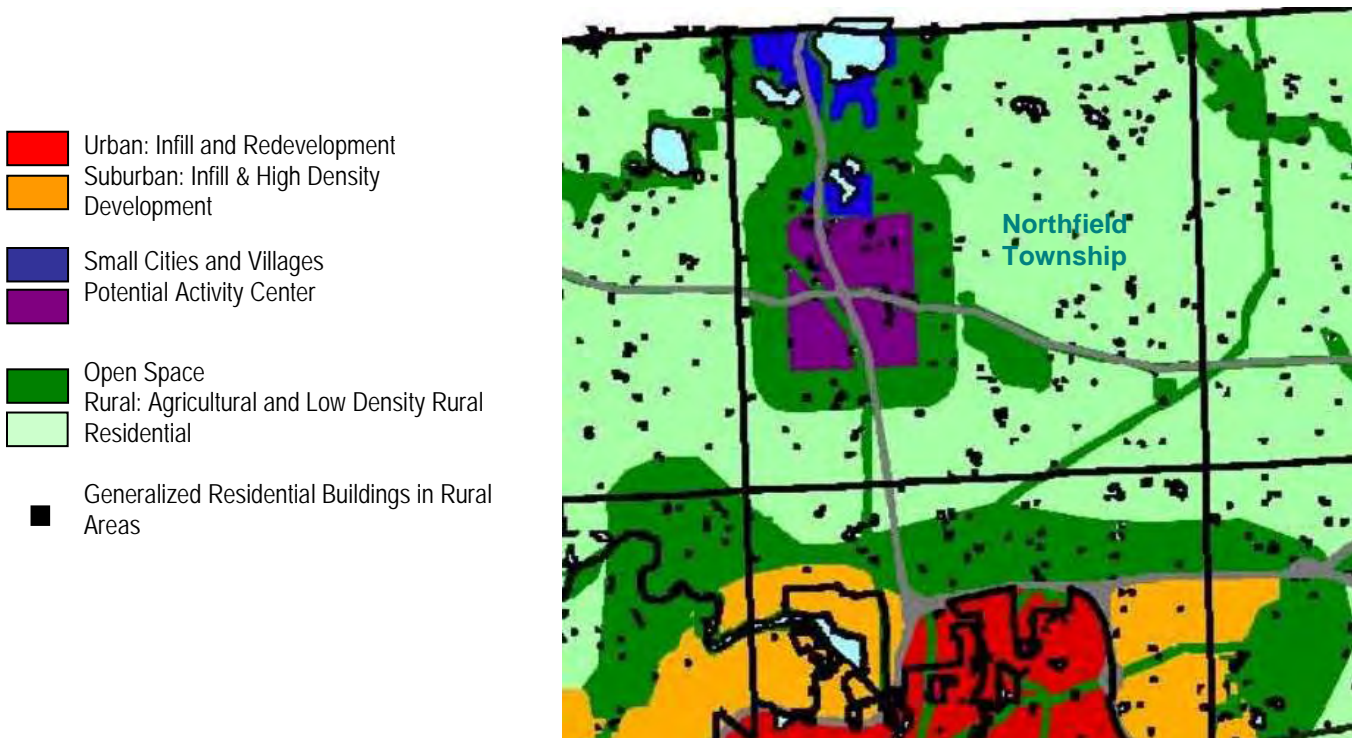
The 2004 Comprehensive Plan for Washtenaw County recommends a development pattern for Northfield described and illustrated below as follows:

- Sustainable small city and village development encouraging social interaction and environmental health;
- Maintain a sense of place by preserving open spaces around activity centers;
- New activity centers promote mixed-use, pedestrian friendly development, and homes in close proximity to work and densities that support transit; and
- Maintaining agriculture and low density rural residential uses outside the urban patterns to maintain rural character.

#### *Washtenaw Area Transportation Study (WATS)*

The Washtenaw Area Transportation Study has updated a long-range transportation plan for the County. The plan includes goals and capital and operating improvement projects which involve reconstruction or resurfacing, transit improvements, intersection and widening projects, as well as non-motorized projects.

**Figure 4. 2004 Comprehensive Plan for Washtenaw County**



Source: Washtenaw County

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### *2006 Washtenaw County Non-Motorized Plan*

WATS was also involved in the Washtenaw County Non-Motorized Plan which inventoried existing County-wide non-motorized transportation facilities, identified missing links, and provided implementation recommendations for communities.

### *2007 Transit Plan for Washtenaw County*

In an effort to move towards a comprehensive transit service in Washtenaw County, WATS initiated this effort to analyze data and to support a county wide service plan that could be developed by the Ann Arbor Transportation Authority (AATA) and the other transit providers. The Transit Plan for Washtenaw County identifies current providers of transit service within Washtenaw County, deficiencies and needs including destinations that lack adequate transit facilities.

### *Northfield Township Initiatives*

#### *2002 Downtown Development and Tax Increment Financing Plan*

The Northfield Township Downtown Development and Tax Increment Financing Plan was adopted in 2002. It has focused their efforts upon undertaking public improvement activities that have the greatest impact on strengthening the business district and attracting new private investments within the downtown development district, which is located along the Main Street corridor.



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# COMMUNITY GOALS AND POLICIES

Northfield Township is a growing community that faces the difficult challenge of accommodating increasing growth and development while retaining its rural character. A key component of the Northfield Township Master Land Use Plan is the articulation of a vision for the Township's future growth and the formulation of community goals which reflect the community's desires regarding how to respond to future development.

The goals of the community attempt to balance the various interests and ensure that each development decision is consistent with the overall vision for the Township. They help articulate preferred development patterns and outline development strategies for the Township.

The community goals were developed with input from residents, property and business owners, the Planning Commission, the Township Board of Trustees, and other Township officials. Public participation was sought through a mailed survey of residents, two (2) Planning Fairs conducted in the summer of 2010, and a public hearing conducted by the Planning Commission on May 2, 2012. Nine (9) citizens spoke regarding comments on the Master Plan at the Planning Commission's May 2, 2012 meeting. These comments have been documented in the Planning Commission's meeting minutes.

Both Planning Fair and Township Survey public input techniques are described in greater detail in the following sections. Summaries of findings for the Planning Fairs and Township Survey can be found in Appendices A and B following this plan.

## Planning Fairs

On June 16, 2010 and July 14, 2010, the Northfield Township Planning Commission conducted Planning Fairs for the purpose of inviting resident involvement in the Master Planning process. The first Planning Fair was held at Fire Station #2, and the second in the upper floor of the Municipal Building. Both workshops were open to the public. Each session was advertised via press release and through a postcard sent to Township residents. Participants at each of the sessions were encouraged to visit six (6) stations representing specific Township sub-areas and a station for general Township development comments. The stations represented the following Township areas:

- Northeast Sub-Area
- Southeast Sub-Area
- Southwest Sub-Area
- Central Sub-Area
- Lakes Sub-Area
- Overall Township

At each station, facilitators took down resident comments, or participants were asked to fill out a comment card listing attributes that they thought are important or issues that they felt should be addressed in the various sub-areas. A listing of key features and topics of discussion were provided at each station relating to the specific characteristics of each of the Township's sub-areas to aid both facilitators and participants in their dialogue.

Once both Planning Fairs were held, a compilation of all comments received

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was formulated and organized by both topic and sub-area. Generally, the topics which prompted the most discussion among participants included:

- Agriculture
- Residential Development
- Commercial Development
- Development (General)
- Natural Features / Open Space Preservation / Recreation
- Utilities / Road

Preservation of the Township's rural atmosphere and the continued redevelopment of the Downtown area represented a clear majority of participants' comments from both Planning Fair sessions.

## **Master Plan Survey**

In the summer of 2010, Northfield Township began a comprehensive community survey of its residents. The survey is one important tool in obtaining the input of residents on many important issues facing the community. This input assists the Township's elected and appointed officials in the process of preparing a Master Plan. The responses provided will help guide the Township in the planning of land use and transportation, arts and culture, recreation and leisure activities, economic development, capital improvement expenditures, open space preservation, and other Township public policies.

A community survey was mailed to all Township taxpayers in the summer of 2010. Respondents had the option of returning the completed survey form to the Township Hall or completing the survey online. A total of 368 people participated in the survey which concluded in the fall of 2010.

The survey included six (6) sub-topics of questions:

1. *Demographics* – inquired about age, gender, educational attainment, household income, employment status, residency, etc.
2. *Strengths and Weaknesses* – these questions were primarily open-ended in nature. They asked respondents what they like best / least about Northfield Township, what are the most / least important issues facing Northfield Township and what types of development they would like to see in the Township.
3. *Funding Options* – discussed possible millage options to gauge the community's support if pursued.
4. *Areas of Concern* – these open-ended questions asked respondents to list specific concerns that they felt should be addressed.
5. *Non-Resident Questions* – these were intended to get specific feedback from those respondents not currently residing in the Township about their perceptions of Northfield Township.
6. *Contact Information* – respondents were asked to provide their contact information.

From the Planning Fair comments and Survey results, the Northfield Township Planning Commission has formulated the following community

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goals and objectives to serve as the basis for the future development of Northfield Township and the Whitmore Lake community.

Goals are general statements that guide the direction and character of future development. Policies set forth a framework for action and form the basis upon which more detailed development decisions may be made. Adoption of policies does not commit Northfield Township to any particular recommendation, but, rather provides guidance as to actions consistent with policy guidelines.

## **Northfield Township Goals**

The following statements reflect the primary goals of Northfield Township:

- Maintain the rural character and preserve the local characteristics of Northfield Township including a viable, stable agricultural industry by encouraging the retention and preservation of farmland and agricultural production as well as the preservation of general open space in the undeveloped areas of the Township.
- Systematically preserve open spaces and greenways to maintain the quality of life in Northfield Township, to preserve critical environmental areas, and to maintain rural character.
- Guide residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents.
- Preserve and strengthen the existing character of the downtown area as a historic, pedestrian-scaled community, with traditional site and architectural design creating an aesthetically memorable place with vibrant streetscapes and community spaces that engage the waterfront.
- Encourage development of a mix of commercial, office, service and multiple-family residential uses in three (3) specific locations that are situated for this use.
- Promote quality, job producing economic development within the Township that serves the needs of the Township residents.
- Provide a variety of safe, efficient modes of transportation to meet the needs of Township residents and visitors.
- Provide timely, efficient, and quality governmental services to Township residents.

## **Goals and Policies**

### **Agricultural / Open Space**

*Maintain the rural character and preserve the local characteristics of Northfield Township including a viable, stable agricultural industry by encouraging the retention and preservation of farmland and agricultural production as well as the preservation of general open space in the undeveloped areas of the Township.*

### **Policies:**

- Develop and support incubators for local farming activities and retain the agricultural use of prime agricultural soils and promote soil conservation.

- 
- Guide development to foster the responsible use of land, preserve farmland and natural features, and to make the best use of existing public services, utilities and infrastructure.
  - Maintain a pattern of development with clear edges and transitional areas preserved as open space buffers delineating village, rural, and suburban landscapes.
  - Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture.
  - Encourage and support open space and agricultural operations through preservation programs, such as P.A. 116 (Farmland Preservation), Purchase of Development Rights (PDR), Conservation Easements, or other means to maintain the viability of agriculture and open space in the community.
  - Maintain and promote active farmland by supporting and developing new markets for agricultural products.
  - Protect existing farmland, open space and natural features views along Township roads.
  - Discourage extension of public sewer or water service into rural areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.
  - In order to preserve agriculture and open space, residential development is strongly encouraged to take a form where residential lots can be clustered to allow continued agriculture and open space on the remainder of the acreage.
  - Encourage protection of the Township's rural character by promoting the preservation and restoration of historic structures, including historic farm houses, barns and other farm buildings.

### Natural Resources

*Systematically preserve open spaces and greenways to maintain the quality of life in Northfield Township, to preserve critical environmental areas, and to maintain rural character.*

#### Policies:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and make best use of existing public services, utilities, and infrastructure.
- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural, and suburban landscapes.
- Preserve an interconnected system of riparian corridors, woodlands, tree rows, and open spaces.
- Protect the water quality of the Township's lakes and water systems particularly Whitmore, Horseshoe, and Wildwood Lakes.
- Consider the impact of all proposed development(s) on the waterways, wetlands, woodlands, other natural resource areas, and groundwater recharge areas.

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## Residential Development

*Guide residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents.*

### Policies:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and to make best use of existing public services, utilities and infrastructure.
- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural and suburban landscapes.
- Provide diversity in housing opportunities while retaining an attractive rural character.
- Strongly encourage clustered development options to preserve open space and retain the Township's rural character.
- Encourage well-planned, safe and walkable residential neighborhoods.
- Limit residential development in areas where conditions are least capable of supporting development. Consider each development based upon the suitability of soils, impact on woodlands, wetlands, floodplains, water bodies, and infrastructure capacity (roads and utilities).
- Higher density residential development should be limited to areas serviced by municipal utilities within or adjacent to the village area.

## Village Center

*Preserve and strengthen the existing character of the downtown area as a historic, pedestrian-scaled community, with traditional site and architectural design creating an aesthetically memorable place with vibrant streetscapes and community spaces that engage the waterfront.*

### Policies:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and to make best use of existing public services, utilities and infrastructure.
- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural and suburban landscapes.
- Encourage and permit mixed-uses with a village-scale and character.
- Encourage an increased building height in keeping with the character of the area with residential or office uses on the upper floors and retail on the ground floor.
- Encourage buildings to be built closer to the road right-of-way with reduced front setback.
- Establish a zoning district to accommodate compatible and

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complimentary mix of uses within the downtown area. Utilize form-based code ideas and concepts for spatial relation and dimensional requirements.

- Encourage infill development in a traditional neighborhood pattern with interconnected streets and walking and bicycle access to Main Street / Whitmore Lake Road.
- Develop well-planned, safe and walkable residential neighborhoods.
- Actively promote the development of community public spaces such as a beach, pavilion / event area, Township park, or other similar uses.
- Integrate public gathering areas within a pedestrian / non-motorized circulation system.
- Preserve waterfront views by carefully considering new development proposals.

### Mixed Use Development

*Encourage development of a mix of commercial, office, service and multiple-family residential uses in three (3) specific nodes that are situated in a way to accommodate these types of land uses. The first Mixed Use (MU) area is found in the vicinity of the U.S. 23 / North Territorial interchange. The second area is found between Main Street and U.S. 23 north of the Horseshoe Lake area. The third area of consideration is the property found roughly west of the U.S. 23 / Eight Mile Road interchange. Each of these areas are uniquely situated in proximity to either a freeway interchange or a higher volume roadway.*

#### Policies:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and make best use of existing public services, utilities and infrastructure.
- Accommodate a variety of land uses consistent with the community desires, surrounding land uses, and the environment.
- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural, and suburban landscapes.
- Commercial development shall be organized into compact, unified commercial centers that complement the scale and character of existing development or that promote the desired character for areas where new development is planned.
- Large-scale retail buildings should be designed for potential re-use if vacated by the original user(s).
- Piecemeal or scattered development should be avoided and uncoordinated commercial strip development should be discouraged. Where individual parcels of land are to be developed for commercial uses, coordination with adjacent properties, including common parking and driveways, shall be encouraged in order to reduce the number of access points to public roads.
- Encourage residential or mixed use development (including residential uses) as a buffer between adjacent residential areas and



- 
- other uses within this planned area. Such uses shall not create adverse impacts on existing or proposed residential or agricultural uses and will be scaled, designed and landscaped so as to complement and enhance the adjacent properties.
  - Encourage high quality site and building designs that include the latest “green” technology and contribute to community sustainability, strong neighborhoods, vital shopping districts, and desirable employment centers.

### Commercial / Industrial Development

*Promote quality, job producing, economic development within the Township that serves the needs of the Township residents.*

#### Policies:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and make best use of existing public services, utilities, and infrastructure.
- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural and suburban landscapes.
- Commercial development shall be organized into compact, unified commercial centers that complement the scale and character of existing development or that promote the desired character for areas where new development is planned.
- Piecemeal or scattered development should be avoided and uncoordinated commercial strip development should be discouraged. Where individual parcels of land are to be developed for commercial uses, coordination with adjacent properties, including common parking and driveways, shall be encouraged in order to reduce the number of access points to public roads.
- Encourage high quality site and building designs that include the latest “green” technology and contribute to strong neighborhoods, vital shopping districts, and desirable employment centers.
- Highway commercial development areas are limited to those properties directly adjacent to the U.S. 23 interchanges.
- A combination of mixed-use, campus-type settings will be encouraged for new industrial areas, with appropriate infrastructure and landscaping provided for each development.
- Where industrial sites abut U.S. 23, extensive buffers shall be provided to provide a more natural appearance along the freeway for passing motorists.

### Transportation

*Provide a variety of safe, efficient modes of transportation to meet the needs of Township residents and visitors.*

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### Policies:

- Maintain a transportation network that maximizes the capacity of existing roads while maintaining rural roadways and facilitating the safe and efficient movement of vehicles and pedestrians throughout the Township.
- Evaluate the impact of traffic generated by existing development and work toward improvements concurrent with new development.
- Establish access management standards for new development.
- Consider developing a township policy outlining infrastructure improvements that would be required by a developer.
- Coordinate transportation improvements with County Road Commission and state agencies.
- Consider a variety of transportation choices including public transit and non-motorized transportation.
- Create a Township-wide non-motorized network (Complete Streets) to provide opportunities for pedestrian activity such as walking, jogging, and bicycling. Complete Streets is defined by Michigan legislation as “roadways planned, designed and constructed to provide appropriate access to all legal users...whether by car, truck, transit, assistive device, foot or bicycle”.

### Municipal Service Expansion Policies

The Township has made a significant investment in building the capacity, quality and reliability of the sewer systems to serve existing areas of the Township. Due to the significant investment in these facilities, it is recommended that the Township carefully consider the following general guidelines in accepting potential municipal service expansions:

1. In order to promote orderly growth within the Township, only areas adjacent to and contiguous to the current municipal service boundary should be considered as the preferred area for expansion of services. The “leapfrogging” of Township areas to provide municipal services which create an island of services within the Township should be strongly disfavored. The idea of contiguous development requires that municipal services expand from one fully-developed area to the next adjacent area.
2. The Township shall undertake and/or require studies to determine the estimated sewer demand of the proposed areas to be included within an expanded service district and the Township's ability to service such demand.
3. Where expansion of facilities is proposed the Township should follow the recent practice of passing the costs of expansion on to those reaping the benefits of that expansion through special assessment districts, REU charges, and other similar mechanisms.
4. As a part of this policy, the Township should adopt a formal municipal service expansion procedure. In addition to the general policies, municipal sewer service should not be extended beyond those areas planned for medium density residential.

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## TOWNSHIP SUB-AREA PLANS

In addition to the overall land use plan, the Township was divided into the following five (5) sub-areas: Northeast Sub-area, Southeast Sub-area, Southwest Sub-area, Central Sub-area, and Lakes Sub-area. The division of the Township into sub-areas was based primarily on each area's physical characteristics. Each sub-area was evaluated independently during the two (2) planning fairs held to receive public input and in consideration of the future land use for the Township.

After review and careful consideration of the Township Background Studies, as well as the participants' comments obtained through the Planning Fairs and the Community survey, each sub-area's characteristics, development strategies, and design guidelines were developed.

The following pages address issues related to land use, land preservation, transportation, and community facilities and services for each sub-area. The preferred land use arrangement, specific development strategies, and site design guidelines for each sub-area are also discussed.

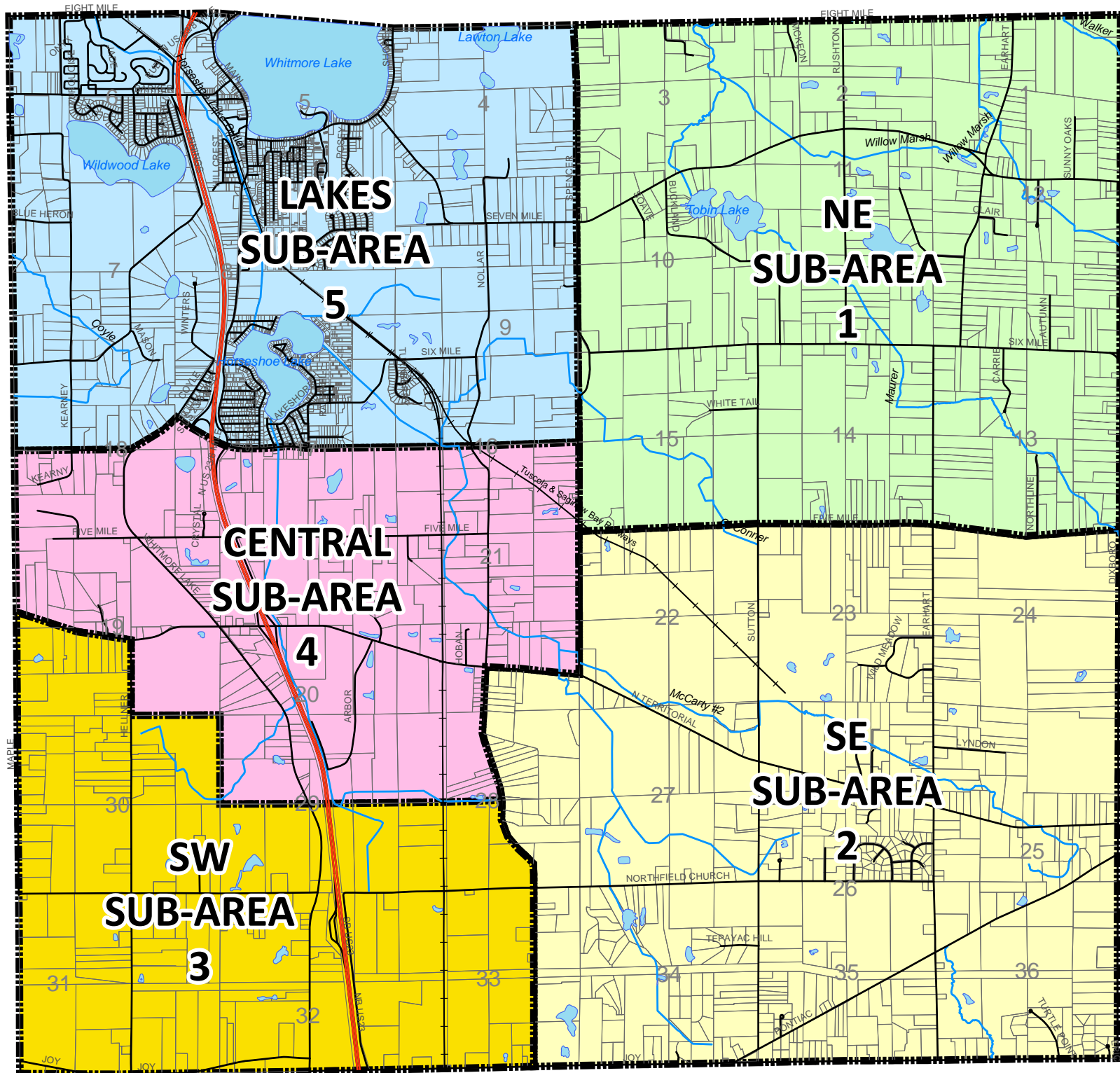


Figure 5

## SUB-AREA MAP

Northfield Township  
Washtenaw County, Michigan



0 1,000 2,000 3,000 4,000 Feet

6-6-11

Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan



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### *Northeast Sub-area-1*

The Northeast Sub-area is characterized primarily by its agricultural and open spaces. Large tracts of vacant land remain intact throughout this area presenting opportunities for open space preservation. Development Strategies and Design Guidelines for this sub-area are focused on preservation of open spaces and agricultural operations, as well as maintaining scenic views and wildlife corridors. When residential development is permitted, clustered developments are strongly suggested.

#### *Characteristics*

- Existing land uses include primarily active agriculture and farmstead; and single-family residential.
- Large tracts of vacant land are intact throughout this sub-area presenting opportunities for open space preservation.
- Tobin Lake and the Maurer, O'Conner, and Willow Marsh Drains are the major natural features within this sub-area.

#### *Development Strategies*

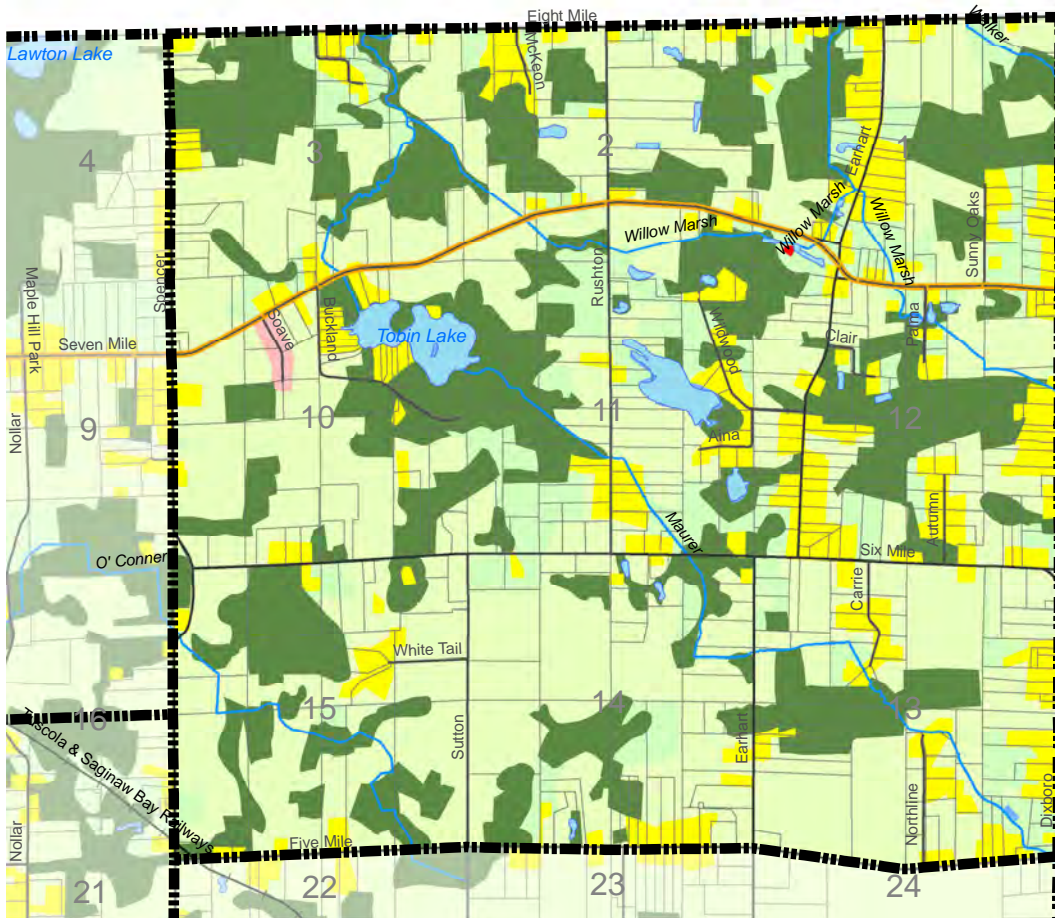
1. Preserve open space, woodlots and natural features with conservation easements throughout the Northeast Sub-area.
2. Preserve farmlands as active farms or open space.
3. Continue to control and plan for future residential growth by strongly encouraging clustered development and by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture, such as soils, drainage, etc.
5. Discourage extension of public sewer or water service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.
6. Establish programs that maintain the viability of agricultural products through new and expanding markets for locally grown products such as community supported agriculture, organic food, and agri-tourism and non-traditional uses that preserve the character of the area..
7. Preserve open space and natural features with a priority on environmentally sensitive areas and the open view-sheds from roadways.
8. Ensure that new residential development is compatible in density and character to existing uses, residences and neighborhoods in the immediate area.
9. Encourage non-motorized paths to connect parks, Township facilities, and adjacent communities through an interconnected system of trails along major roads.
10. Coordinate with the State and Washtenaw County for farmland preservation.
11. Coordinate with Washtenaw County for parkland and open space acquisition and development.

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### *Design Guidelines*

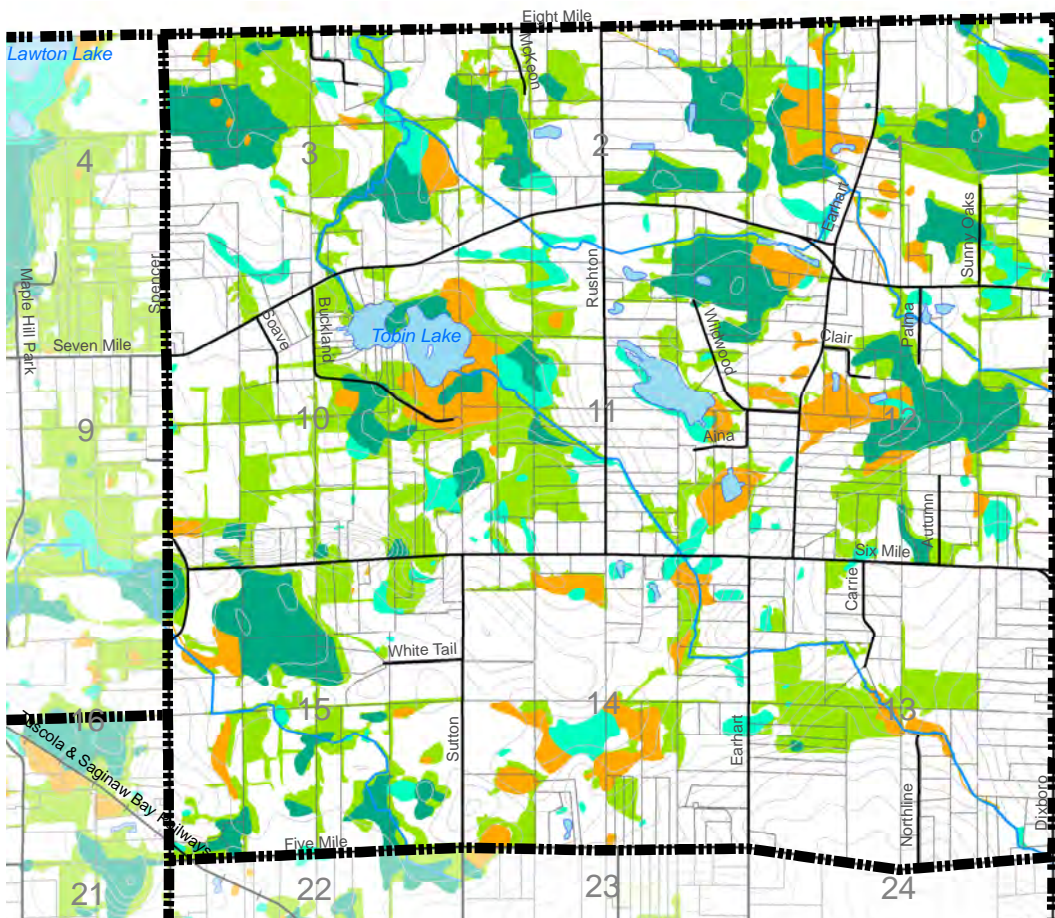
1. Maintain and develop greenways and wildlife corridors to and from natural areas.
2. Require all new residential development to be clustered to allow continued recreational and agricultural use and open space preservation of the remainder of the acreage.
3. Promote Low Impact Development (LID) techniques for storm-water management such as bio-swales or other best management practices.
4. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.
5. Maintain open views along roadways and enhance with additional plantings of native trees, shrubs, grasses, and perennials.
6. Protect key open vistas along rural roads.
7. Separate cars from pedestrians.





## EXISTING LAND USE

- Active Agriculture & Farmstead
- Single-Family Residential
- Under Development
- Commercial & Office
- Grassland & Shrub
- Woodland & Wetland
- Lake
- Stream
- Sub-area Boundary
- Rural Major Collector
- Rural Minor Collector

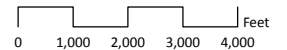


## NATURAL FEATURES

- Emergent Wetland
- Scrub-Shrub Wetland
- Forested Wetland
- Woodland
- Lake
- Stream
- Floodplain
- 5-Foot Contour
- Sub-area Boundary

## NORTHEAST SUB-AREA - 1

Northfield Township  
Washtenaw County, Michigan



Source: SEMCOG & Washtenaw County Data

6-6-11  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan



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### *Southeast Sub-area – 2*

The Southeast Sub-area is primarily characterized by its open spaces and agricultural operations. However, some residential development has occurred west of Sutton Road between North Territorial and Northfield Church Roads, and adjacent to Pontiac Trail. The Development Strategies and Design Guidelines for this area of the Township are focused on preservation of open spaces and agricultural operations, as well as maintaining scenic views and wildlife corridors. When residential development is permitted, clustered developments are strongly suggested.

#### *Characteristics*

- Existing land uses include active agriculture and farmstead; and single-family residential.
- Large tracts of vacant land exist in this sub-area, presenting opportunities for open space and/or agriculture preservation.
- North Territorial and Pontiac Trail are the paved primary roads through this sub-area.
- McCarty Drain #2, Groves Drain and Horseshoe Lake Drain are the major natural features within this sub-area.

#### *Development Strategies*

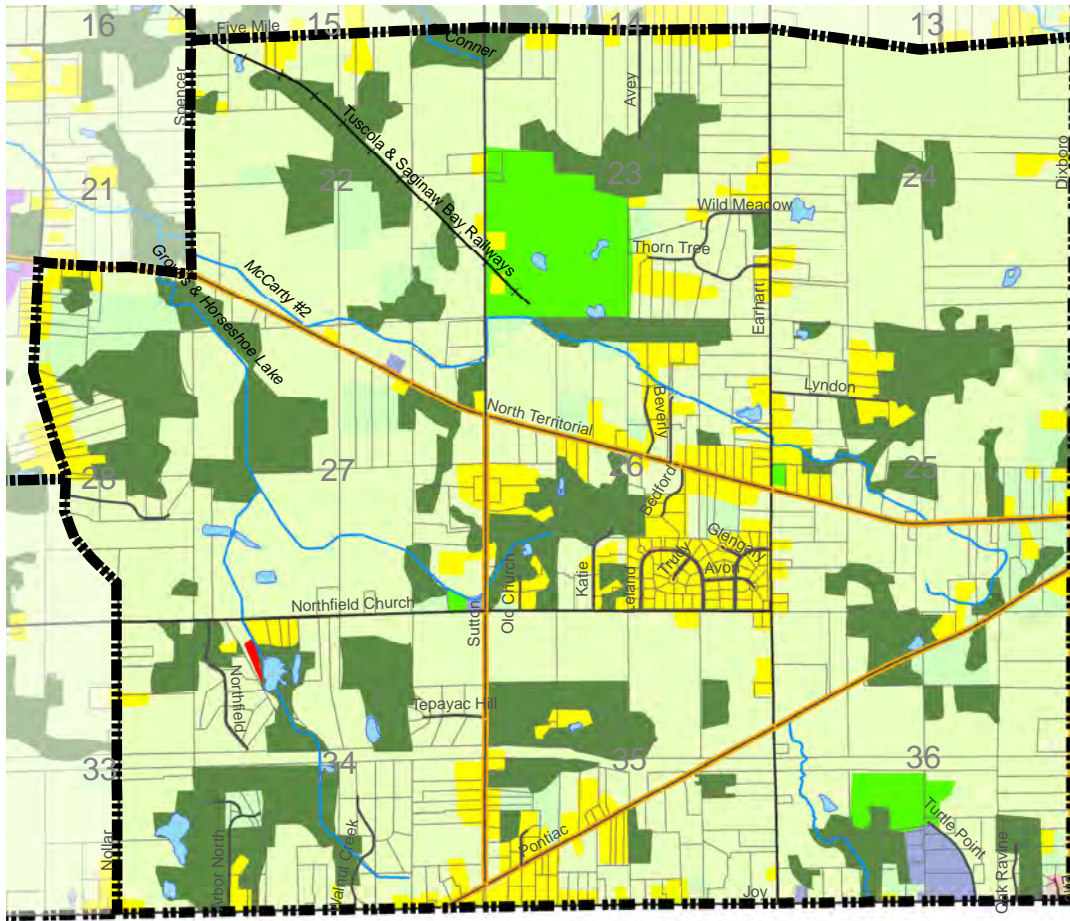
1. Preserve open space, woodlots, and natural features with conservation easements throughout the Southeast Sub-area.
2. Preserve remaining farmland as active farms or open space.
3. Continue to control and plan for future residential growth by strongly encouraging clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland and trail requirements.
4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture
5. Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.
6. Establish programs that maintain the viability of agricultural products through new and expanding markets for locally grown products such as community supported agriculture, organic food and agri-tourism, and non-traditional uses that preserve the character of the area.
7. Preserve open space and natural features with a priority on environmentally sensitive areas to preserve view-sheds along roadways.
8. Ensure that new residential development is compatible in density and character to existing residences and neighborhoods in the immediate area.
9. Develop non-motorized transportation to connect parks, Township facilities, and adjacent communities through an interconnected system of trails along major roads.
10. Coordinate with the State and Washtenaw County for farmland preservation.
11. Coordinate with Washtenaw County for parkland and open space acquisition and development.



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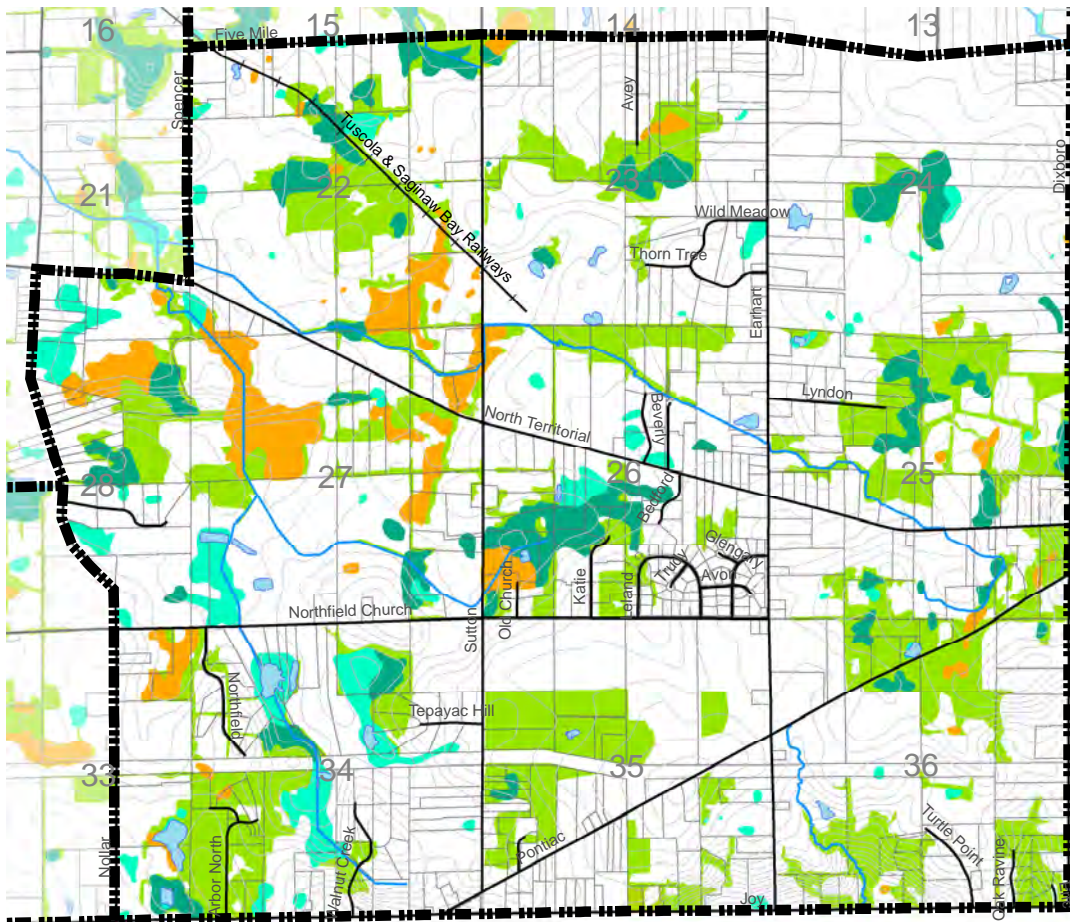
### *Design Guidelines*

1. Maintain and develop greenways and wildlife corridors to and from natural areas.
2. Require all new residential development to be clustered to allow continued recreational and agricultural use and open space preservation of the remainder of the acreage.
3. Promote Low Impact Development (LID) techniques for storm-water management such as bio-swales or other best management practices.
4. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.
5. Maintain open views along roadways and enhance with additional plantings of native trees, shrubs, grasses, and perennials.
6. Protect key open vistas along rural roads.
7. Carefully site entrance drives and subdivision entrances.
8. Separate cars from pedestrians and provide pathways connecting subdivisions.



## EXISTING LAND USE

- Active Agriculture & Farmstead
- Single-Family Residential
- Under Development
- Commercial & Office
- Institutional
- Cultural, Outdoor Recreation & Cemetery
- Grassland & Shrub
- Woodland & Wetland
- Lake
- Stream
- Sub-area Boundary
- Rural Major Collector
- Rural Minor Collector

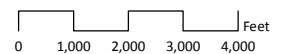


## NATURAL FEATURES

- Emergent Wetland
- Scrub-Shrub Wetland
- Forested Wetland
- Woodland
- Lake
- Stream
- Floodplain
- 5-Foot Contour
- Sub-area Boundary

## SOUTHEAST SUB-AREA - 2

*Northfield Township  
Washtenaw County, Michigan*



Source: SEMCOG & Washtenaw County Data

6-6-11  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan



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### *Southwest Sub-area - 3*

This sub-area is bisected by the U.S. 23 corridor, and encompasses a portion of the U.S. 23 / North Territorial Road interchange. This sub-area maintains both large tracts of vacant land for open space or agricultural use and areas where water and sewer services are available for future residential, industrial and commercial development adjacent to the U.S. 23 corridor.

#### *Characteristics*

- Existing land uses include active agriculture and farmstead, woodland and wetland, and single-family residential.
- Large tracts of vacant land are intact throughout this sub-area presenting opportunities for open space preservation.
- U.S. 23 and Whitmore Lake Road are the paved primary roads in this sub-area.
- Large contiguous areas of woodlands and wetlands are located within this sub-area.

#### *Development Strategies*

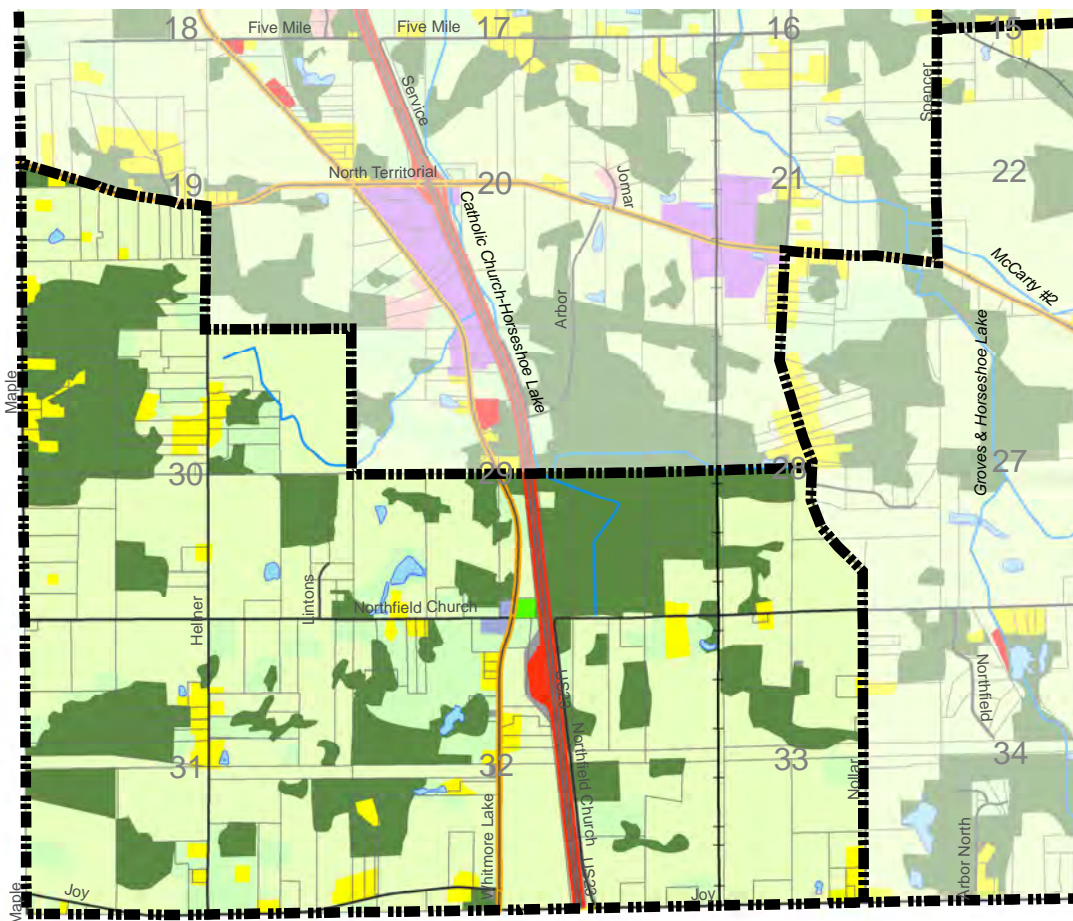
1. Preserve open space, woodlands and natural features with conservation easements throughout the Southeast Sub-area.
2. Preserve remaining farmland as active farms or open space.
3. Continue to control and plan for future residential growth by requiring clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture.
5. Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.
6. Establish programs that maintain the viability of agricultural products through new and expanding markets for locally grown products such as community supported agriculture, organic food and agri-tourism and non-traditional uses that preserve the character of the area.
7. Preserve open space and natural features with a priority on environmentally sensitive areas to preserve view-sheds along roadways.
8. Ensure that new residential development is compatible in density and character to existing residences and neighborhoods in the immediate area.
9. Allow for a mix of service, office and residential uses in the northwest corner of this sub-area as it relates to the U.S. 23 / North Territorial Road interchange.
10. Coordinate with the State and Washtenaw County for farmland preservation.
11. Coordinate with Washtenaw County for parkland and open space acquisition and development.

#### *Design Guidelines*

1. Maintain and develop greenway corridors such as wildlife passages, creek beds, and woodlands to and from natural features.

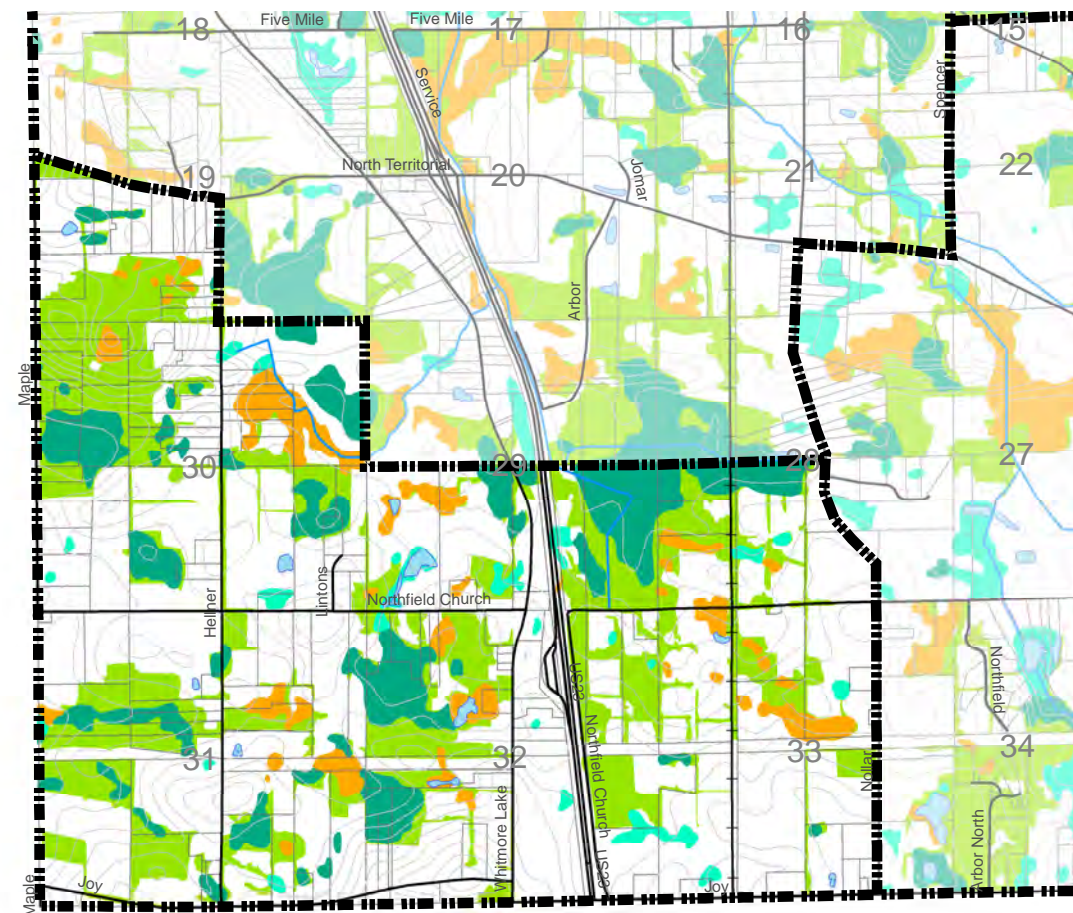
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2. It is strongly suggested that all new residential development to be clustered to allow continued recreational and agricultural use and open space preservation of the remainder of the acreage.
  3. Promote Low Impact Development (LID) techniques for storm-water management such as bio-swales or other best management practices.
  4. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.
  5. Maintain open views along roadways and enhance with additional plantings of native trees, shrubs, grasses, and perennials.
  6. Protect key vistas along rural roads.
  7. Carefully site entrance drives and subdivision entrances.
  8. Separate cars from pedestrians and provide pathways connecting subdivisions.





## EXISTING LAND USE

- Active Agriculture & Farmstead
- Single-Family Residential
- Transportation, Communication & Utility
- Cultural, Outdoor Recreation & Cemetery
- Grassland & Shrub
- Woodland & Wetland
- Lake
- Stream
- Sub-area Boundary
- Freeway
- Rural Major Collector
- Rural Minor Collector



## NATURAL FEATURES

- Emergent Wetland
- Scrub-Shrub Wetland
- Forested Wetland
- Woodland
- Lake
- Stream
- Floodplain
- 5-Foot Contour
- Sub-area Boundary

## SOUTHWEST SUB-AREA - 3

*Northfield Township  
Washtenaw County, Michigan*



Source: SEMCOG & Washtenaw County Data

6-6-11  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan



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### *Central Sub-area - 4*

This sub-area is where office, industrial, and commercial growth is planned for and expected. The western edge of this sub-area is best suited for low density residential and agricultural land uses, and can be considered a transitional area to the agricultural open spaces to the east.

#### *Characteristics*

- Existing land uses include active agriculture and farmstead; single-family residential; commercial and office; industrial; cultural, outdoor recreation and cemetery; grassland and shrub; and woodland and wetland.
- Large tracts of vacant land are intact throughout this sub-area presenting opportunities for residential, commercial and industrial development (in the northern portion of this sub area where sanitary sewer service is available).
- Large tracts of vacant land are intact throughout this sub-area presenting opportunities for open space preservation (in the southern and eastern portions of this sub area where sanitary sewer service are unavailable).
- Whitmore Lake High School campus resides within this sub-area.
- Two (2) freeway interchanges are within/border this sub-area (U.S. 23 / N. Territorial and U.S. 23 / Six Mile).
- U.S. 23 and N. Territorial are the primary paved roads in this sub-area.

#### *Development Strategies*

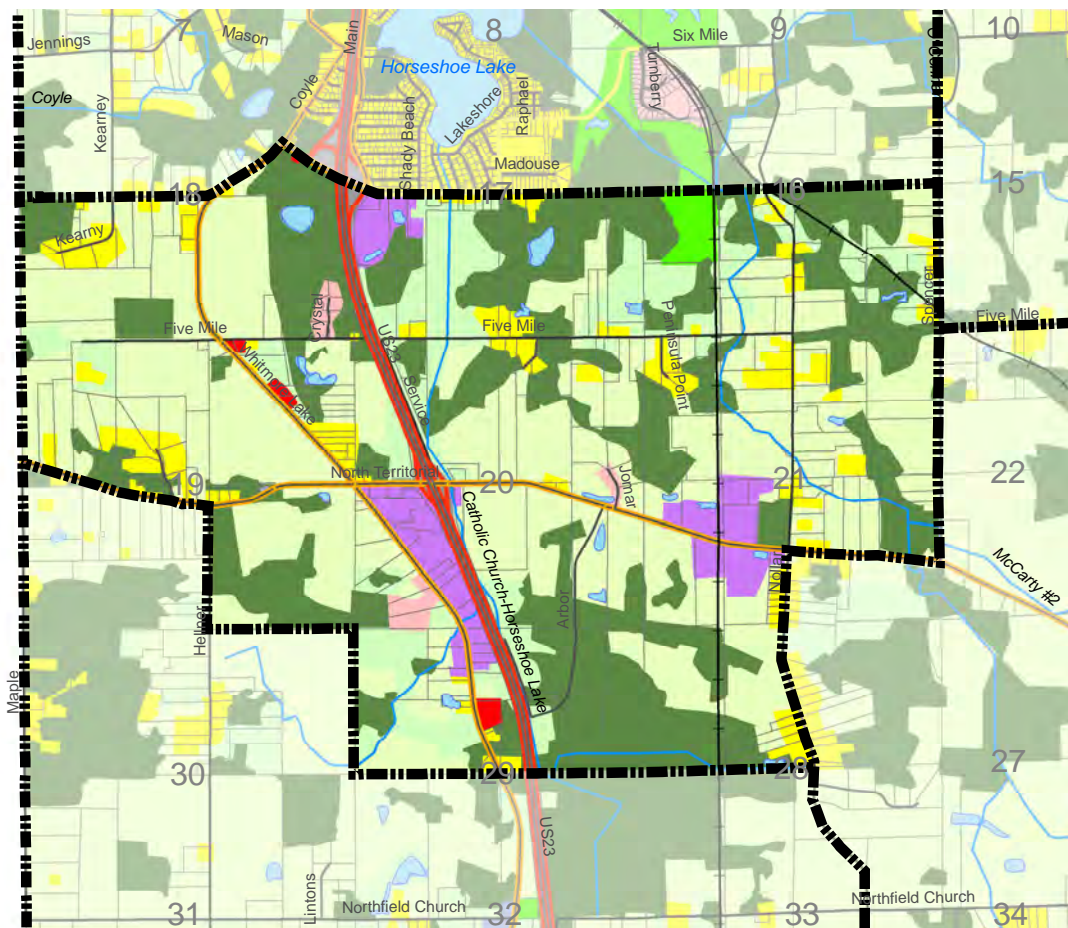
1. Maintain the rural character – channel future residential, commercial, office, and industrial uses in the northern portion of this sub-area, nearest the U.S. 23/N. Territorial interchange where sanitary sewer service is available.
2. Preserve open space, woodlands and natural features with conservation easements throughout the Southeast Sub-area.
3. Preserve remaining farmland as active farms or open space.
4. Continue to control and plan for future residential growth by requiring clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
5. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture
6. Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.
7. Establish programs that maintain the viability of agricultural products through new and expanding markets for locally grown products such as community supported agriculture, organic food and agri-tourism and non-traditional uses that preserve the character of the area.
8. Preserve open space and natural features with a priority on environmentally sensitive areas to preserve view-sheds along roadways.
9. Ensure that new residential development is compatible in density and character to existing residences and neighborhoods in the immediate area.
10. Maintain the suburban and transitional character of the Central Sub-area by preserving an open space greenbelt separating urban and

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- rural landscapes.
11. Allow for appropriate commercial and industrial uses adjacent to U.S. 23 and along N. Territorial between Whitmore Lake and Nollar Roads.
  12. Emphasize development of office, research and industrial uses to generate a corporate, high tech “jobs node”.
  13. Encourage the development of business campuses.
  14. Actively promote business growth, job creation and tax base development by targeting knowledge industries and other growth industries such as health care and “green technologies. These uses should be close to the U.S. 23 / N. Territorial interchange.
  15. Develop non-motorized transportation to connect parks, Township facilities, and adjacent communities through an interconnected system of trails along major roads.
  16. Establish parks in proximity to higher density population areas to meet the needs of the residents and include passive uses such as a dog park, playgrounds, etc.
  17. Coordinate with Washtenaw County for parkland and open space acquisition and development.
  18. Consider vehicular and pedestrian improvements to existing intersections as new developments are proposed.

### *Design Guidelines*

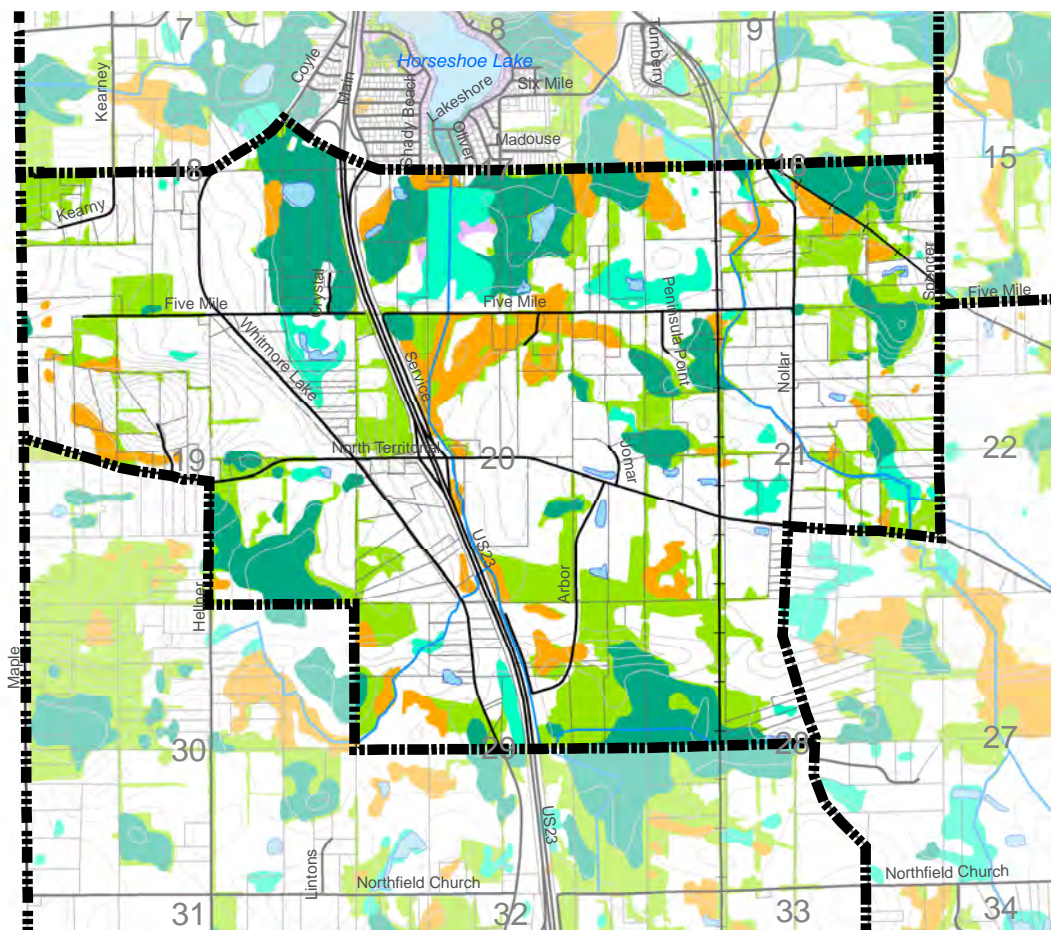
1. Maintain and develop greenways and wildlife corridors to and from nature preserves.
2. Require all new residential development to be clustered to allow continued recreational and agricultural uses and open space preservation of the remainder of the acreage.
3. Promote Low Impact Development (LID) techniques for storm-water management such as bio-swales or other best management practices.
4. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.
5. Carefully site entrance drives and subdivision entrances.
6. Promote shared drives and parking areas.
7. Screen parking with knee walls, decorative fences, and landscaping.
8. Encourage the provision of community design features with pedestrian amenities such as plazas or community gathering places.
9. Separate cars from pedestrians and provide pathways connecting subdivisions.





## EXISTING LAND USE

- Active Agriculture & Farmstead
- Single-Family Residential
- Multi-Family Residential
- Manufactured Home
- Under Development
- Commercial & Office
- Industrial
- Cultural, Outdoor Recreation & Cemetery
- Grassland & Shrub
- Woodland & Wetland
- Lake
- Stream
- Sub-area Boundary
- Freeway
- Rural Major Collector
- Rural Minor Collector

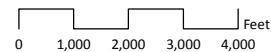


## NATURAL FEATURES

- Emergent Wetland
- Scrub-Shrub Wetland
- Forested Wetland
- Woodland
- Lake
- Stream
- Floodplain
- 5-Foot Contour
- Sub-area Boundary

## CENTRAL SUB-AREA - 4

*Northfield Township  
Washtenaw County, Michigan*



Source: SEMCOG & Washtenaw County Data

6-6-11  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan





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### *Lakes Sub-area - 5*

The Lakes Sub-area is the focal point of Northfield Township. This area is both the most densely developed and populated. The Lakes Sub-area also serves as the visual identity of the Township. Local business growth and both residential and mixed use development should be encouraged within this sub-area.

The Lakes Sub-area encompasses the Township's Downtown Development Authority (DDA) boundary. The general purpose of the DDA is to promote the economic growth of the district. The Northfield Township DDA has identified the following strategies:

- Establish an identity for the hamlet of Whitmore Lake.
- Improve traffic patterns throughout the District including access to and from U.S. 23.
- Support public improvements necessary to ensure the success of businesses in the District.
- Support business attraction efforts, as appropriate, to help ensure a healthy and successful business community.

In addition to the DDA's identified strategies which are specific to the downtown area, the following development and economic strategies can be undertaken throughout the Lakes Sub-area. They include:

- Improve the safety and attractiveness of Whitmore Lake and other roads to support new and existing private developments.
- Initiate efforts to encourage renovation and expansion of retail businesses.
- Participate in efforts to encourage new private developments in conjunction with public improvements.
- Encourage energy efficiency in all development and redevelopment proposals.
- Encourage pedestrian, non-motorized and public transportation improvements in conjunction with private development projects.
- Encourage public/private partnerships to address infrastructure limitations.
- Encourage the provision of parks and open space in all new private developments.
- Continue to control and plan for future residential growth by requiring clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, sidewalk and trail requirements.

It is recognized that there are differences in terms of both land use and potential for future growth within the corridor. To build on these differences and help guide future development that ensures the future success of the Lakes Sub-area. The Township's Planned Unit Development (PUD) zoning district should be utilized to attain the Lake Sub-area objectives described on the following pages.

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### *Characteristics*

- Existing land uses include active agriculture and farmstead; single-family residential; multi-family residential; manufactured home; commercial and office; institutional; industrial; cultural, outdoor recreation and cemetery; grassland and shrub; and woodland and wetland.
- Large tracts of vacant land are intact throughout this sub-area presenting opportunities for residential, commercial and industrial development.
- Sanitary sewer service is available within this sub-area.
- Three (3) freeway interchanges are within/border this sub-area (U.S. U.S. 23 / Six Mile, U.S. 23 / Barker and U.S. 23 / Eight Mile).
- U.S. 23 and Whitmore Lake Road are the primary paved roads in this sub-area.
- Whitmore, Horseshoe, Wildwood and Lewton Lakes are the major natural features in this sub-area.

### *Development Strategies*

#### Village Center

1. Plan for future commercial and residential growth by implementing policies to encourage mixed retail and residential uses within and adjacent to Downtown Whitmore Lake.
2. Allow commercial and residential uses as part of an overall mixed use project to the extent that they serve the primary uses and contribute to the development of community public spaces. Large scale retail establishments as defined by the Township Zoning Ordinance are not compatible in this sub-area.
3. Encourage infill development in a traditional neighborhood pattern with interconnected streets and walking and bicycle access to Main Street / Whitmore Lake Road.
4. Establish a form-based code to provide flexibility in uses, but meet specific form and design guidelines for the Village Center district.
5. Promote high-density residential uses as part of an overall mixed use development.
6. Provide a variety of housing types, sizes, and price ranges.
7. Promote preservation and renovation of historic structures.
8. Actively promote the development of community public spaces such as a beach, pavilion/event area, Township park, farmer's market, community center, or other similar uses.

#### Mixed Use

1. Allow for a mix of service, office and residential uses.
2. Consider high-density residential uses as part of an overall mixed use development project as a PUD and only if it supports office and service uses.

#### Highway Commercial

1. Highway service uses may be permitted only where adjacent to the U.S. 23 interchange at Six Mile Road.
2. Emphasize highway commercial uses especially service uses supporting future commercial and industrial development within the Central Sub-area.

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### General

1. Develop non-motorized transportation to connect parks, Township facilities, and adjacent communities through an interconnected system of trails along major roads.
2. Establish parks in proximity to higher density population areas to meet the needs of the residents and include passive uses, such as a dog park, playgrounds, etc.
3. Coordinate with Washtenaw County for parkland and open space acquisition and development.
4. Consider vehicular and pedestrian improvements to existing intersections as new developments are proposed.

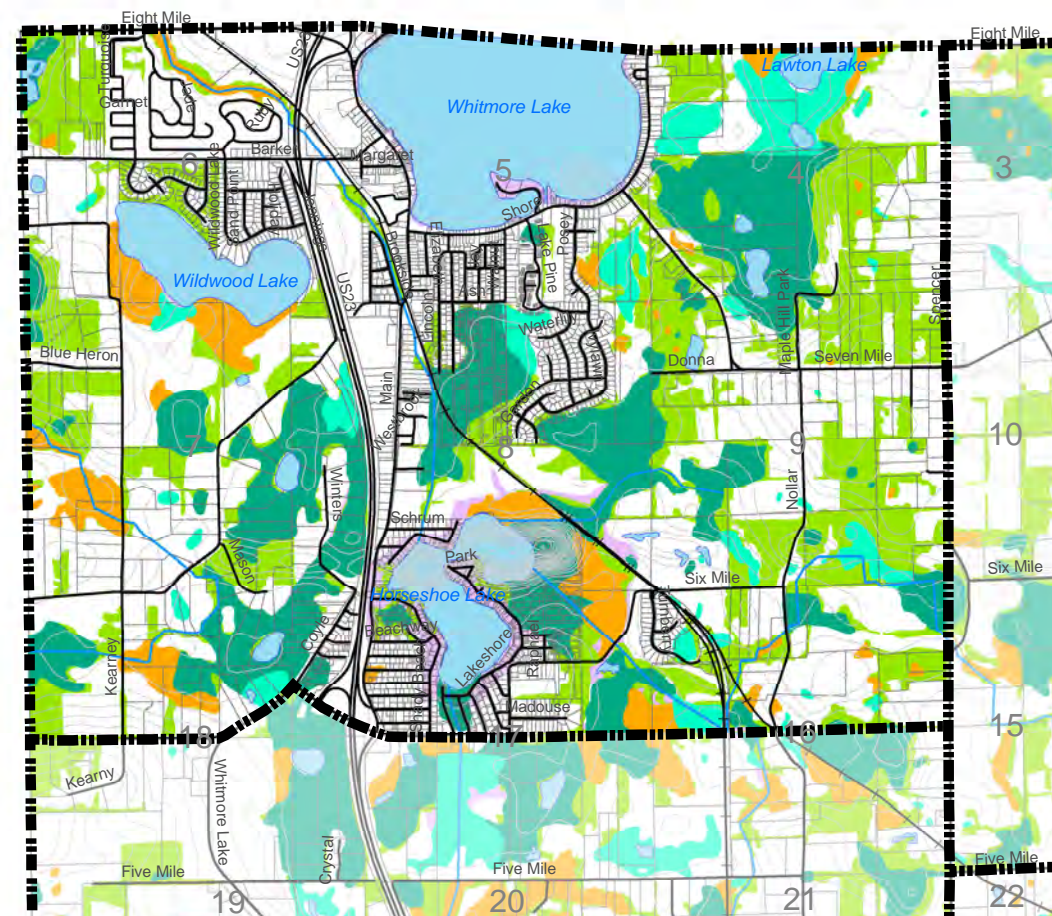
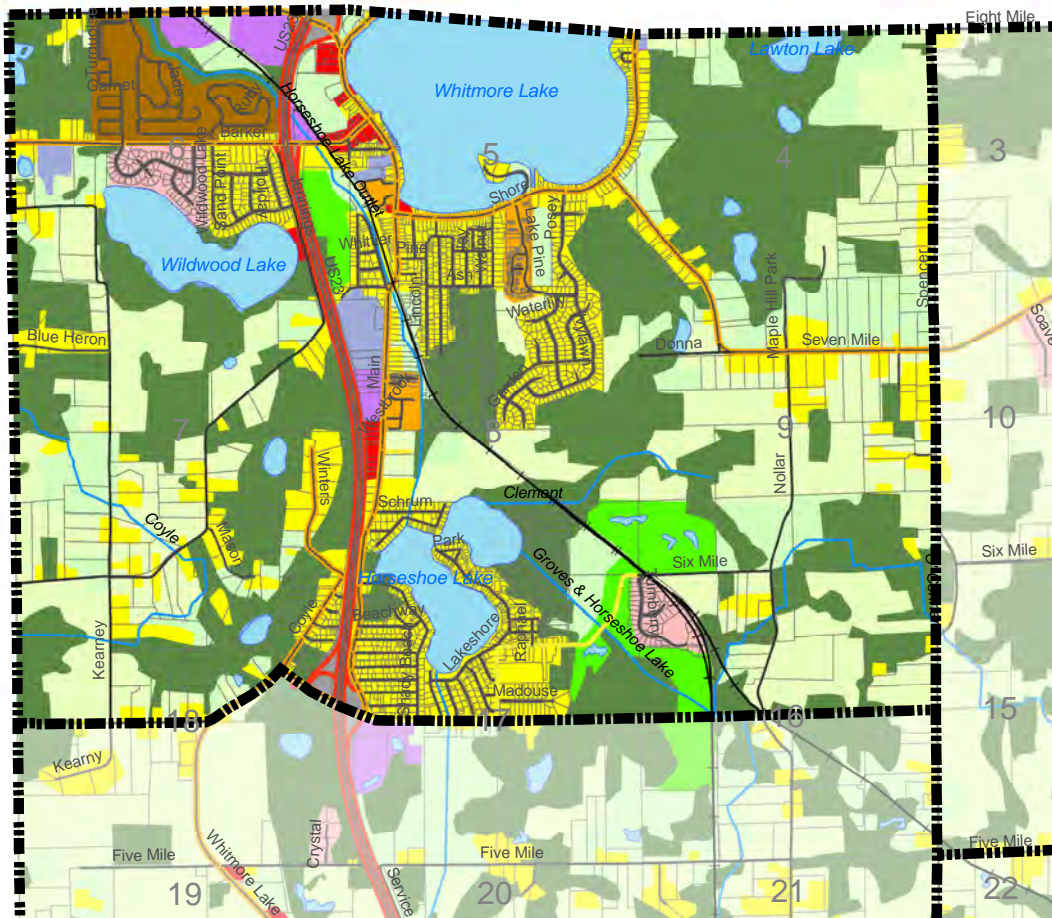
### *Design Guidelines*

#### Village Center

1. Encourage an increased building height with residential or office uses on the upper floors and retail on the ground floor.
2. Encourage buildings to be built closer to the road right-of-way with reduced front setback.
3. Develop a form-based code for development within the Village Center district.

#### General

1. Maintain and develop greenways and wildlife corridors to and from natural areas.
2. Promote Low Impact Development (LID) techniques for storm-water management such as bio-swales or other best management practices.
3. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.
4. Carefully site entrance drives and subdivision entrances.
5. Promote shared drives and parking areas.
6. Screen parking with knee wall, decorative fence, and landscaping.
7. Encourage the provision of community design features with pedestrian amenities such as plazas or community gathering places.
8. Separate cars from pedestrians and provide pathways connecting subdivisions.

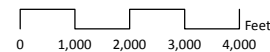


## NATURAL FEATURES

- Emergent Wetland
- Scrub-Shrub Wetland
- Forested Wetland
- Woodland
- Lake
- Stream
- Floodplain
- 5-Foot Contour
- Sub-area Boundary

## LAKES SUB-AREA - 5

Northfield Township  
Washtenaw County, Michigan



Source: SEMCOG & Washtenaw County Data

6-6-11  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan





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# FUTURE LAND USE PLAN

The Future Land Use Plan defines the framework for the future growth of Northfield Township. It begins with a general description of the desired pattern of development for the community and follows with a description of the future land use categories as illustrated on the future land use map (Figure 11).

In addition to the future land use categories, specific development strategies are formulated to achieve community goals for each of the Township's five sub-areas. The sub-areas include: Northeast Sub-area, Southeast Sub-area, Southwest Sub-area, Central Sub-area, and Lakes Sub-area (Figure 5).

In general, the desired scenario for the Township's master plan includes a gradation of development densities across the rural-urban spectrum, knitted across sub-areas, which considers the agricultural and sensitive natural resources of the Township. The Master Land Use Plan for Northfield Township identifies three patterns of development: village, suburban, and rural.

The village pattern includes areas of the Township that are contiguous to the Whitmore and Horseshoe Lakes. They encompass higher density developments, which are located near Downtown Whitmore Lake. Sewer infrastructure systems are available in this area and could potentially be expanded in the future (See Figure 18, Community Facilities Map). An example of this pattern is found at Downtown Whitmore Lake.

The suburban pattern includes areas where low to medium density residential development currently exists without access to water and sewer infrastructure systems. These areas are where future residential development may be attracted due to the proximity of nearby urban centers and access to open spaces and natural resources. They are, for the most part, located in portions of the Southeast, Lakes and Central Sub-areas. New development should be sensitive to open space preservation and to the sensitive land and water resources. The preferred form of residential development is open space or cluster residential development. An example of this pattern is found at the Links of Whitmore Lake.

The rural pattern is comprised of low density residential uses, agricultural uses and operations, protected conservation districts, as well as wetlands and other sensitive environmental areas. New residential development should be minimized in order to maintain viable units of agricultural production, rural character, and open spaces. These areas are located primarily in the Northeast, Southwest and the Southeast Sub-areas. Where residential development would occur, the preferred form of development is an open space or cluster residential development. An example of this pattern is found at Sutton and Northfield Church.



Village Pattern



Suburban Pattern



Rural Pattern

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## Future Land Use Categories

Specific land use categories are identified and illustrated on the future land use map on Figure 11. The following identifies the intent of each category, describes the desirable land uses and elements, the land use relationship with physical and natural features, and lists the corresponding zoning districts.

### *Agricultural Land Use*

*Intent:* The intent of this category is to protect existing agricultural land uses, maintain rural character, minimize population density, and preserve open spaces. Accordingly, the Agricultural land use designation is intended to allow low density residential development only when it promotes open space preservation and is compatible with maintaining existing agricultural operations.

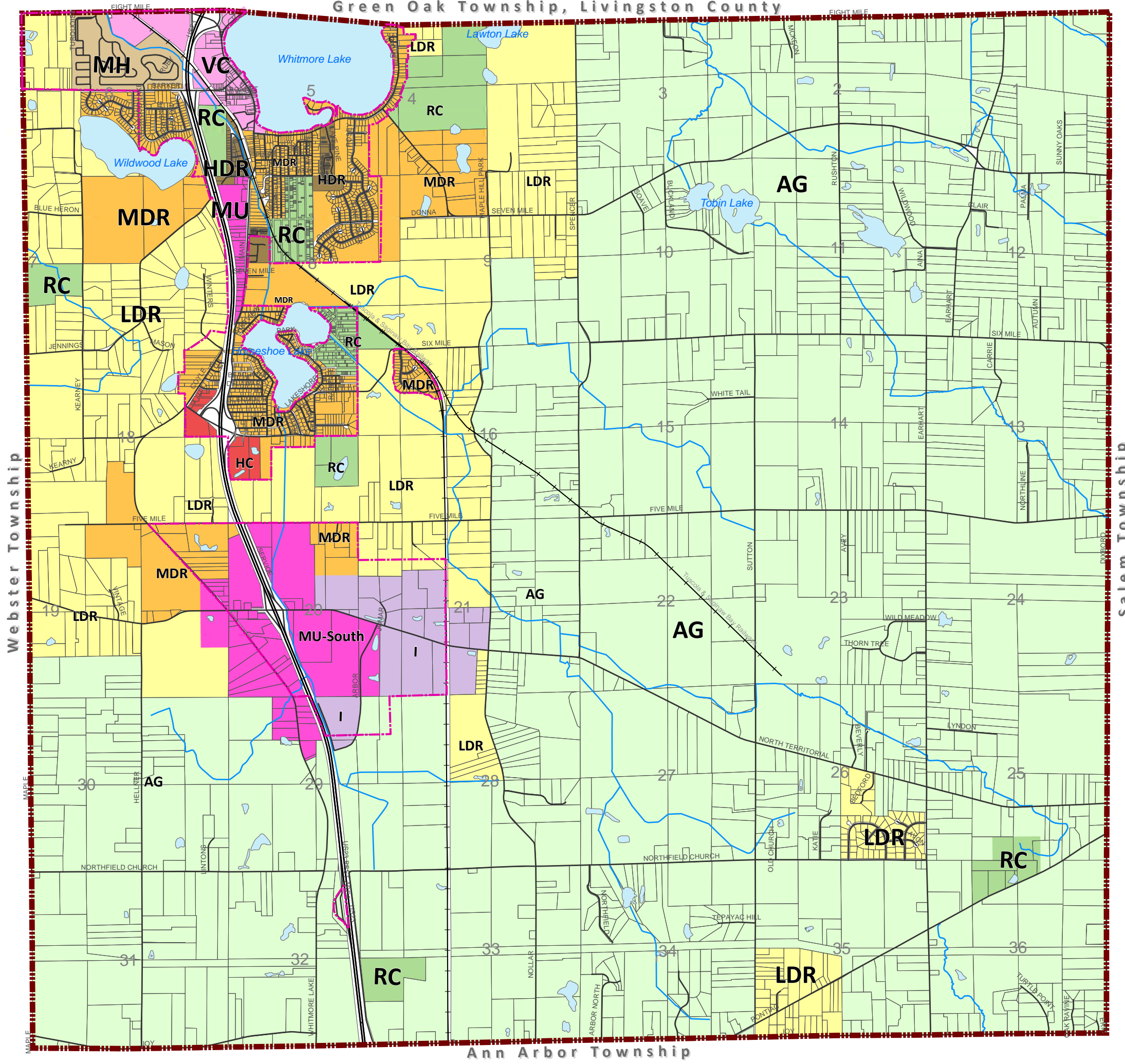
*Description:* Agricultural areas are those lands characterized as primary crop and/or livestock production lands. These lands should not be considered land banks for future development. In this area, the focus shall be on open space preservation and any future residential development shall cluster residential units on the most suitable portions of a site, with remaining areas permanently dedicated as open space. The clusters of residences are intended to be small and integrated into significant amounts (at least 50 percent of the site) of open space.

*Relationship to Physical and Natural Features:* The Agricultural land use category is located in areas where public utilities are not present and soil suitability for septic systems may be poor. Thus, these factors put limitations on the potential density of development. Wetlands, woodlots, and environmentally sensitive areas are intended to be preserved. The agricultural designation will help preserve woodlands, wooded road fronts, wetlands, large and small scale agricultural operations, and wildlife habitat. To insure appropriate use of these areas, it is recommended that an Environmental Impact Assessment (or similar environmental land use analysis) be completed to minimize negative development impacts.

*Most Compatible Uses:* Desirable land uses and elements of the Agricultural designation include:

- Farming operations, and similar uses of land;
- Low density clustered single-family residential development where a minimum of fifty percent (50%) of buildable area is permanently preserved as dedicated open space;
- Single-family dwellings on parcels 5 acres in size or greater;
- Scenic road corridors, defined by tree-lined borders and narrow road widths;
- Landscape features such as orchards, outbuildings such as silos and barns, fences, and sound farm structures; and
- Scenic views consisting of natural and cultural features.

*Most Compatible Zoning Districts:* Based on the above criteria the zoning district most appropriate for the Agriculture category is the AR, Agricultural District.

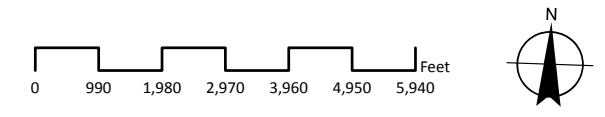


**Legend**

- AG - Agricultural (5 Ac.)
- LDR - Low Density Residential (2 Ac.)
- MDR - Medium Density Residential (1/4 to 1 Ac.)
- HDR - High Density Residential (6 to 14 Units/Ac. & Sewer)
- MH - Manufactured Home
- VC - Village Center - Mixed Use
- MU - Mixed Use
- HC - Highway Commercial
- I - Industrial
- RC - Recreation/Conservation
- Sewer Boundary
- Stream
- Lake

# **FUTURE LAND USE**

Northfield Township  
Washtenaw County, Michigan







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### *Low Density Residential Land Use*

*Intent:* The intent of this designation is to accommodate low density single-family residential housing in areas not intended to be serviced with sanitary sewer and water services. This category is designed to preserve a predominately rural character, including agricultural operations.

*Description:* Land designated as Low Density Residential (LDR) include areas where soils are generally suitable for septic field and building construction. Maximum density will be one (1) dwelling unit per two (2) acres.

*Relationship to Physical and Natural Features:* Significant natural features may still be present within this category. Residential developments shall cluster residential units on the most suitable portions of a site with the remaining area permanently dedicated as open space.

*Most Compatible Uses:* Desirable land uses and elements of the Low Density Residential designation are:

- Agricultural productions;
- Single-family residences in either clustered or conventional subdivision/site condominium development; and
- Parks, open spaces, and conservation areas.

*Most Compatible Zoning Districts:* Based on the criteria mentioned above, the zoning district most appropriate for the LDR category is the LR, Low Density Residential District.

### *Medium Density Residential Land Use*

*Intent:* The intent of this designation is to promote a moderate density single-family category with a predominately suburban character. This is achieved by accommodating medium density single-family residential housing in areas of the Township that may be served with municipal sanitary sewer services or are in close proximity to such services.

*Description:* Land designated as Medium Density Residential Land Use (MDR) include residential densities ranging from 1 to 4 dwelling units per acre, depending on the availability of municipal sewer services. Where municipal sewer facilities are not available, a maximum of 1 unit per acre shall be permitted.

Where sewer service is not currently available, expansion shall only occur in accordance with the Township's Municipal Service Expansion Policy as described in this Master Plan. Further, it is the policy of this plan that no areas of the Township be brought into the Township sewer service area prior to a formal sewer expansion policy and procedure being developed by the Township Board.

In order to utilize existing capacity of the municipal sewer system and to limit the possibility of higher density residential developments leapfrogging the current sewer service boundary. It is the intention to limit residential density to four (4) dwelling units per acre only to those areas served by municipal sewer service. Property to be served by privately owned community sewage systems shall be limited to one (1) dwelling unit per acre in the MDR category.

*Relationship to Physical and Natural Features:* Significant natural features may still be present within this category but to a lesser degree than the

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Agriculture or LDR categories. Land designated as MDR has access to collector roads and internal subdivision paved roads.

*Most Compatible Uses:* Desirable land uses and elements of the Medium Density Residential designation are:

- Single-family residences in either clustered or conventional subdivision/site condominium development;
- Two-family dwellings; and
- Parks, open spaces, and conservation areas.

*Most Compatible Zoning Districts:* The MDR land use category coincides with the following residential zoning designation: SR-1, Single-Family Residential District.

### ***High Density Residential Land Use***

*Intent:* The intent of this category is to create areas for higher density residential development in those areas fully serviced by public sanitary sewer facilities.

*Description:* Planned High Density Residential (HDR) land uses are found in the Lakes Sub-area. The Township encourages and supports innovative housing such as attached and cluster developments that preserve open space and protect natural features. Density may range between 6 to 14 dwelling units per acre. However, greater densities may be allowed in cases showing exceptional design and conservation.

*Relationship to Physical and Natural Features:* As mentioned above, this area is entirely served by utilities and constitutes the most urbanized portion of the Township.

*Most Compatible Uses:* Desirable land uses and elements of the HDR designation include:

- Single-family residences, attached and detached;
- Two-family dwellings;
- Apartments;
- Innovative housing projects, including senior and assisted living options;
- Parks, open spaces, and conservation areas; and
- Community support facilities such as churches, schools, and public buildings.

*Most Compatible Zoning Districts:* The HDR land use category would coincide with all other residential zoning designations that have access to and are serviced by municipal sewer and water services including SR-2, Single Family Residential Two and MR, Multiple-Family Residential.

### ***Mobile Home Park Land Use***

*Intent:* The intent of the MHP category is to allow mobile home park development in suitable areas of the Township adequately serviced by essential public services, such as: public sanitary sewer facilities and police and fire protection.

*Description:* The Mobile Home Park designation is focused on the Lakes Sub-area where essential services are provided, and the densest residential development currently exists.

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*Relationship to Physical and Natural Features:* As mentioned above, this area is entirely served by utilities and constitutes the most urbanized portion of the Township.

*Most Compatible Uses:* Desirable land uses and elements of the MHP designation include:

- Mobile home dwellings

*Most Compatible Zoning Districts:* The MHP land use category would coincide with the following zoning classification: MHP, Mobile Home Park.

### *Village Center Land Use*

*Intent:* The intent of the Village Center designation is to encourage and permit mixed uses with a village scale and character within the Whitmore Lake community. Future growth within the area planned for Village Center is intended to be flexible in land uses, but meet specific form and design guidelines that will be required through modifications to the Township Zoning Ordinance.

*Description:* The Village Center designation is focused on the Whitmore Lake community.

*Relationship to Physical and Natural Features:* This area is the most urbanized within the Township; however, it is also environmentally sensitive due to the location of the Township's water bodies and the desire of people to reside near bodies of water.

*Most Compatible Uses:* Desirable land uses and elements of the Village Center district are:

- Mixed-use development;
- Neighborhood commercial uses;
- Single-family residences;
- Two-family dwellings;
- Multiple-family dwellings;
- Innovative housing projects;
- A farm and artisan market and community center;
- Parks, open spaces and conservation areas; and
- Community support facilities such as churches, schools, and public buildings.

*Most Compatible Zoning Districts:* There is no compatible zoning district to accommodate the intent and description provided above. The Township should consider the development of a new downtown mixed-use district to address this Master Plan designation. The Village Center district should include form-based code ideas and concepts.

### *Mixed Use Land Use*

*Intent:* The intent of the Mixed Use designation is to provide areas where local commercial, service, office and residential activities can all take place. This designation is intended allow a flexible approach to development at specific nodes along the U.S. 23 corridor within the Central and Lakes Sub-areas. Uses envisioned are of a general retail / service nature to serve the

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residents of Northfield Township. The Mixed Use category is intended to provide transitional service area between the U.S. 23 corridor and Whitmore Lake Road.

*Description:* The Mixed Use designation is focused on the Lakes and Central Sub-areas.

*Relationship to Physical and Natural Features:* Areas planned for the Mixed Use designation shall have direct or indirect (access roads) access to the Eight Mile / U.S. 23 interchange, the North Territorial / U.S. 23 interchange, and the Main Street Area North of Horseshoe Lake.

*Most Compatible Uses:* Desirable land uses and elements of the Mixed Use designation are:

- Neighborhood commercial;
- Service;
- Office; and
- Multiple-Family Residential.

Any use which requires the need for outdoor storage is not compatible with the Mixed Use designation as described.

*Most Compatible Zoning Districts:* Based on the criteria mentioned above, the zoning districts most appropriate for the Mixed Use category are the LC, Local Commercial, GC, General Commercial, ES, Enterprise Service, RO, Residential-Office, and Multiple-Family Districts. Mixed use developments in these Zoning Districts can be accommodated through the Township's Planned Unit Development (PUD) process.

#### *Mixed Use - North (MU-N)*

*Intent:* The intent of the Mixed Use North designation is to provide areas where local commercial, service, office and residential activities can all take place. This designation is intended allow a flexible approach to development generally on the west side of Main street, south of the Hamlet of Whitmore Lake within the Lakes Sub-areas. Uses envisioned are of a general retail / service nature to serve the residents of Northfield Township. The Mixed Use category is intended to provide transitional service area between the U.S. 23 corridor and Main Street.

*Description:* The Mixed Use – North designation is focused on the Lakes Sub-area.

*Relationship to Physical and Natural Features:* Areas planned for the Mixed Use designation shall have direct access to the Main Street Area North of Horseshoe Lake.

*Most Compatible Uses:* Desirable land uses and elements of the Mixed Use designation are:

- Neighborhood commercial;
- Service;
- Office; and
- Multiple-Family Residential.

Any use which requires the need for outdoor storage is not compatible with the Mixed Use - North designation as described.

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*Most Compatible Zoning Districts:* Based on the criteria mentioned above, the zoning districts most appropriate for the Mixed Use category are the LC, Local Commercial, GC, General Commercial, ES, Enterprise Service, RO, Residential-Office, and Multiple-Family Districts. Mixed use developments in these Zoning Districts can be accommodated through the Township's Planned Unit Development (PUD) process.

### *Mixed Use – South (MU-S)*

*Intent:* The intent of the Mixed Use – South designation is to provide areas where commercial, service, office, research technology, and related residential activities can all take place. This designation is intended allow a flexible approach to development along the U.S. 23 corridor within the Central Sub-area.

The Mixed Use – South designation is where more intensive office, research, and commercial growth is planned for and expected. Higher density residential growth is also permitted within the sub area when developed as a part of an overall development scheme. Stand-alone high density residential is not compatible with the MU-S designation.

*Description:* The Mixed Use designation is found exclusively within the Central Sub-area of the Master Plan and generally centered at the intersection of U.S. 23 and Whitmore Lake Road.

*Relationship to Physical and Natural Features:* Areas planned for the MU-S designation shall have the following characteristics:

- Planned development within the MU-S designation shall have direct or indirect access (via access road) to either North Territorial Road or to Whitmore Lake Road.
- Planned development within the MU-S designation shall be within or adjacent to the Northfield Township sewer service district.
- Planned development within the MU-S designation shall take into consideration traffic capacity and impacts to the area and specifically to the U.S. 23/North Territorial interchange. It is intended that new development will occur concurrently with needed improvements to the adjacent road system based on applicable traffic impact studies.

*Most Compatible Uses:* Desirable land uses and elements of the Mixed Use designation will:

- Emphasize office research and retail land uses in keeping with the “jobs node” concept of the Central sub-area.
- As appropriate consider a limited amount of industrial uses.
- As appropriate promote high density residential uses as part of an overall mixed-use development project and only as a part of an overall PUD.
- Encourage buildings to be built closer to the road right-of-way with reduced front yard setback when developed as a mixed-use PUD.
- Encourage an increased building height with residential and/or office land uses on the upper floors.

Any use which requires the need for outdoor storage is not compatible with the Mixed Use designation as described and as noted above, stand-alone high density residential is also not compatible in this area.

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*Most Compatible Zoning Districts:* There is no compatible zoning district to accommodate the intent and description provided above. The Township should consider the development of a new mixed-use district to address this Master Plan designation. This could be developed either as a stand-alone district or as an overlay district. Prior to the development of new zoning language, mixed use developments in these Zoning Districts can be accommodated through the Township's Planned Unit Development (PUD) process.

Development within the MU-S designation is intended to be completed in a comprehensive approach.

Single site uses may be considered by the Township, but their overall compatibility with the adjacent properties shall be considered by the Township in determining compliance with the Township Master Plan.

### *Highway Commercial Land Use*

*Intent:* The intent of the Highway Commercial designation is to provide locations for specialized commercial uses directly related to the U.S. 23 Freeway within Northfield Township. Uses envisioned are related to automobile travel for both Township residents and those traveling through the Township.

*Description:* Highway Commercial uses are planned in the area centered on the U.S. 23 / 6 Mile interchange. Proximity to this interchange is a necessary pre-requisite to be included in this district.

*Relationship to Physical and Natural Features:* As noted, this category will have a direct relationship to the freeway interchange. Areas outside this interchange shall not be considered. This category shall not be considered within known groundwater recharge areas or within any designated wellhead protection areas.

*Most Compatible Uses:* Desirable land uses and elements of the Highway Commercial category area:

- Gasoline, diesel, and fuel stations,
- Lodging, and
- Restaurants.

*Most Compatible Zoning Districts:* Based on the criteria mentioned above, the zoning district most appropriate for the Highway Commercial category is the HC, Highway Commercial District.

### *Industrial Land Use*

*Intent:* The intent of the Industrial designation is to provide locations for industrial operations that may have moderate effects on adjacent properties because of noise, odor, traffic, and storage of materials. Uses are categorized as needing larger tracts of land and outdoor storage of materials and equipment.

*Description:* Due to potentially negative external impacts, the Industrial designation is limited in scope. Any areas planned for this designation that are contiguous with residential uses are encouraged to be planned with less intensive uses and/or buffering bordering such residential uses. Industrial designations are not compatible and shall not be planned for areas of known ground water recharge and near Township wellhead protection zones.

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*Relationship to Physical and Natural Features:* Municipal sewer and water shall be available in the Industrial area. Areas planned for this designation encompass both existing and future industrial uses and vacant land in proximity to U.S. 23. Where parcels abut U.S. 23, extensive buffers shall be provided to help provide a more natural appearance along the freeway for passing motorists.

*Most Compatible Uses:* Desirable land uses and elements of the Industrial category are:

- Manufacturing, processing, packaging or assembling uses; and
- Trucking and cartage facilities.

*Most Compatible Zoning Districts:* The appropriate zoning classifications for this designation are the LI, Limited Industrial, GI, General Industrial and RTM, Research, Technology, Manufacturing Districts.

### *Recreation/Conservation Land Use*

*Intent:* Land designated as Recreation/Conservation is intended to provide areas for an open space system that preserves and enhances significant natural features including floodplains, woodlands, and wetland areas as well as providing recreational opportunities for Township residents. It is not the intention to prohibit development within areas identified as Recreation/Conservation, but rather to raise the awareness of significant natural features that should be considered in any development proposal.

*Description:* This category is intended to protect and preserve the unique Township natural resources while broadening recreational opportunities and an appropriate use of the land. Residential land use may be permitted within the Recreation/Conservation designated areas as a conditional use at a density of ten (10) acres and greater per single-family dwelling unit.

*Relationship to Physical and Natural Features:* Land in this use category generally includes environmentally sensitive areas where natural features need to be protected and other areas that present opportunities for the development of recreation facilities. To insure appropriate use of these areas, it is recommended that an Environmental Impact Assessment (or similar environmental land use analysis) be completed to minimize negative development impacts.

*Most Compatible Uses:* Desirable land uses and elements of the Recreation/Conservation category are:

- Public or private conservation area;
- Active and passive recreational facilities; and
- Low density single-family residential land use.

*Most Compatible Zoning Districts:* Based on the criteria mentioned above, the zoning district most appropriate for the Recreation/Conservation is the R-C, Recreation Conservation District.

The table below demonstrates the zoning district classifications that coincide with each of the Master Plan Future Land Use designations.

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**Table 3. Master Plan Land Use Classifications / Zoning District Comparison**

Master Plan Land Use Designations	Zoning District Classifications
RC, Recreation Conservation	RC, Recreation Conservation
AR, Agriculture	AR, Agriculture
LDR, Low Density Residential	LR, Low Density Residential
MDR, Medium Density Residential	SR-1, Single-Family Residential
HDR, High Density Residential	SR-2, Single-Family Residential Two MR, Multiple Family Residential
MHP, Mobile Home Park	MHP, Mobile Home Park
VC, Village Center	Township to consider new district regulations
MU, Mixed Use	LC, Local Commercial ES, Enterprise Service RO, Residential-Office Multiple-Family Residential Districts
C, Commercial	LC, Local Commercial GC, General Commercial
HC, Highway Commercial	HC, Highway Commercial
I, Industrial	LI, Limited Industrial GI, General Industrial RTM, Research, Technology, Manufacturing



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## TRANSPORTATION PLAN

Northfield Township is linked to the region by highway US-23, which runs north-south with access at N. Territorial, 6 Mile, 8 Mile, and Barker roads. Within Northfield, the most important roads include 7 Mile, Whitmore Lake, N. Territorial, Sutton, Rushton, Dixboro and Pontiac Trail. These roads provide access to the adjacent communities and the surrounding region. The remainder of the road system is composed of county primary roads and local residential roads.

Adequate roads are essential to the conduct of commerce and daily activities. The automobile will continue to be the dominant mode of transportation due to scattered land use patterns, population densities and personal preferences. However, energy availability and cost will make non-motorized transportation more attractive, a factor which must be considered in future planning.

There exists a strong inter-relationship between the road system and land use patterns. The type of pattern of land use will strongly influence traffic volumes along a given road. Likewise, adequacy of a road may determine the type of adjacent land development that occurs. Therefore, the benefit of the Transportation Plan is to assist in establishing priorities for future road improvements based on the function of roadway services.

Roads are classified as follows:

- Interstate – Provides major “through traffic” between municipalities and states.
- Principal Arterial Roads – Primary function is to carry relatively long distance through travel movements and/or to service important traffic generators, i.e. airports or regional shopping centers.
- Minor Arterial Roads – Similar to Principal Arterial Roads with trips carried being shorter distances to lesser traffic generators.
- Collector Roads – Funnel traffic from residential or rural areas to arterials. Collector Roads also provide some access to property.
- Local Roads – Primary function is to provide access to property, i.e., residential neighborhoods or rural areas.

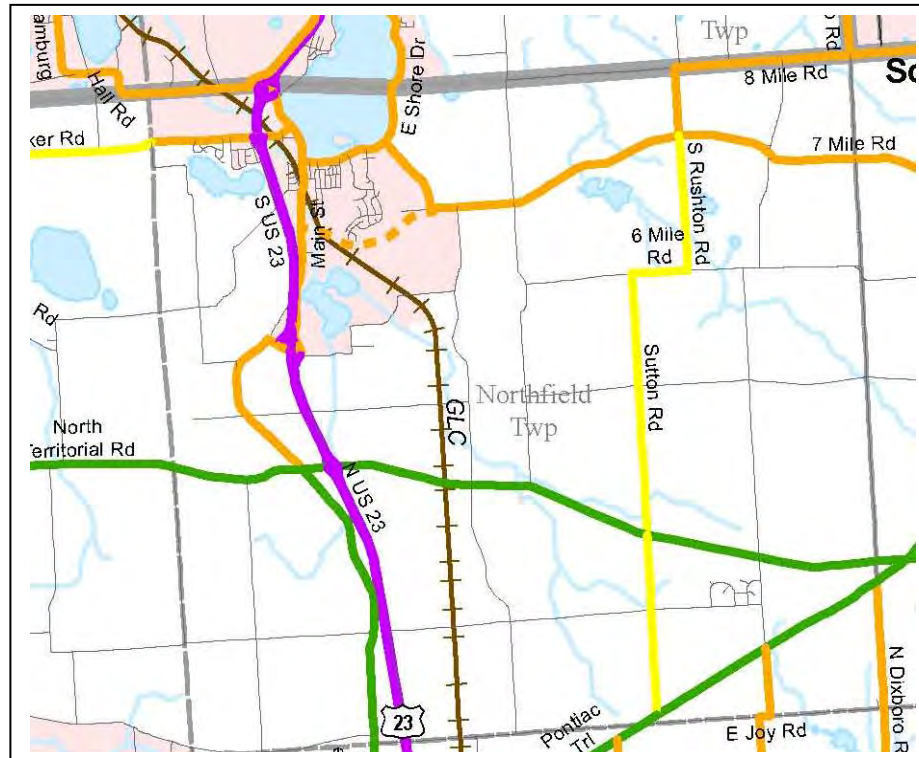
The above classifications correspond to the National Functional Classification map for Washtenaw County used by the Michigan Department of Transportation Bureau of Transportation Planning. The road classification determines whether the road is eligible for federal aid. “Federal aid” roads include all principal arterials, all minor arterials, all urban collectors, and all rural major collectors.

The following describes all primary roads within Northfield Township along with their designations:

- U.S. 23 - Interstate
- North Territorial Road – Minor Arterial
- Whitmore Lake Road (Township border north to N. Territorial Rd.) – Minor Arterial
- Pontiac Trail – Minor Arterial
- Barker Road – Collector
- Main Street - Collector

- E. Shore Drive - Collector
- 7 Mile Road - Collector
- S. Rushton Road – Collector
- Sutton Road - Collector
- Whitmore Lake Road (remainder) - Collector
- 8 Mile Road (S. Rushton to N. Dixboro) - Collector
- Earhart Road (south boundary to Pontiac Trail) - Collector

**Figure 12. Functional Road Classification**



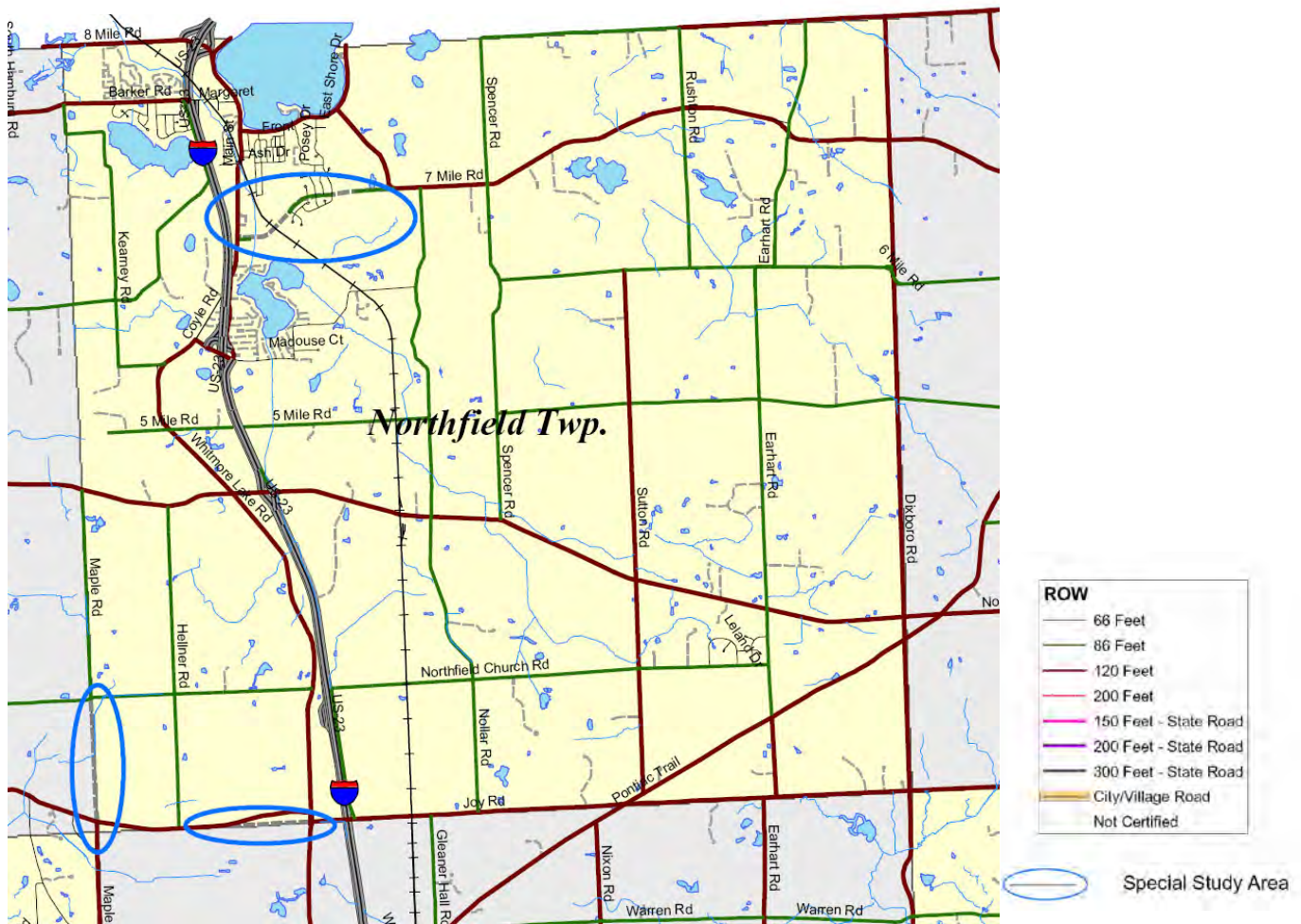
Source: MDOT

Northfield Township provides direct access to U.S. 23 via North Territorial, Six Mile, Barker and Eight Mile Roads. The development of these interchanges has the potential to alter the composition of the Township if not carefully considered and planned for.

Figure 13 (on the following page) depicts the Washtenaw County Road Commission's Future Right-of-Way Plan for those County initiated improvements within Northfield Township. Coordination

and cooperation of the Township and County agencies regarding transportation improvements can prove beneficial both strategically and financially.

Figure 13. Washtenaw County Road Commission Future Right-of-Way Map



Source: Washtenaw County Road Commission Future Right-of-Way Plan, 2006

### Access Management

Although the roads in Northfield Township are within the jurisdiction of either the Washtenaw County Road Commission or MDOT, Northfield Township has a strong interest in an effective road system. To ensure safe management of traffic, several elements should be considered for new development, such as:

1. Limit the number of driveways and encourage alternative means of access.
2. Permit only one access or shared access per site for smaller residential developments (i.e. less than 50 units).
3. Medians at appropriate location to reduce conflicting movements and direct traffic and improve safety for pedestrians.
4. Spacing of access points is important as it is related to both signalized and un-signalized locations.
5. Locate shared driveways on the property line.
6. Provide service drives at the rear of sites unless prevented by a shallow lot.
7. Consider new traffic signals or roundabouts for higher traffic generating uses.
8. Design driveways to support efficient and safe traffic operations.

## Non-Motorized Plan

Northfield Township hopes to make it safer and easier for more people to bicycle and walk throughout the Township with the establishment of non-motorized transportation facilities.

The purpose of a Non-Motorized Plan is to articulate a vision for non-motorized transportation in Northfield Township. The plan would provide a vision for a township-wide non-motorized network, a plan for non-motorized facility development, and a clear direction for the implementation of non-motorized facilities throughout the Township.

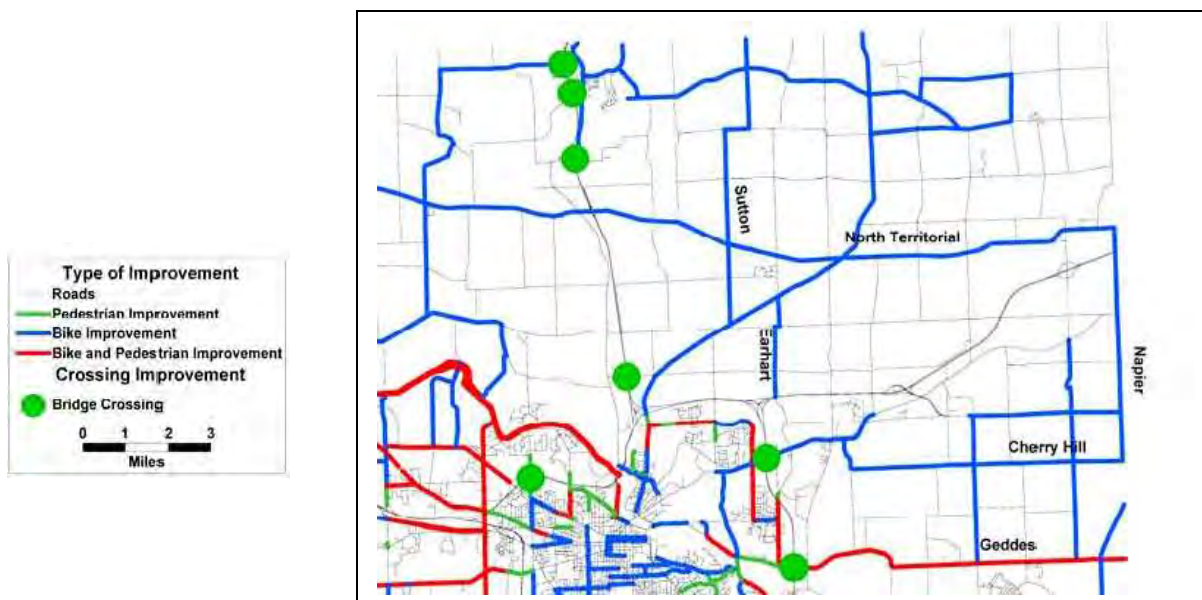
A Non-Motorized Plan is intended to guide non-motorized facility planning, design, and construction for Northfield Township. The plan is implementation oriented and utilizes community and stakeholder involvement and input. This type of plan is also intended to serve as a foundation for future grant applications and funding requests.

As Northfield Township has become increasingly active in the construction of pedestrian pathways, a Township Non-Motorized Plan becomes more important to ensure coordinated development of non-motorized facilities.

Northfield, along with several other Washtenaw County communities, belongs to and supports the efforts of the Washtenaw Area Transportation Study (WATS), an organization coordinating regional transportation planning. WATS is responsible for monitoring the conditions of county roads, bicycle and pedestrian paths, airports, and public transit systems. WATS has been instrumental in Complete Streets programming and non-motorized plans throughout Washtenaw County.

The 2006 Non-Motorized Plan for Washtenaw County developed by WATS plans for future county-wide non-motorized bike and pedestrian improvements. Figure 11 depicts the Future Improvements outlined by WATS as they relate directly to and adjacent to Northfield Township.

Figure 14. WATS Non-Motorized Future Improvement Map



Source: Non-Motorized Plan for Washtenaw County, September 2006



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## IMPLEMENTATION

The Master Plan is essentially a statement of goals and objectives designed to accommodate future growth and redevelopment. As stated in the introduction of this document, the Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

The Plan forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning, and that the Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs that will be useful if the Plan is to be followed.

A variety of programs or administrative tools are available to allow the Plan to succeed. This is discussed below.

### Zoning Requirements

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve additional purposes that include:

- Promote orderly growth in a manner consistent with land use policies and the Master Plan;
- Promote attractiveness in the Township's physical (built) environment by providing variation in lot sizes, architectural features and appropriate land uses;
- Accommodate special, complex or unique uses through mechanisms such as planned unit developments, overlay districts, or special land use permits – specifically within the Central Business District (CBD) and industrial districts in order to allow complimentary uses;
- Guide development away from conflicting land uses (i.e., industrial uses adjacent to residential areas); and
- Preserve and protect existing land uses and significant natural features in accordance with the Master Plan.

The Zoning Ordinance and Future Land Use map in themselves should not be considered as the major long range planning policy of the Township. Rather, the Master Plan should be regarded as a statement of planning policy, and zoning should be used to assist in implementing that policy.

### Zoning Adjustments

Zoning Adjustments for Master Plan Implementation:

- Review existing zoning and subdivision ordinances to determine whether districts, permitted uses, and regulatory standards implement the policies of the Master Plan.
- Consider implementing a Village Center overlay district and/or form-based code allowing for increased density within the downtown area by allowing residential units on upper floors and encouraging

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development of compatible residential and commercial uses in the downtown area.

- Review the Agricultural Zoning Districts in relation to permitted, special, and accessory uses that promote the continued use of the land in an agricultural manner. This may allow accessory commercial land uses within the Agricultural District including tours, bed and breakfast, and seasonal family events. The sale of locally grown products should be encouraged both on and off-site.
- Review the current open space zoning regulations and revise to reflect the goals and policies of open space preservation within the Township.
- Address the goals and recommendations of the 2008 Parks and Recreation Plan.
- Review and revise Township environmental regulations and ordinances to address the goals and policies of the Master Plan including the use of “green” building and development techniques.

**Policy Initiatives for Master Plan Implementation:**

- Continue to work with property owners to preserve farmland, open space and significant natural features in order to maintain the Township’s rural character.
- Develop a Township-wide, non-motorized network to provide opportunities for pedestrian activity such as walking, jogging, bicycling and horseback riding.
- Develop a Township-wide Greenway Plan demonstrating the interconnected system of riparian corridors, woodlands, tree rows, and open spaces.
- Develop local historic districts that are compatible with community values.

## **Agricultural Tourism**

In an effort to expand agricultural tourism opportunities to help sustain the profitability of farm operations and preserve farmland and open space within the Township, local zoning ordinances will need to be modified. Specifically, including the intent, goals and purposes of these provisions are:

Intent: Promote and maintain local farming. The following activities have become necessary for the sustainability of farms: storage, retail or wholesale marketing, or processing of agricultural products; cider mills or wineries; on-farm market or roadside stand; seasonal u-pick fruit and vegetable operations; seasonal outdoor mazes; food sales/processing; bakeries; playgrounds; petting farms; hayrides; nature trails; bed and breakfasts; restaurants; etc.

Goals: The goal of the agricultural tourism provisions of the Ordinance should be:

- To maintain and promote agriculture and its related activities, such as agricultural tourism.
- To preserve open space and farmland.
- To maintain both an agricultural heritage and rural character.
- To increase community benefits by having fresh, local produce for sale and working classrooms for school children’s and urban residents’ education.

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- To increase growing businesses that contribute to the general economic conditions and cycle of the local area and State.

Purposes:

- To provide standard definitions related to agricultural tourism operations.
- To provide a list of permitted activities under an agricultural tourism operation.
- To provide a list of activities that need a special land use permit to guide and regulate agricultural tourism businesses on agriculturally zoned land.
- To provide for a clear understanding of the expectations for agricultural tourism businesses for operators, local residents, other businesses and local officials.

In addition to the intent, goals, and purposes, regulations related to parking and signage should be considered for agricultural tourism uses.

## **Capital Improvement Plan**

The Township Planning Act (PA 465 of 2006, as amended) authorizes master plans and the creation of a planning commission. Once a Planning Commission has drafted and adopted a Master Plan, in whole or in part, the act requires that all public works occurring within the municipality be submitted to the Planning Commission for approval of the project. This would include items such as sanitary sewers, water lines, road improvements, bridge improvements, etc. These public works and capital improvement projects must be coordinated and reviewed for consistency with the Master Plan.

## **Municipal Service Expansion**

The Township should develop a municipal service expansion policy based in part on the goals of this Plan. The development of this policy should occur prior to the rezoning of property requiring sewer service.

## **Plan Education**

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures that make citizens more aware of the planning and zoning process and the day-to-day decision making which affects implementation of the Plan. A continuous program of discussion, education, and participation will be extremely important as the Township moves toward realization of the goals and objectives contained within the Master Plan.

## **Plan Updates**

The Plan should not become a static document. The Township Planning Commission should attempt to re-evaluate and update portions of it on a periodic basis. In accordance with Michigan Public Act 33 of 2008, as amended, the Township is required to review the Plan every five years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis. The Master Plan should also be coordinated with the Township Parks and Recreation Plan to provide proper long-range planning for parks and recreation improvements.

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As this Master Plan is being written in 2010-2011, during one of the most difficult economic downturns in the history of the State and nation, many of the previous population and housing projections for this area are uncertain at best. Many of the population and housing numbers for 2010 and beyond are taken from the Southeast Michigan Council of Governments (SEMCOG), which at this time, are the most accurate available. It should be noted that during these uncertain times a change in the economic forecasts of this region (either up or down) will change the projections and some of the assumptions contained in these pages.



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## BACKGROUND SUMMARY

### Population Trends and Growth

#### *Population*

Northfield Township is the seventh most populated community in Washtenaw County. It includes nearly three percent of the population living in Washtenaw County.

Northfield Township counted:

- 3,975 people in 1970,
- 6,732 people in 1990,
- 8,252 people in 2000, and
- 8,245 people in 2010.

The 2010 Census reported the population to be 8,245 people currently living in Northfield, and SEMCOG projects that 9,320 people will live in the Township in 2035 (July 2010). This data indicates minimal population growth for the Township for the next 25 years. This would end a population growth trend that has lasted for over 40 years.

#### *Households*

Northfield Township had:

- 2,449 households in 1990,
- 3,154 households in 2000, and
- 3,303 households in 2010.

The 2010 Census reported Northfield Township currently has 3,303 households, and SEMCOG projects the Township will have 3,950 households by 2035 (July 2010). While population growth remains flat, the number of housing units is projected to rise by 647.

Through 2035, SEMCOG also projects that:

- The number of households with children will decrease from 1,159 to 1,063 from 37 to 27 percent, and
- The number of households without children will increase from 1,995 to 2,887 or from 63 to 73 percent.

In summary, there has been a slight increase in population and households in the Township between 1990 and 2000 and a slight decrease between 2000 and 2010. Future projections show that a slight increase will continue for both households and population, but will take place over the next 25 years. Meanwhile household size will continue to decrease. Decreasing household size reflects many factors including families with fewer children, aging population, and changes in the mix of households.

#### ***Population and Households***

- *Between 1970 and 2000, Northfield Township's population has increased from 3,975 to 8,252, a 108% increase.*
- *SEMCOG projections for the year 2035 show no growth in population from current estimates over the next 25 years.*
- *While population growth remains flat, the number of housing units is projected to rise by 647.*

**Table 4. Population and Household, 1990-2035**

	1990 Census	2000 Census	2010 Census	2035 Forecast (SEMCOG)
Population	6,732	8,252	8,245	9,320
Households	2,449	3,154	3,303	3,950
Household Size	2.77	2.57	2.49	2.31
Household Types				
Households with Children	925 (38%)	1,159 (37%)	959 (29%)	1,063 (27%)
Households without Children	1,524 (62%)	1,995 (63%)	2,344 (71%)	2,887 (73%)

Source: 2010 Census and SEMCOG.

### *Population Growth and Density*

Northfield Township experienced most of its growth between 1980 and 2000. Since 2000, the population has decreased slightly, but is predicted to remain stable through 2035. Table 5 presents the population growth since 1970 in Washtenaw County.

**Table 5. City, Village and Township Population in Washtenaw County, 1970-2035**

	1970	1980	1990	2000	2010	2035	Change 2010-2035	Percent Change 2010-2035
Ann Arbor City	99,797	107,969	111,801	114,740	113,934	115,218	1,284	1%
Ann Arbor Township	3,589	2,733	3,473	4,385	4,361	5,951	1,590	36%
Augusta Township	4,378	4,643	4,415	4,813	6,745	8,853	2,108	31%
Barton Hills Village	n/a	357	320	335	294	333	39	13%
Bridgewater Township	1,204	1,371	1,304	1,646	1,674	2,501	827	49%
Chelsea City	3,858	3,816	3,772	4,398	4,944	5,836	892	18%
Dexter Township	2,238	3,872	4,407	5,248	6,042	3,836	-2,206	-37%
Dexter Village	1,729	1,524	1,497	2,338	4,067	6,440	2,373	58%
Freedom Township	1,267	1,436	1,486	1,562	1,428	2,226	798	56%
Lima Township	1,281	2,124	2,132	2,517	3,307	3,715	408	12%
Lodi Township	1,934	2,773	3,902	5,710	6,058	6,433	375	6%
Lyndon Township	1,373	2,057	2,228	2,728	2,720	3,203	483	18%
Manchester Township	1,206	1,540	1,739	1,942	4,569	2,927	-1,642	-36%
Manchester Village	1,650	1,686	1,753	2,160	2,091	3,500	1,409	67%
Milan City Part	3,239	3,260	3,060	3,065	3,770	3,794	24	0.6%
<b>Northfield Township</b>	<b>3,975</b>	<b>4,672</b>	<b>6,732</b>	<b>8,252</b>	<b>8,245</b>	<b>9,320</b>	<b>1,075</b>	<b>13%</b>
Pittsfield Township	8,185	12,986	17,668	30,167	34,663	36,870	-2,207	-6%
Salem Township	3,001	3,342	3,734	5,562	5,627	7,590	1,963	35%
Saline City	4,811	6,483	6,660	8,034	8,810	9,550	740	8%
Saline Township	922	1,221	1,276	1,302	1,896	3,925	2,029	107%
Scio Township	5,501	6,505	9,580	13,421	20,081	18,826	-1,255	-6%
Sharon Township	831	1,363	1,366	1,678	1,737	2,587	850	49%
Superior Township	5,562	8,060	8,720	10,740	13,058	15,619	2,561	20%
Sylvan Township	1,642	2,128	2,508	2,734	2,833	5,435	2,602	92%
Webster Township	1,981	2,760	3,235	5,198	6,784	6,430	-354	-5%
York Township	5,681	5,517	6,225	7,392	8,708	10,486	1,778	20%
Ypsilanti City	29,538	24,031	24,846	22,237	19,435	22,247	2,812	14%
Ypsilanti Township	33,194	44,511	45,307	49,182	53,362	56,507	3,145	6%
<b>Washtenaw County</b>	<b>234,103</b>	<b>264,740</b>	<b>282,937</b>	<b>322,770</b>	<b>344,791</b>	<b>380,170</b>	<b>35,379</b>	<b>10%</b>

n/a: not available

Source: U.S. Census Bureau, 2010 Census and SEMCOG.

## Housing Characteristics and Development Trends

Growth in the local housing stock exceeded population growth between 1990 and 2000, indicative of a decrease in household size. The number of housing units has increased by 612 units or 49 percent between 1990 and 2000 while the population has increased by 23 percent during the same period.

The 2010 Census reported Northfield Township has 3,601 housing units, a 6 percent increase since 2000.

While single-family homes are predominant, mobile homes and multi-unit apartments account for 28 percent of the housing stock. Multi-unit apartments have increased between 1990 and 2000 as well within the Township.

**Table 6. Housing, 1990-2000**

	Northfield Township		Washtenaw County	
	1990 Census	2000 Census	1990 Census	2000 Census
One-Family Detached	1,536 (60%)	2,148 (63%)	57,186 (51%)	71,200 (54%)
One-Family Attached	55 (2%)	139 (4%)	3,817 (3%)	4,039 (3%)
Two-Family / Duplex	111 (4%)	150 (4%)	6,316 (6%)	8,794 (7%)
Multi-Unit Apartments	201 (8%)	345 (10%)	38,877 (35%)	41,458 (32%)
Mobile Homes	652 (25%)	619 (18%)	4,073 (4%)	5,538 (4%)
Other Units	24 (0%)	0 (0%)	987 (0.8%)	40 (0.03%)
<b>Total Housing Units</b>	<b>2,579</b>	<b>3,401</b>	<b>111,256</b>	<b>131,069</b>

Source: SEMCOG.

Owner occupied units have increased 36 percent between 1990 and 2000, while renter occupied units decreased by one (1) unit over the same time period.

**Table 7. Housing Tenure, 1990-2000**

	Northfield Township		Washtenaw County	
	1990 Census	2000 Census	1990 Census	2000 Census
Owner Occupied Units	1,943 (75%)	2,649 (78%)	57,787 (52%)	74,830 (57%)
Median Housing Value (In 1999 dollars)	\$ 110,113	\$ 171,600	\$126,749	\$174,300
Renter Occupied Units	504 (20%)	503 (15%)	46,471 (42%)	50,497 (39%)
Median Gross Rent (In 1999 Dollars)	\$ 718	\$ 719	\$708	\$687
Vacant Units	130 (5%)	239 (7%)	6,728 (6%)	5,742 (4%)
<b>Total Housing Units</b>	<b>2,579</b>	<b>3,401</b>	<b>111,256</b>	<b>131,069</b>

Source: SEMCOG.

The housing stock is relatively new in Northfield Township with over half of the housing stock in the Township constructed since 1970 and a very small percentage constructed prior to 1939.

Despite the general increase in population, households, and housing units from 1990 to 2000, the Southeast Michigan region has recently experienced a slow down in residential construction. As shown in Table 8, between 2001 and 2005, the annual average number of new residential units built was 30 compared with 91 between the previous four-year period from 1996 to 2000. Current numbers for 2008 and 2009 indicate the lowest number of permits issued since the early 1990s.

**Table 8. Residential Building Permits, 1996-2010**

	Annual Average 1996-2000	Annual Average 2001-2005	2006	2007	2008	2009	2010
Single-Family Units	91	30	27	11	7	3	3
Two-Family/ Duplex Units	4	0	0	0	0	0	0
Townhouse/Attached Condo	0	0	0	0	0	0	0
Multi- Family/Apartment Units	34	0	0	0	0	0	0
<b>Total New Units</b>	<b>648</b>	<b>157</b>	<b>27</b>	<b>11</b>	<b>7</b>	<b>3</b>	<b>3</b>
<b>Total Units Demolished</b>	<b>9</b>	<b>17</b>	<b>7</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>4</b>
<b>Net Total</b>	<b>639</b>	<b>140</b>	<b>20</b>	<b>7</b>	<b>4</b>	<b>1</b>	<b>-1</b>

Source: SEMCOG.

## Population Profile

As noted in Table 9, children (under age 18) make up 25 percent of the total population in Northfield Township, while people 65 years and over represent eight percent of the population. Projections by SEMCOG indicate that while the number of children will slightly decrease from 2,110 to 1,776 (a decrease of 334) by 2035, the number of people 65 years and over will more than triple (an increase of 1,662) affecting the proportion of children and seniors in the Township.

**Table 9. Age, 2000-2030**

	2000 Census		2010 Census		2035 Forecast	
0 - 4	620	8%	508	6%	519	6%
5 - 17	1,490	18%	1,366*	17%	1,257	13%
18 - 34	1,993	24%	1,727**	21%	2,103	23%
35 - 64	3,468	42%	3,836	47%	3,098	33%
Age 65+	681	8%	808	10%	2,343	25%

\* Age group 5-19

\*\* Age group 20-34

Source: U.S. Census Bureau, Census 2000, 2010 and SEMCOG.

**Table 10. Race and Hispanic Origin, 2010**

	2010 Census	
White	7,866	95%
Black	83	1%
American Indian	32	0%
Asian	74	0%
Pacific Islander	1	0%
Persons of Hispanic Origin	190	2%
Other Race	44	0%
Multi-Racial	145	2%

Source: U.S. Census Bureau, Census 2010 and SEMCOG

Northfield Township is predominantly white (95%), while blacks, Native Americans, Asians, and other races make up the balance of the population. Hispanics of any race comprise two percent of the population.

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## Socio-Economic Characteristics

### *Educational Achievement*

Northfield Township has a well-educated population. In 2000, 59 percent of the population above age 25 held a bachelor's degree or higher. This exceeds the State of Michigan average of 21.8 percent, and Washtenaw County's average of 48 percent.

### *Income*

According to Census 2000, the median income for a household in Northfield Township was \$58,396. This exceeds the median household income of the state (\$44,667) and the county (\$51,990). The median income for a family was \$68,393.

Males had a median income of \$41,883 while females had \$30,680. The per capita income for the Township was \$25,543. About 2.4 percent of families and 4.1 percent of the population were below the poverty line, including 3.9 percent of those under age 18 and 0.9 percent of those ages 65 or over.

### *Employment Industries*

Table 11 provides the employment industries in Northfield Township and projects changes in these sectors over the next 30 years. The largest employment sectors in the Township are and will continue to be the manufacturing, service, and retail sectors.

**Table 11. Employment by Industrial Class, 2005**

	2005
<i>Natural Resources and Mining</i>	<b>C</b>
<i>Manufacturing</i>	<b>274</b>
<i>Wholesale Trade</i>	<b>31</b>
<i>Retail Trade</i>	<b>63</b>
<i>Transportation and Warehousing</i>	<b>C</b>
<i>Utilities</i>	<b>0</b>
<i>Information</i>	<b>0</b>
<i>Financial Activities</i>	<b>C</b>
<i>Professional, Scientific, and Technical Services</i>	<b>27</b>
<i>Management of Companies and Enterprises</i>	<b>0</b>
<i>Administrative Support and Waste Services</i>	<b>C</b>
<i>Education Services</i>	<b>263</b>
<i>Health Care and Social Assistance</i>	<b>163</b>
<i>Leisure and Hospitality</i>	<b>144</b>
<i>Other Services</i>	<b>71</b>
<i>Public Administration</i>	<b>C</b>
<i>Total Employment</i>	<b>1,225</b>

NOTE: "C" indicates data blocked due to confidentiality concerns of ES-202 files.  
Source: SEMCOG.

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## Physical Characteristics

The natural features of Northfield Township have played a major role in influencing growth and development of the area. Like much of Michigan's southern Lower Peninsula, the Township's landscape was formed through glacial action. The glacier's movement shaped the topography and created many different types of soils. Plant communities, in turn, developed in response to soil conditions.

### *Geology, Topography, and Soils*

Northfield Township is characterized by glacial geology typical of much of southeastern Michigan, consisting of glacial outwash plains, till plains, and moraines. Given the permeability associated with these geological features, many areas of the Township serve valuable groundwater recharge functions. Groundwater recharge areas can be found in several locations throughout the Township including the wetland and floodplain areas associated with the Lakes Area and the various creeks and drains.

The glacial geology of the area has resulted in topography that ranges from nearly level to gently rolling. Fertile agricultural soils are found across much of the Township.

### *Water Resources*

Whitmore, Horseshoe, Wildwood and Tobin Lakes are the key water features of Northfield Township. In addition to the lakes, both natural waterways and County drains under the jurisdiction of the Washtenaw County Drain Commissioner (WCDC) flow through the Township to the Huron River. All of Northfield Township is found within the Huron River Watershed.

Of particular importance are drainage issues reported by the residents of Horseshoe Lake for a number of years. In 2001, Orchard, Hiltz & McCliment, Inc. was retained to conduct a Horseshoe Lake Drainage Study. The study found that Horseshoe Lake has only one outlet, located at the north end of the lake. The outlet does not have sufficient capacity to discharge incoming water during a storm event. The study goes on to conclude that "as long as future developments restrict the stormwater runoff such that the capacity is not exceeded, the current flooding problem should not worsen and actually should gradually improve as development occurs based on assumptions found within the report along with enforcement of WCDC or stricter requirements".

In additions to restricting water runoff, the study also evaluated stormwater detention and the possibility of lowering the lake level. Alternatives included:

- Adopt/improve stormwater ordinance and strictly enforce WCDC criteria;
- Adopt/improve stormwater ordinance and enforce more restrictive runoff rates than WCDC criteria;
- Evaluate existing wetlands for the feasibility for stormwater storage and cost of storage;
- Periodic inspection of Horseshoe Lake outlet drain;
- Modify or eliminate the existing outlet control structure; and/or
- Evaluate detention options and costs based on subdistricts.

The protection of Northfield Township's water bodies and waterways is of high importance to the overall environmental quality of the Township. Much of the Township's woodlands and wetlands are associated with these water bodies and waterways.

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## *Floodplains*

Generally, floodplains are low lands along river banks, lakes and coastlines subjected to periodic inundation. Floodplain areas within Northfield Township are associated with the Whitmore and Horseshoe Lake areas (Figure 12). They are designated by the Federal Emergency Management Agency (FEMA) with the 100-year floodplain generally recognized as unsuitable for development and fill activities.

## *Wetlands*

Three (3) types of wetlands are found throughout Northfield Township: emergent, scrub-shrub, and forested.

The *Emergent Wetland* class is characterized by erect, rooted, herbaceous hydrophytes, excluding moss and lichens (an organism consisting of fungus and green algae living in association). This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants. Emergent Wetlands are known by many names including marsh, meadow, fen, prairie pothole, and slough.

The Class *Scrub-Shrub Wetland* includes areas dominated by woody vegetation less than twenty (20) feet tall. The species include true shrubs, young trees, and trees or shrubs that are small or stunted because of environmental conditions. Scrub-Shrub Wetlands may represent a successional stage leading to Forested Wetland or they may be relatively stable communities. They occur only in the Estuarine and Palustrine Systems, but are one of the most widespread classes in the United States.

The *Forested Wetland* class is characterized by woody vegetation that is twenty (20) feet or taller. Forested Wetlands are most common in the Eastern United States and in those sections of the West where moisture is relatively abundant particularly along rivers and in the mountains. They occur only in Estuarine and Palustrine Systems and normally possess an overstory of trees, an understory of young trees or shrubs, and an herbaceous layer.

## *Woodlands*

Woodlands are defined as low-density forest with an open canopy allowing plenty of sunlight and limited shade. Woodlands may support an understory of shrubs and herbaceous plants, including grasses. Woodlands are found scattered throughout the Township (Figure 15). Many of these existing wooded areas exist in association with wetlands that remained intact because those land areas held little agricultural value.

Small networks of interconnected tree rows and woodlots exist in a number of places throughout the Township, and provide habitat, habitat linkages, and scenic features. These linkages (or greenways) should be protected from development, as they provide wildlife corridors within the Township.

## *Farmland*

There are significant concentrations of active farmlands throughout the Township. Northfield Township's farmland can be described in one of three ways: prime farmland, prime farmland if drained, and farmland of local importance.



Farmland

Prime Farmland - as a designation assigned by U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time and they either do not flood frequently or are protected from flooding.

Areas considered prime farmland if drained would be considered Prime Farmland if adequate soil drainage were provided.

Farmland of Local Importance is land important to the local economy as defined by each county. Farmland of local importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.

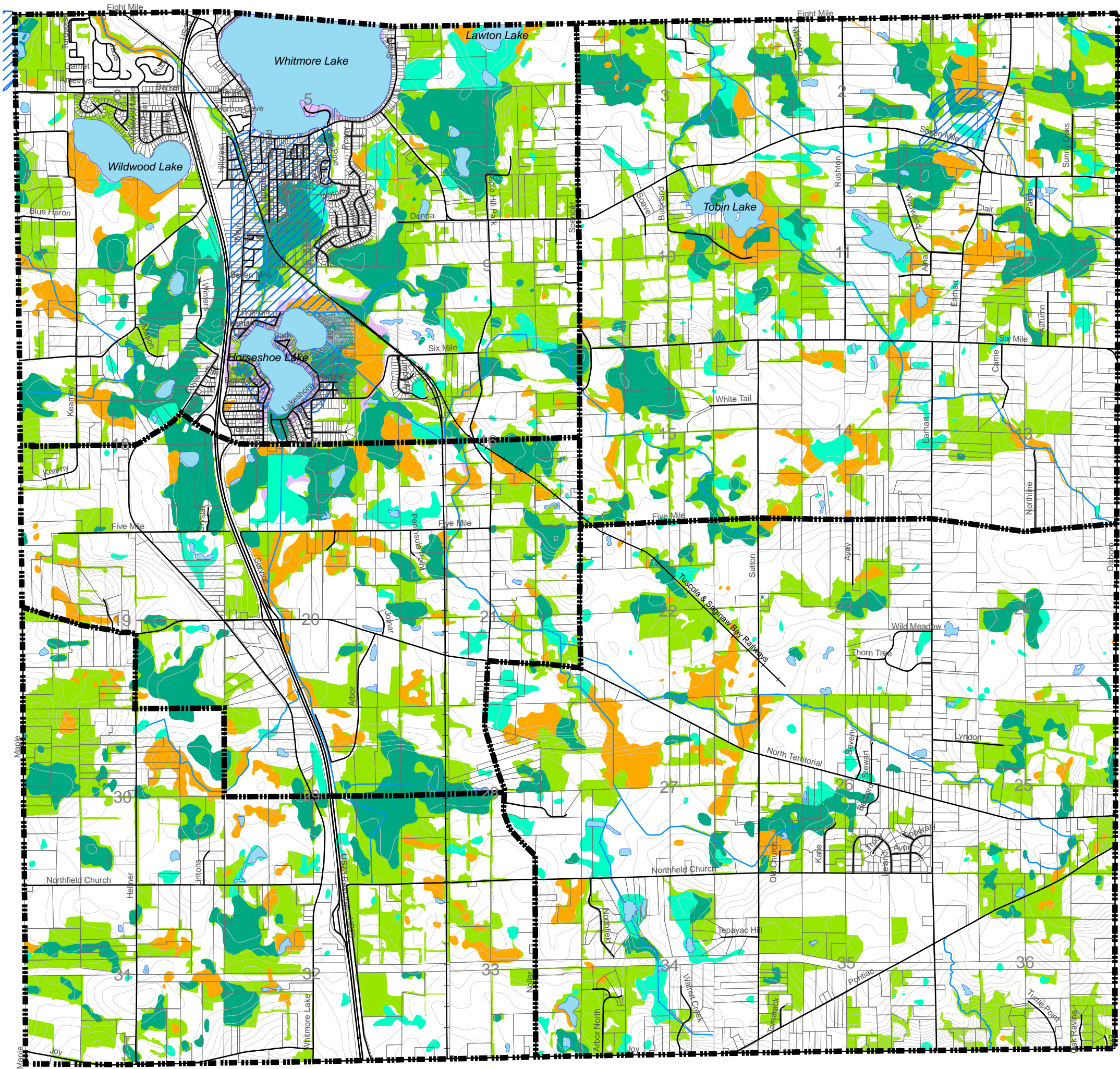
P.A. 116 Properties (Farmland and Open Space Preservation Program) are designed to preserve farmland and open space through agreements that restrict development, and provide tax incentives for program participation. The Act enables a farm owner to enter into a Development Rights Agreement with the State of Michigan. The agreement ensures that the land remains in agricultural use for a minimum of ten (10) years, and is not developed for any non-agricultural use. In return for maintaining the land in agricultural use, 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.

In addition to the P.A. 116 program, Northfield Township (and 7 other Townships) has participated in the Washtenaw County Purchase of Development Rights Program (PDR) (through the Michigan Agricultural Preservation Fund (MAPF)) since 2006. Due to budget issues in 2009, services and staffing of the County PDR was re-appropriated to the Legacy Land Conservancy. The PDR program offers several advantages to participating Townships, such as:

- Eligibility points from the Michigan Agricultural Preservation Fund program – specifically intergovernmental cooperation points, which comprises 10% of the total state's points. These points are limited for single township programs.
- County staffing of the program, including required administrative costs associated with both the application process and the acquisition process.
- Allows land owners who have land that is adjacent but located in two separate Townships to apply for their entire property, provided both Townships are members of the County program.

Over the years, some of the farmland has been converted to residential and other uses. The remaining active farmland is located in the eastern and southwestern portions of the Township. Figure 16 illustrates the farmland classifications throughout the Township in addition to the properties enrolled in the P.A. 116 Farmland Preservation Program.



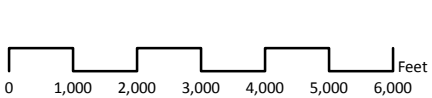


# Legend

- Emergent Wetland
- Scrub-Shrub Wetland
- Forested Wetland
- Woodland
- Lake
- Stream
- Floodplain
- Groundwater Recharge Area
- 5-Foot Contour
- Sub-area Boundary

## NATURAL FEATURES

Northfield Township  
Washtenaw County, Michigan



Source: Washtenaw County Data  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan

10-10-2011





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### *Historic and Scenic Resources*

Northfield Township was established in 1832. It is believed its name was derived from either its location in the northern part of the county or after the hometown of the first settlers, Northfield Township, Massachusetts.

In 1822, the Michigan Territorial Legislature formed Washtenaw County out of the western portions of Wayne and Oakland Counties. It would be more than one year later before the first small wave of settlers would trickle into Washtenaw.

In the nineteenth century, almost all of Northfield's residents lived on family farms and depended on farming for their living, but the size of the first family farms were quite small, about 20 to 40 acres per owner. By 1874, much larger farms – 80, 120, 160 acres and more were formed.

Historic properties located in Northfield Township are listed on the Washtenaw County historic resources database known as HistWeb.

Scenic vistas are prevalent throughout Northfield Township along many of the local roads. Views of special significance include the vistas along North Territorial Road, Sutton Road, Northfield Church, and the views associated with the Lakes area.



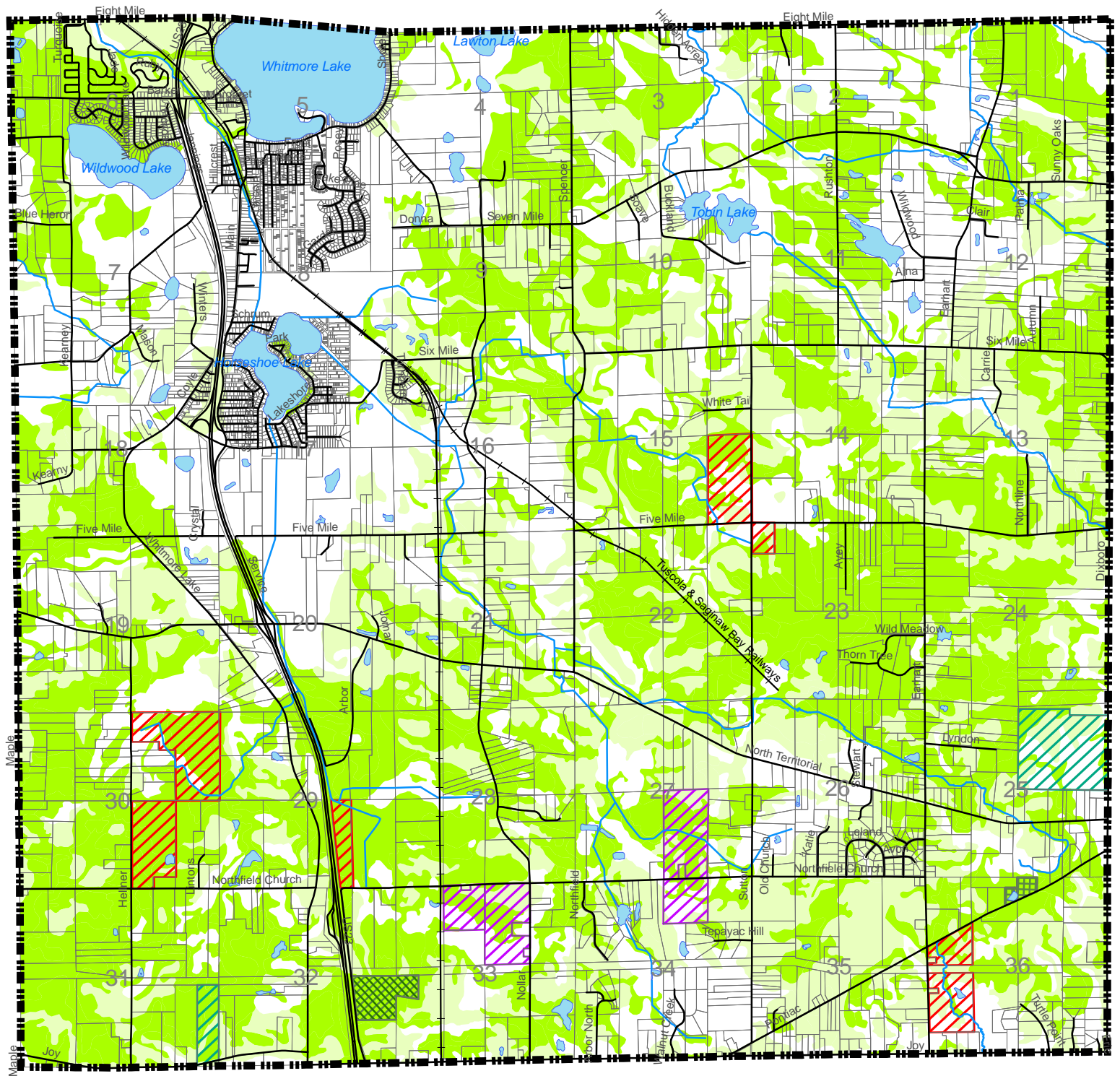


Figure 16

## **FARMLAND CLASSIFICATION**

*Northfield Township  
Washtenaw County, Michigan*

- Prime Farmland
- Prime Farmland if Drained
- P.A. 116 Properties
- Ann Arbor Greenbelt Conservation Easement
- Legacy Land Conservance Conservation Easement
- Natural Areas Preservation Program Land (WCPARC)
- Washtenaw County Park (WCPARC)
- Lake
- Stream



0 1,250 2,500 3,750 5,000 Feet



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## **Community Facilities and Services**

### *Government Facilities*

Northfield residents are represented by an elected seven member board consisting of three officers and four trustees – all of which are elected every four years. Limited by law in the amount of taxes that can be levied without voter approval, Township officials must be creative in delivering quality services with the least possible burden to taxpayers. The Northfield Township administrative offices are located in the Public Safety Building located at 8350 Main Street north of Six Mile Road. The Public Safety Building houses the Township's Administrative offices, Police Department and Fire Station #1.

### *Police and Fire Services*

Northfield Township maintains two (2) fire stations. Headquarters are located in the first floor of the Public Safety Building, and Fire Station #2 is located at 2727 E. North Territorial Road. The Fire Department is staffed with a Fire Chief, a Deputy Fire Chief, a Captain, two (2) lieutenants, and an administrative assistant.

The Northfield Township Police Department is staffed with a Director of Public Safety, one (1) lieutenant, two (2) sergeants, seven (7) full-time officers, one (1) officer/investigator, three (3) part-time officers, six (6) reserve officers and two (2) civilian clerk/dispatchers.

### *Wastewater, Utilities, and Solid Waste*

The majority of the Township land area relies on individual on-site wastewater disposal systems. Although Northfield provides public wastewater disposal within designated service area, there are no plans for expansion in the future. The areas currently served by sanitary sewers include the majority of the Whitmore, Wildwood, and Horseshoe Lakes residential areas, and the area surrounding the N. Territorial Road / U.S. 23 interchange.

The Township's Wastewater Treatment Facility is located at 11500 Lemen Road and is a tertiary treatment facility. Flow is pumped to the plant via fifteen (15) pumping stations. The Wastewater Treatment Plant employs five (5) people including a Superintendent, an Assistant Superintendent, a System Superintendent, a Maintenance Supervisor, and a Laboratory Technician.

### *Public Transportation*

Northfield Township participates in an on-demand door-to-door transportation service for income qualified people through People's Express, which is operated by Northfield Human Services. People's Express provides specialized transportation services to the U.S.-23 corridor and greater Ann Arbor and Ypsilanti area from the bordering townships of Oakland and Livingston Counties.

### *Downtown Development Authority*

Northfield Township established a Downtown Development Authority (DDA) in 2002 that generates revenue through tax increment financing. The DDA includes the Main Street corridor area from the northern Township border to the area immediately north of Northfield Church Road. The DDA has focused their efforts upon undertaking public improvement activities that have the greatest impact on strengthening the business district and attracting new private investments.

As part of this Master Plan development process, specific attention was paid to gathering resident comments related to potential improvements that should be considered in the Downtown Whitmore Lake area.

### *Schools*

The Township is currently served by four (4) public school districts: Whitmore Lake Schools, Ann Arbor Public Schools, Dexter Community Schools, and South Lyon Community Schools.

### *Library*

The Northfield Township Area Library is located at 125 Barker Road. The library provides many community oriented programs and events for residents of all ages. Their website allows residents to access research, genealogy, card catalog, and renewal information from home as well.

### *Parks, Open Spaces, and Recreation*

While Northfield Township does not currently own or operate any parks, it contains two (2) publicly-owned preserves and open spaces, and private recreational facilities as depicted on Figure 18.

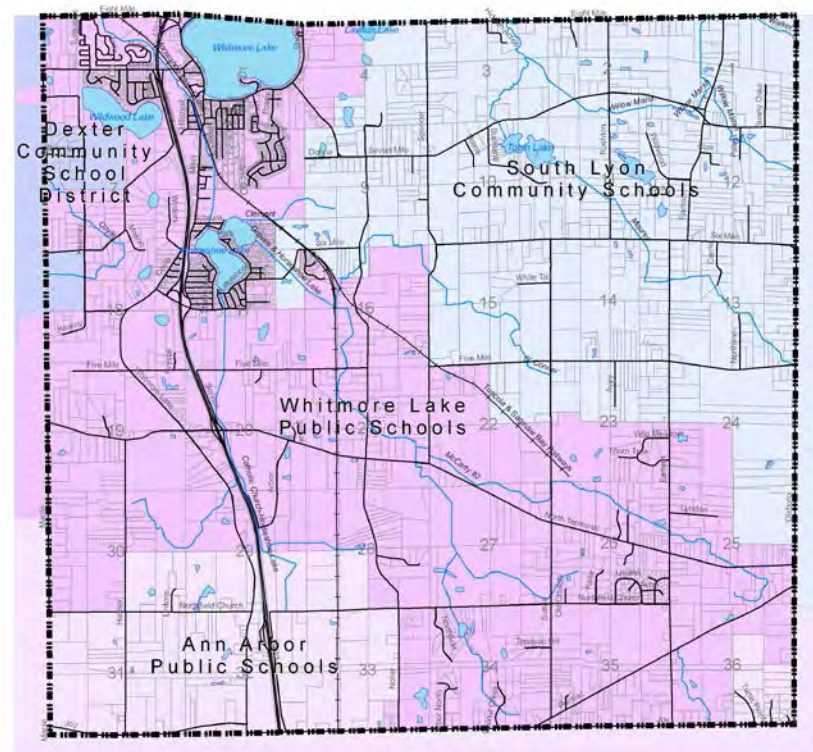
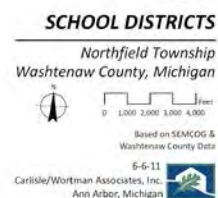


Figure 17





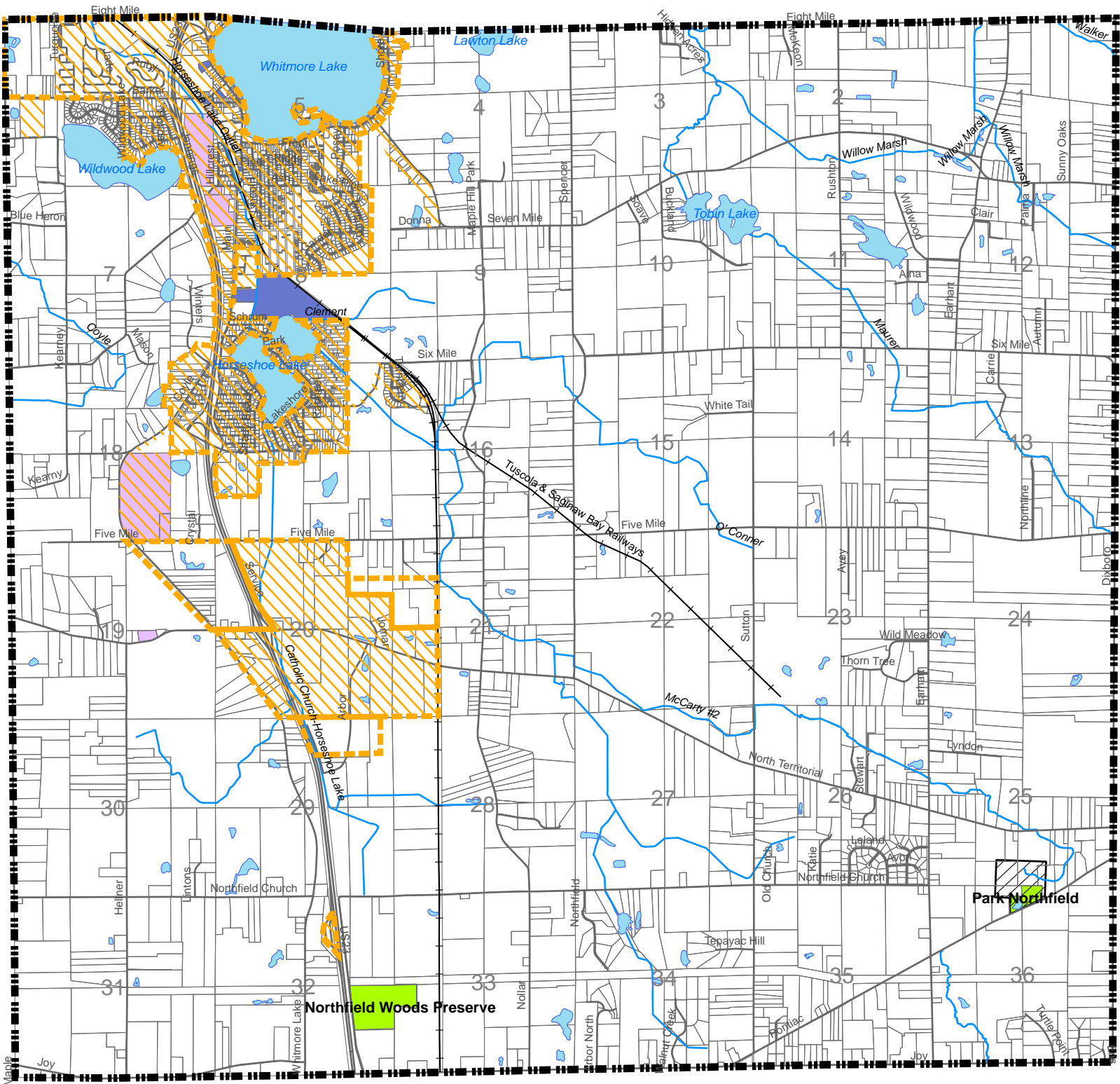


Figure 18

## COMMUNITY FACILITIES

Northfield Township  
Washtenaw County, Michigan

- Washtenaw County Parks & Preserves
- Protected Land
- Township Properties
- Whitmore Lake School Properties
- Northfield Sewer Service Area
- Lake
- Stream



0 1,000 2,000 3,000 4,000 Feet







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## *Appendix A – Planning Fair Comments*

# **Northfield Township Master Plan**

## *Planning Fair Comments*

### **Agriculture:**

#### *Northeast Subarea #1*

- This area of the Township should be maintained as a rural area. Large parcels could be developed into low-density (5-acre min.) developments on private roads.
- Keep agricultural areas sub-free – once an area is paved over, it is lost to agricultural purposes.
- Attract new farmers from MSU – internship w/MSU to farm farms before they disappear.
- Farmers aging – kids not farming.
- Emphasis on organic farming.
- Travesty to pave good farmland.
- Good support for small farms, organic farming.
- Like rural, nice neighborhood.
- Wants to preserve farming heritage.
- Help old barns to be preserved.

#### *Southeast Subarea #2*

- 5 acre and zoning (keep it), current master plan pretty good, encourage AG with farmland preservation – work with greenbelt, non-motorized paths / horse trails, any new paving include bike lanes, any development include transfer of development rights, allow second dwelling on 25± for farm workers.
- Rural character of SE Subarea #2 – Keep rural atmosphere, encourage large lot development only on five acres, preserve farmland, natural feature preservation, incentives for green business. In 2030 I would like to see this area maintain its rural zoning and atmosphere, and to encourage family farmers.
- Would like to see emphasis on organic farming – Right between Brighton and Ann Arbor, big markets for organic or all-natural.
- Promote farmland preservation.
- I love the greenbelt – it preserves farmland and helps farmers.
- Really want it to stay rural.
- Subsection #2 stay rural.

- Better development of farm, space with business.

#### *Southwest Subarea #3*

- Preserve farmland, put money into it. Keep five acre zoning (helps preserve working farms). All road paving include bike lanes. Any development include transfer of development rights, preservation of development rights. Identify and preserve wildlife corridors. Work with county to have them purchase natural areas. Work with greenbelt to preserve farms. Try to limit new residential development to preserve farmland, avoid infrastructure expansion.
- Farmland preservation.
- Rural character preservation throughout western section of Township, including North Territorial.
- Rural character maintained.
- Maintain farmland.

#### *Central Subarea #4*

- We would like to see the central subarea maintain its rural atmosphere, with large residential parcels. Recreational facilities (parks, golf courses) that maintain open space would be beneficial). We do NOT want to see North Territorial turn into a boulevard lined with big box stores. Whitmore Lake Road south of North Territorial should be improved so that the businesses have a consistent function that supports the agricultural uses surrounding it. No traffic circles. This should not become the “new downtown.”
- Keep rural area feeling. Encourage agricultural-related businesses instead of big box stores. Make developers pay for improvements. Require businesses use green techniques to control runoff pollution. Encourage non-motorized travel. Control light pollution, we love to see the stars! Keep natural areas natural – work with county, land conservancies, greenbelt. Keep five acre zoning except adjacent to existing infrastructure.
- Like rural atmosphere west of Whitmore Lake Road.
- We live where we do because of the rural nature, and it’s really important to us.
- Rural character maintained.
- Maintain farmland.
- Encourage the continuation of agriculture and farming by preserving parcel minimums.

### *Overall Township*

- Concern for future of farmland – incentives?
- Future generations' interest in farming?
- Leave AG areas alone.
- Incentives for small agribusiness – organic produce.
- Preserve farmland, not pressure to be developed.
- Preserve the rural feel (5-acre minimum lots).

### **Development – Residential**

#### *Northeast Subarea #1*

- Cluster housing – Those familiar with the Scio Township Plan understand that higher-density neighborhoods are more cost-effective for services such as police and fire. Keep the heavily populated area around the lake areas and the paved areas near US-23 and North Territorial.
- Density of building – Keep 5 acre minimum to build. I live out there because I love the country. There needs to be space for people who don't want to live in subdivided places like Northville, Ann Arbor, Brighton. No condo developments or subdivisions please!
- Likes 5-acre minimum.
- Maintain 5-acre minimum.
- Wants cluster development.
- People who bought with 5-acre minimum expect it to stay that way.
- Keep low density.
- Preserve five acre minimum.

#### *Southeast Subarea #2*

- As you drive from Plymouth out North Territorial Road, you see a consistent landscape of large residential parcels, farms, and recreational areas. We should maintain this same landscape within Northfield Township and not start filling it in with large developments of cookie cutter houses on postage stamp lots.
- Keep rural atmosphere, encourage large lot development only on five acres, preserve farmland, natural feature preservation, incentives for green business. In 2030 I would like to see this area maintain its rural zoning and atmosphere, and to encourage family farmers.

- No subdivisions (5 acre minimum), keep businesses in town not along US-23 or North Territorial, no municipal sewer and water, preserve farmland, no bike/pedestrian paths, current natural landscape cannot be beat and requires only typical road maintenance (no extra cost!), preservation of mature woodlands is a must with any development, stop bulldozing/flattening entire landscapes for convenience of development, NO GREENBELT terrible idea, subdivisions are for Livonia Canton Dearborn Ypsilanti Ann Arbor, look what has happened to Howell Brighton and now Hartland – does anyone really need Meijer Super Wal-Mart and Kroger within a 1.5 mile area? How will we stop overuse/overdevelopment once the floodgate opens? Destruction of woodlands, filling of wetlands? Wildlife preservation will be necessary. Have no interest in trading convenience of shopping for my quiet, rural lifestyle.
- Territorial already too busy – too much development of residential, it cannot handle much more traffic, all freeway interchanges are sub-par. Need to keep five acre minimum to keep rural atmosphere. Clusters are a viable option to residential development. Need to start non-motorized paths. Protect and preserve wetlands, woods, encourage large natural areas. Promote green business close to Ann Arbor and land is less expensive for them to develop.
- Leave it alone – I like it the way it is, 5-acres, no paths for bikes, etc. through.
- In favor of 5-acres.
- South Lyon went below 5-acres and no financial problems.
- Don't like cluster – increases density and clogs roads (pro-builder, but not changes character of community, very insidious, get rid of it).
- Want reduced to 3-acres.
- Anything 1-acre and above is fine with me.
- Would like to see smaller lots (2-acres).
- Should be bigger than 2-acres – would like to stay off sewer and water (want to keep well and septic).
- I like 5-acre zoning – if any denser zoning, it must be clustered.
- Not against development, but it should be closer to schools and well-defined.
- There are problems with depth of property – can't build way off road because driveway would have to be too long – you have to have frontage – some people really like seclusion, which forces long skinny strips.
- Likes rural density of 5-acre minimum.

### *Southwest Subarea #3*

- 5+ acre expectancy upon purchase by residents.

- No less than 1-acre residences.
- If development, clusters and open space.
- Maintain 5-acre density.
- Cluster residential not needed.
- 5 to 2-acre density
- Cluster needed.

#### *Central Subarea #4*

- Higher density housing near high school.
- Limit subdivisions in rural areas.
- 5-acre lots.
- Keep 5-acre minimum to ensure rural atmosphere.
- I like the idea of clustering w/open space if there's going to be development.
- Really like 30/70 clustering with green space.
- We are not responsible for providing housing for people who don't live here
- If you want to live cheek to jowl by the lake, then do that – but not everyone wants company.
- Preserve 5-acre minimum.
- Very good. Or 30/70 works for me too if they have to.
- Clustered development to preserve. I'm in area 4 but think I should be in 5 – area is very different, want to keep 5-acre minimum.

#### *Lakes Subarea #5*

- Decrease houses around Whitmore Lake for a better view of the lake.
- Residential (high density) development in downtown.
- If we develop more residential this would be the best area.
- Cluster development.
- Residential lots less than ¼ acre.

#### *Overall Township*

- Clustered development (homes + adequate green space).
- 5-acre minimum lot size.



- Reduce 5-acre minimum lot size.
- Very important to preserve 5-acre lots (minimum).

## **Development – Commercial**

### *Northeast Subarea #1*

- Bringing tax money into the Township – Lt. industry, shopping center, important as well to encourage new/younger residents to move here. US-23/Territorial.
- SEMCOG – Says there are millions available for projects like new interchange at 6 & 23, 23 & Territorial. Solicit them.

### *Southeast Subarea #2*

- North Territorial US-23 east to railroad tracks, high density commercial/industrial.
- Would like no big box stores.

### *Southwest Subarea #3*

- Whitmore Lake Road south from North Territorial to auto salvage, encourage development. Wetland preservation, high-density residential, one acre or less, greenbelts.
- Leisure growth business, sports activities.
- No commercial development.
- “Thoughtful” commercial development along Whitmore Lake Road.
- Meijer – yes.
- No Meijer.

### *Central Subarea #4*

- This section of the Township must be more dedicated to commercial and industrial use. To that end, US-23 must be improved. Hard to say which comes first – chicken or egg – but must be done.
- Meijer (east of 23).
- Bring high-tech businesses.
- Redevelop hamlet – stop development in rural.
- Small commercial footprint @ US-23/N. Territorial.

- No Meijer.
- Develop downtown hamlet first.
- We want Meijer.
- We don't want Meijer.
- If you want more shopping, live somewhere else – there is plenty of shopping in area.
- Who wants Meijer? Not me.
- Limit commercial development to immediate area around 23 and N. Territorial
- Development standards for commercial development – make fit in with rural character, preserve natural features.
- Keep the commercial 23/N. Territorial interchange area small.
- Commercial area should have pedestrian, bike and public transport access.
- Make existing businesses comply with dark skies.
- Don't want Meijer – it will irreversibly change the Township.
- Don't increase commercial/RTM/GU zoning.

#### *Lakes Subarea #5*

- Vibrant downtown.
- Restaurants on the lake.
- Boutique shops – small shops (hardware, pet store, art gallery).
- Develop urgent care or medical complex along N. Territorial Road.
- Main Street moved away from lake.
- Haven for artists – theatre – music.
- Development along US-23 corridor only.
- Commercial center plan – parking issue.
- No 2-story commercial buildings downtown.
- 

#### *Overall Township*

- Develop old US-23 corridor (south of N. Territorial) Boulevard? Tractor Supply area.
- Some commercial location? Tax base.

- Encourage green businesses – high tech, low number of employees.

## **Development – General**

### *Northeast Subarea #1*

- NE Sub area 1 – Keep it rural, 5 acre zoning, encourage natural areas (work w/county for purchase), encourage AG-related ventures (horse farms, bed & breakfasts, agritourism), any new paving should include bike lanes, control light pollution, any developments use transfer of development rights (but should take place only adjacent to existing infrastructure), work w/Huron River Watershed Council to identify biologically important parcels to preserve, encourage historic preservation, horse paths, create wildlife buffers/corridors (work with land conservancies, county, etc.), encourage AG business with farm market.
- Concerned about development stress on roads.
- Keep development along main roadways.
- Lots of wetlands – not room for building, won't perk.
- Good high levels of undeveloped property.

### *Southeast Subarea #2*

- Would like to see well thought out policy to maintain current character while protecting Township against legal challenges (limited commercial development and large lots).
- Think greenbelt is a terrible idea – forces us not to develop – why should Ann Arbor have control of our land? Can we prevent them?
- Large lots for future in northwest corner of subsection #2.

### *Southwest Subarea #3*

- Tight boundary of development at N. Territorial / 23
- Prohibit sprawl – create firm boundaries.

### *Central Subarea #4*

- Develop where sewers are already.
- The area along 23 and N. Territorial is very different from the rest of area 4; can see why intersection would be commercially valuable, but east and west of there is very different – have pictures of lots of wildlife.

#### *Lakes Subarea #5*

- The lakes area should remain the “downtown” of the Township. There should be development of walking and biking paths (especially between the schools and the housing areas) to keep the kids off the roads. Small businesses should be supported and encouraged to come to this area. This is the appropriate area for higher density development and clustered residential areas. Public access should be provided on the lake (a public beach/park).
- Cluster development is to be encouraged – maintain five acre minimum. No tax incentives for big business. Encourage green spaces and green businesses. Roads, Territorial Point Trail and freeway interchanges are over capacity.
- Development where sewer system exists.
- Environmentally conscious development.
- More centrally located downtown area – middle of Township or US-23 and N. Territorial.
- Cluster residential and commercial.
- Mixed use adjacent or close proximity to highway.

#### *Overall Township*

- Green and/or LEED construction (encouraged, not required).
- US 23 and N. Territorial
  - Small footprint of dense development (multi-purpose mix of retail, commercial, residential).
  - Park and ride, pedestrian-friendly, bus route.
  - Better looking than today, landscaping, etc.

### **Natural Features / Open Space Preservation/Recreation**

#### *Northeast Subarea #1*

- Wetlands – Make sure residents *and* elected planners are cognizant of the number of Township residents who rely on wells. The water quality is directly related to conserving and protecting these wetlands. Sewers take the cleansing ability of wetlands away.
- Recreation pathways – Move forward with them. Connect them to other communities, i.e. Northville to South Lyon to Whitmore Lake loop for bike, running, jogging, and excellent recreational opportunities! Critical to provide this to younger residents!

- Like natural areas.
- Dark skies.
- Keep it green adjacent to greenway.
- Horse paths.
- Wants non-motorized transportation.
- Bike paths separate from roadways.
- Concerned about wetlands and environmental quality.
- Use school or downtown area for parks.
- Don't need parks in large acreage areas.
- Like greenbelt.
- Preserve areas for parks, bike lanes and recreation.
- Keep open space – wildlife corridors, natural areas.
- Like dark skies.
- Wants bike path on Seven Mile to South Lyon.

#### *Southeast Subarea #2*

- No bike or walking trails through private property, walking/biking trails okay along roads/easements but no old train paths if they cut through private property, cluster businesses close to US-23, better entrance ramps (northbound) at US-23 and North Territorial, higher density residential near high school (more students without more busing needs), preserve farmland by not making it hard for farmers to keep farming here.
- Would like bike path down N. Territorial.
- Would like bike paths on N. Territorial and Pontiac Trail.
- I don't want any bike trails or parks – I own a large parcel and can go on my own property – I don't want to pay for it.
- Trails are not a bad thing, but not on private property.
- Preserve the natural features.
- Would like non-motorized path connecting entire Township.
- Work with greenbelt.
- Should try to encourage natural preservation areas.
- Nice to bike on dirt roads rather than busy streets – could be played up.

- Maintain rural character, more parks and bike lanes, maintain greenbelt, connect w/ greenbelt.
- Better landscapes, beautification.
- Dark skies.

#### *Southwest Subarea #3*

- Greenbelt preservation/expansion.
- Wetland preservation.
- No additional light pollution.
- Bicycle paths on Whitmore Lake Road.
- Connect whole Township via bike path.
- Bike path and walking path
- Park and rec area.
- Dog park.
- Preserve wetlands.
- Dark skies – yes.
- Greenbelt – yes.
- Maintain hunting ability.
- Preserve wildlife.

#### *Central Subarea #4*

- Protect Horseshoe Lake – drainage.
- Need to remember that aquifer can't support large development.
- I'm for the greenbelt.
- Very good – I am too.
- More focus on recreation community with walking and bike paths.
- Bike paths in any new development.
- Dark skies.
- Believe in greenbelt.
- Maintain hunting ability (Milford outlawed outdoor firearms).
- A bike path, the way people go flying down that road?!

### *Lakes Subarea #5*

- Park at PSB behind 50 acres – Park Plan.
- Non-motorized paths throughout Township.
- Preserve natural areas, biological areas.
- Park at lake.
- Preserve wildlife.
- Protect lakes and wetland
- Buffer between developments, conservation easement.
- Access to lake to swim, public beach.
- South Whitmore Lake – public access steep, dangerous (stairs) – privately owned.
- Better improved public access to lakes.
- Public park near lake
- Safety for pedestrians (children) near lake.
- Walking / bike path near lake.
- Water park – fountains (not pool)

### *Overall Township*

- Preserve existing open spaces.
- Widen N. Territorial and Seven Mile for bike paths.
- More bike/walking paths (Sutton Road reduce speeding).
- Public beaches on Whitmore Lake? Horseshoe Lake?
- Ordinance/policy to promote outdoor quality lighting, controlling nuisance lighting, preserve night sky (dark skies ordinance).
- Pedestrian circulation system to include alongside US 23 and areas within the Township – along Main Street, around Whitmore Lake waterfront.
- Pedestrian/bike path from high school to 6 Mile and Main (over the bridge).
- Stormwater used for irrigation.



## **Utilities / Roads**

### *Northeast Subarea #1*

- Maintain dirt roads.
- Poor/no drainage on roads.
- No traffic – 6 Mile.
- Wants alternate technology for septic, so can sell property.
- Cars speed, but quiet at night.
- Don't want pavement (5 Mile by Northline).
- Discuss septic technology with County.
- Concerned about speeding on Sutton – no other paved roads.
- Upset with traffic on Spencer to bypass US 23.

### *Southeast Subarea #2*

- Would like underground utilities.
- Would like cable.
- Higher density along North Territorial would require the road to be widened and redone. It is very crowded now. Bike paths have to be wider than usual; some consideration would have to be made for that too. Love current rural atmosphere in my country sub, just need better utilities, more reliable.
- Phone and internet connections a problem, would like TV and internet through one company.
- No internet access, phones don't work well either (would like better connection).
- Could we look at traffic patterns due to only one paved road north/south through subsection #2 which is Sutton Road – which is paved between N. Territorial and Pontiac Trail.
- No gas lines, no water/sewage.

### *Southwest Subarea #3*

- Minimize traffic congestion.
- No extension of municipal sewer/water.
- No widening of Whitmore Lake Road.
- Developers pay from infrastructure improvements.

- Repair N. Territorial and 23 bridge.
- Keep Whitmore Lake 2 lanes – bike lanes!
- No city water/sewer in rural areas.

#### *Central Subarea #4*

- Underground utilities.
- Build up roads – N. Territorial and 23.
- No traffic circles.
- No 5-lane highway on N. Territorial Road.
- Have developers pay for road, water and utilities improvements.
- Consider traffic.
- Unsafe ramps and bridges on 23.
- Yes traffic circles.
- Want new bridge with bike and pedestrian paths.
- No municipal sewer/water in rural areas.

#### *Lakes Subarea #5*

- Developers pay for public improvements, roads and sewer.
- Upgrade electrical service.
- Pave 6 Mile – the dirt portion.
- Pave 8 Mile all across.
- Better access to downtown.
- Improve railroad crossings.
- Traffic off 23 – alternative routing.
- Pave ALL 6 Mile.
- Fix onramp going north – 6 Mile to 23.
- Traffic light at 6 Mile and Main Street.
- No traffic light at 6 Mile and Main Street.
- Continuation of 7 Mile.
- Development and golf course pay for 6 Mile Road.
- Downtown proper – bury all utility lines.

### *Overall Township*

- Timed lights on bridge for improved traffic flow.
- Replace N. Territorial bridge, but we don't want to pay for it.
- I'm willing to pay for bridge replacement.
- Maintenance of dirt roads.
- Need underground utilities.
- Forget the train.
- Traffic light at 6 Mile and Main.
- No roundabouts.
- Yes roundabouts.
- Parking downtown.

### **Miscellaneous**

#### *Northeast Subarea #1*

- Old folks like me – Keep in mind the aging population in this Township. We need to do more to attract higher income “yuppies” by providing excellent schools and recreational activities and take the tax burden off us “old folks” and low income individuals.
- Mowing – Mowing yards which (could be) actually are fields should be discouraged. Bale hay, get some sheep, buy a cow, but don't contribute to the energy crisis by mowing a field. Keep this in mind while determining changing lot size requirements. Want to live in the country? Don't spoil it by doing citified stuff.
- Privacy – good.
- Not far from amenities.
- Make area attractive for younger people to live here.
- As a rural resident, doesn't see where tax \$ goes.
- Doesn't like horse poo on roads.

#### *Southeast Subarea #2*

- I don't want any of this stuff (bike paths, event planner) until Township has \$ to pay for it.
- Moved out here because it's quiet, clean and spacious.

- Happy with current plan, doesn't know if we need to change/grow.
- Along N. Territorial, improve the business look, less blight.

#### *Southwest Subarea #3*

- Preserve existing character.
- Facilitate zoning/planning/cooperation with Ann Arbor Township.
- Don't turn into Canton or Brighton.
- Safety.
- Development or improvements done professionally.

#### *Central Subarea #4*

- Should be downtown center of Township.
- Independence Lake – positive.
- Heart of Township – US 23 and N. Territorial Road.
- Beautify school – needs to be filled.
- Don't have a feeling of belonging
- Implement school (high school) around Township.
- Do more to attract school of choice.
- Impression that there has been spot zoning – would like to see a 20-year master plan (with sewer, utilities necessary to develop property).
- Process has seemed very adversarial going back 15-20 years.
- Progress requires planned development.
- I'm almost ready to suggest annexing from Whitmore Lake to avoid building.
- I'd vote for that.
- Some of the stuff built in the past is horrible – respect the dignity of the land.

#### *Lakes Subarea #5*

- Community center at 75 Baker.
- Parental education outreach (drugs, parenting, etc.)
- Draw people into downtown – attractions.
- Clean up roadsides – grass.

- Sustain funding, long-term.
- Need youth/community center.
- Flower pots downtown – take care of them!
- Northfield Township public safety – fill all space.

#### *Overall Township*

- Downtown streetscape – defined like Dexter/Dixboro, shops, pedestrians, bike friendly.
- Police response time excellent / phenomenal.
- Need a Township cemetery – adjacent to picnic area and park, gravesites divided around columbarium, mausoleum, lots. Chapel to seat 75. Some sculpture.
- Emergency preparedness training sessions for Township Officials – portable showers, Laundromat, mobile kitchens, etc. Maintain contact list of organizations (disaster relief).
- Fewer billboards on US-23 between N. Territorial and Eight Mile.
- Emergency warning siren at 6 Mile and Main.
- Business-friendly environment.

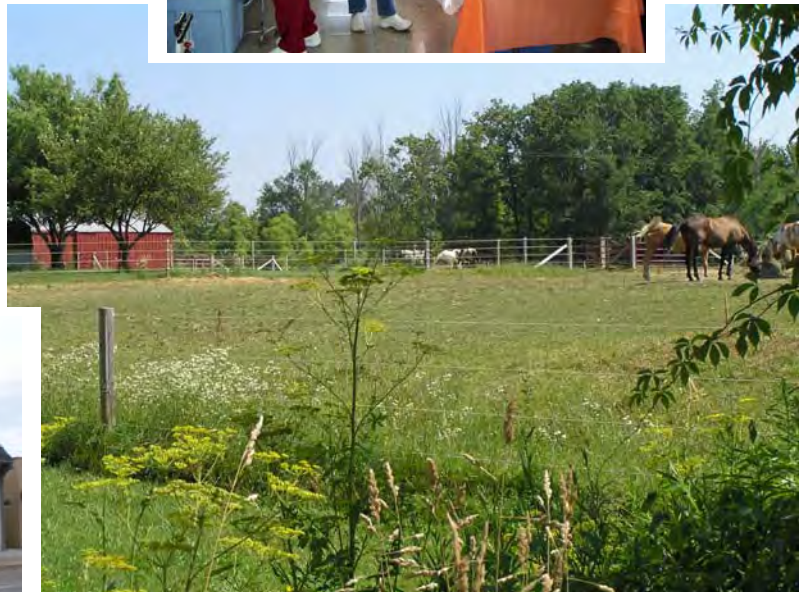
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## *Appendix B – Northfield Township Comprehensive Community Survey*





# ***Northfield Township Comprehensive Community Survey***



December 2010



## Acknowledgements

### *Blue Skies Advisory Commission Members*

Judy Kunkle, Chair

Janet Chick

Doug DeFavro

Jennifer Delisle

Marilyn Engstrom Handloser

Deb Mozurkewich

Jacki Otto

Jim Purrington

Kent Sparks

### *Planning Commission Members*

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Tracy Thomas, Vice-Chair

James Balsillie, Secretary

Sam Iaquinto, Township Board Representative

Janet Chick

Larry Roman

Mark Stanalajczo

### *Board of Trustee Members*

Deb Mozurkewich, Supervisor

Michele Manning, Clerk

Cynthia Wilson, Treasurer

Wayne Dockett, Trustee

Sam Iaquinto, Trustee

Dan Rowe, Trustee

Dan Smith, Trustee (*retired 11-10*)

Mark Stanalajczo (*appointed 11-10*)



# Northfield Township Comprehensive Community Survey

In the summer of 2010, Northfield Township began a comprehensive community survey of its residents. The survey is one important tool in obtaining the input of residents on many important issues facing our community. This input will assist the Township's elected and appointed officials as we begin the process of planning for the future of Northfield Township and the Whitmore Lake community. The responses provided will help guide the Township in the planning of land use and transportation, arts and culture, recreation and leisure activities, economic development, capital improvement expenditures, open space preservation, and other public policies in our Township.

A community survey was mailed to all Township taxpayers in the summer of 2010. Respondents had the option of returning the completed survey form to the Township Hall, or completing the survey online. A total of 368 people participated in the survey which concluded this past fall.

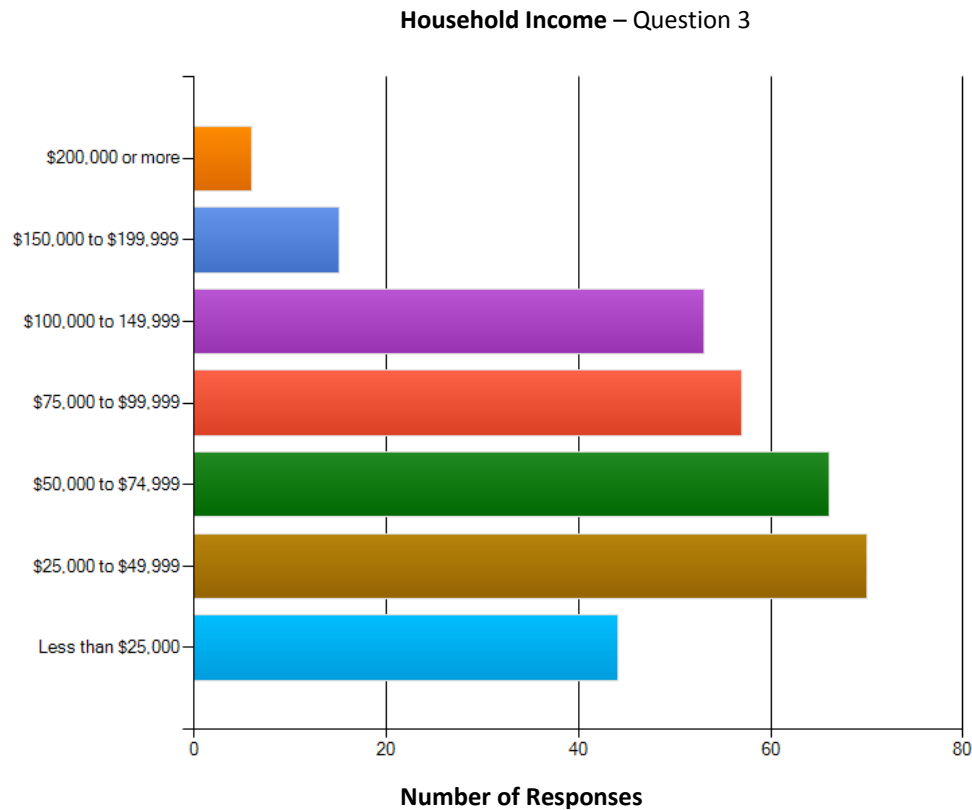
The survey included six (6) sub-topics of questions.

1. **Demographics** – (questions 1-21) inquired about age, gender, educational attainment, household income, employment status, residency, etc.
2. **Strengths & Weaknesses** – (questions 22-27) were primarily open-ended in nature asking respondents what they like best/least about Northfield Township, what are the most/least important issues facing Northfield Township, and what types of development would they like to see in the Township.
3. **Funding Options** – (questions 28-29) discussed possible millage options to gauge the community's support if pursued.
4. **Areas of Concern** – (questions 30-31) these opened ended questions asked respondents to list specific concerns that they felt should be addressed.
5. **Non-Resident Questions** - (questions 32-34) these were intended to get specific feedback from those respondents not currently residing in the Township about their perceptions of Northfield Township.
6. **Contact Information** – (question 35) respondents were asked to provide their contact information.

The following narrative supports the results of the resident survey. We have highlighted those questions that provide the most insight into the respondent's opinions. The full survey results can be found in Appendix C of this document. The Township elected and appointed officials will be taking these results / comments into consideration for future planning and policy guidance. It should be noted that the Township will use these results as a part of the current community Future Land Use (Master Plan) update.

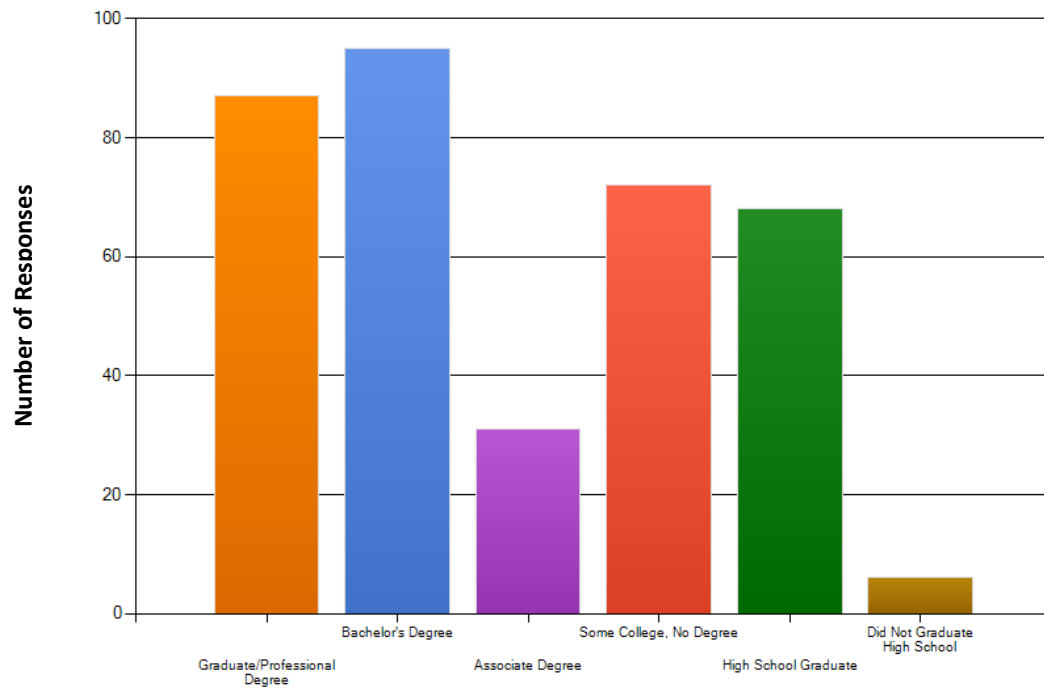
### ***Demographic Results***

Half (50%) of the total number of respondents were age 45 and older. Respondents were virtually equally divided between genders (52.7% (176) were male, 47.3% (158) were female). Approximately eighty-five percent (85.7%) of respondents had a household income of greater than \$25,000.



Approximately fifty percent (50.7%) had obtained a Bachelor's Degree or higher educational level, and fifty-nine percent (59.3%) had obtained an Associate's Degree or higher.

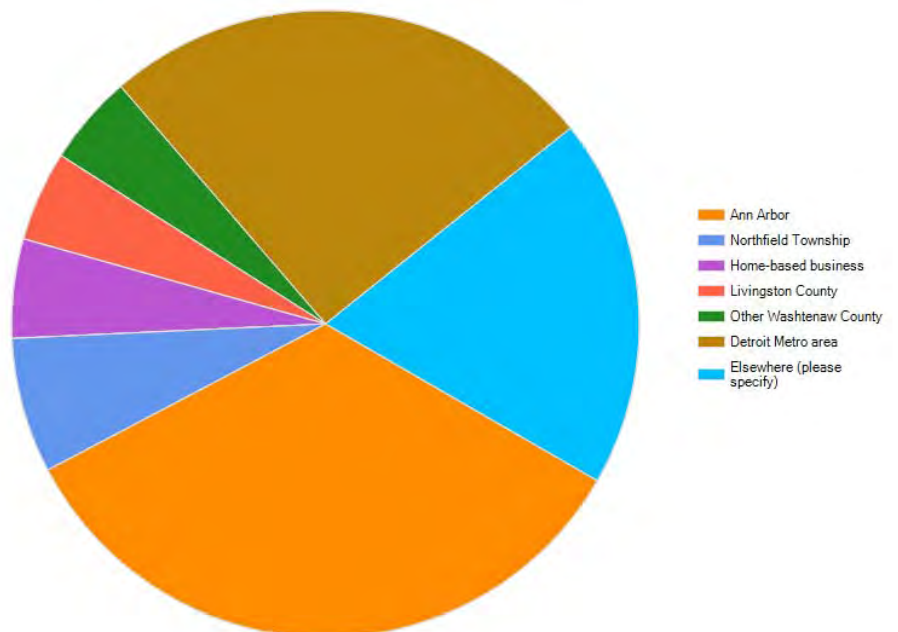
#### Educational Attainment – Question 4



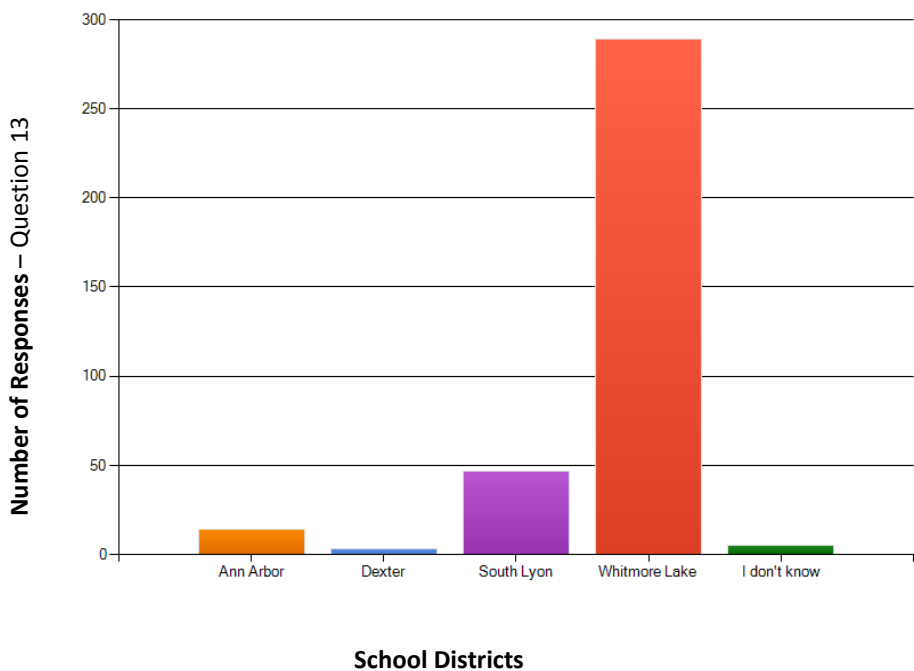
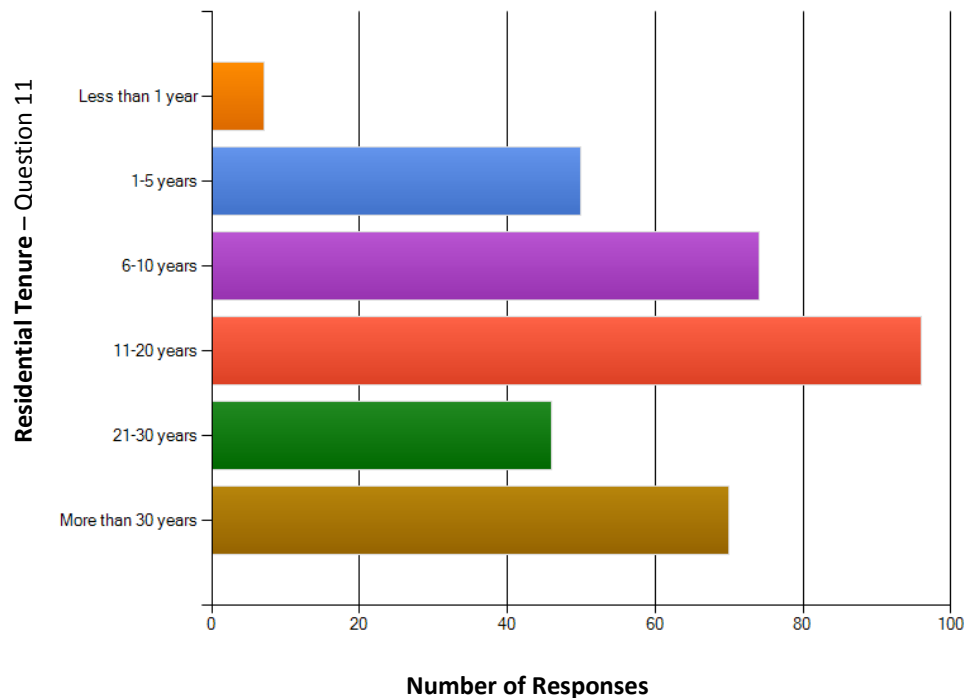
Of those that responded, over fifty (50%) are currently employed, and work primarily in the Ann Arbor and Detroit Metro areas.

#### Commute to Work – Question 6

The majority of respondents indicated that they are two (2) adult households. Nearly eighty percent (80%) of those that responded have two (2) or less children per household.



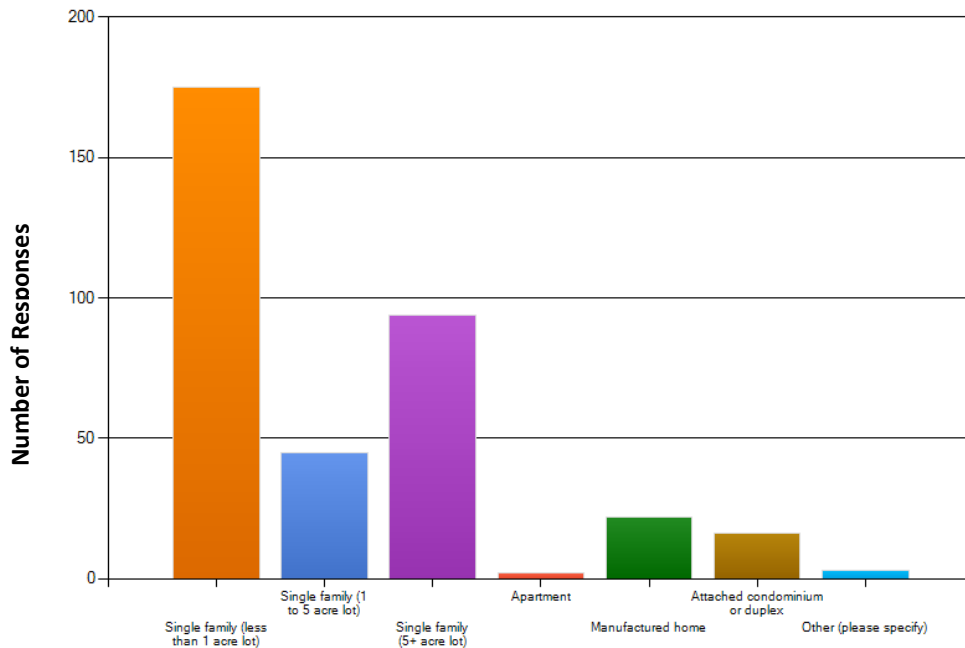
Sixty-one percent (61.8%) of respondents have been residents of the Township for more than eleven (11) years. Eighty-three percent (83.4%) indicate that they have been residents of the Township for six (6) or more years. Only sixteen percent (16.6%) provided that they have lived in the Township for five (5) years or less.



A vast majority of respondents reside in the Whitmore Lake School District (80.7%). Those respondents in the South Lyon School District made up thirteen percent (13%) of the total.



Nearly all of the respondents own residential (developed and/or undeveloped) property within the Township. Approximately half (49%) of respondents characterize their residence as single-family less than 1 acre lot; whereas, thirty-eight percent (38.9%) of respondents indicated that they reside on a property one (1) acre or greater in size.

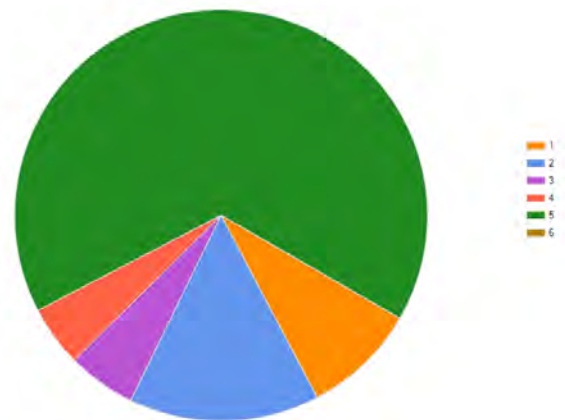


**Type of Residence – Question 14**

**Subarea Respondent Resides In – Question 16**

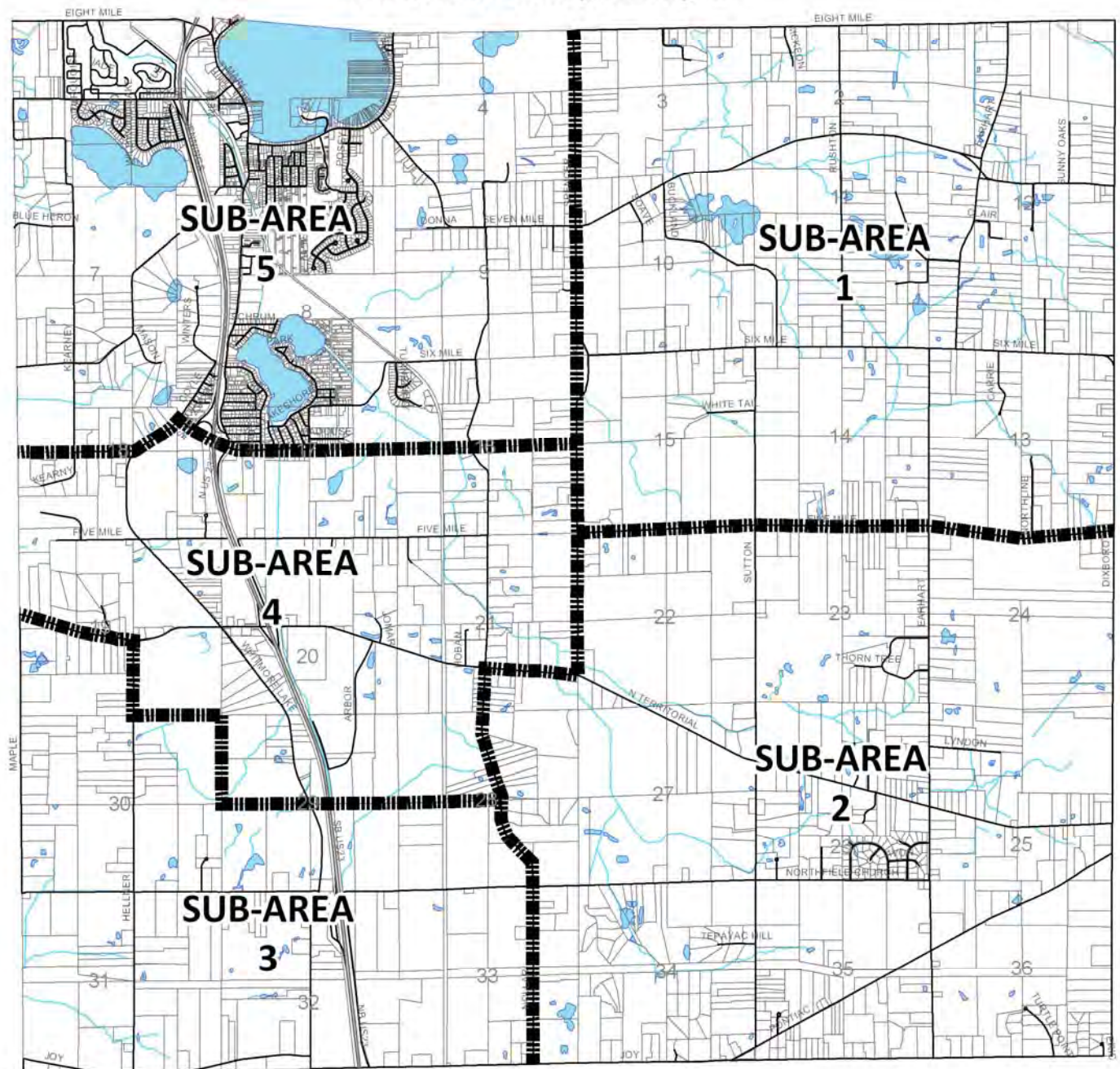
A majority (66%) of the respondents indicated that they reside in Sub Area 5 – Lakes Subarea. This supports the majority of respondents describing Whitmore Lake as the place they live (66.4%). As this is where the majority of the Township population resides.

As a comparison to the survey results, we found, based upon 2007 land use data obtained through Washtenaw County, that the total number of parcels within the Northfield Township is 4,126. Of the total, 2,472 parcels (60% of all parcels within the Township) are located within Sub Area 5 – Lakes Subarea. The table to the right shows that the respondents of each sub area are representative of their respective “populations”.



	% of Total Parcels	% of Respondents
1	11.5%	9.0%
2	16.2%	14.9
3	4.8%	5.4%
4	7.6%	4.8%
5	59.9%	66.0%
6	-	-
Total	100%	100%

**Northfield Township  
Washtenaw County, Michigan**



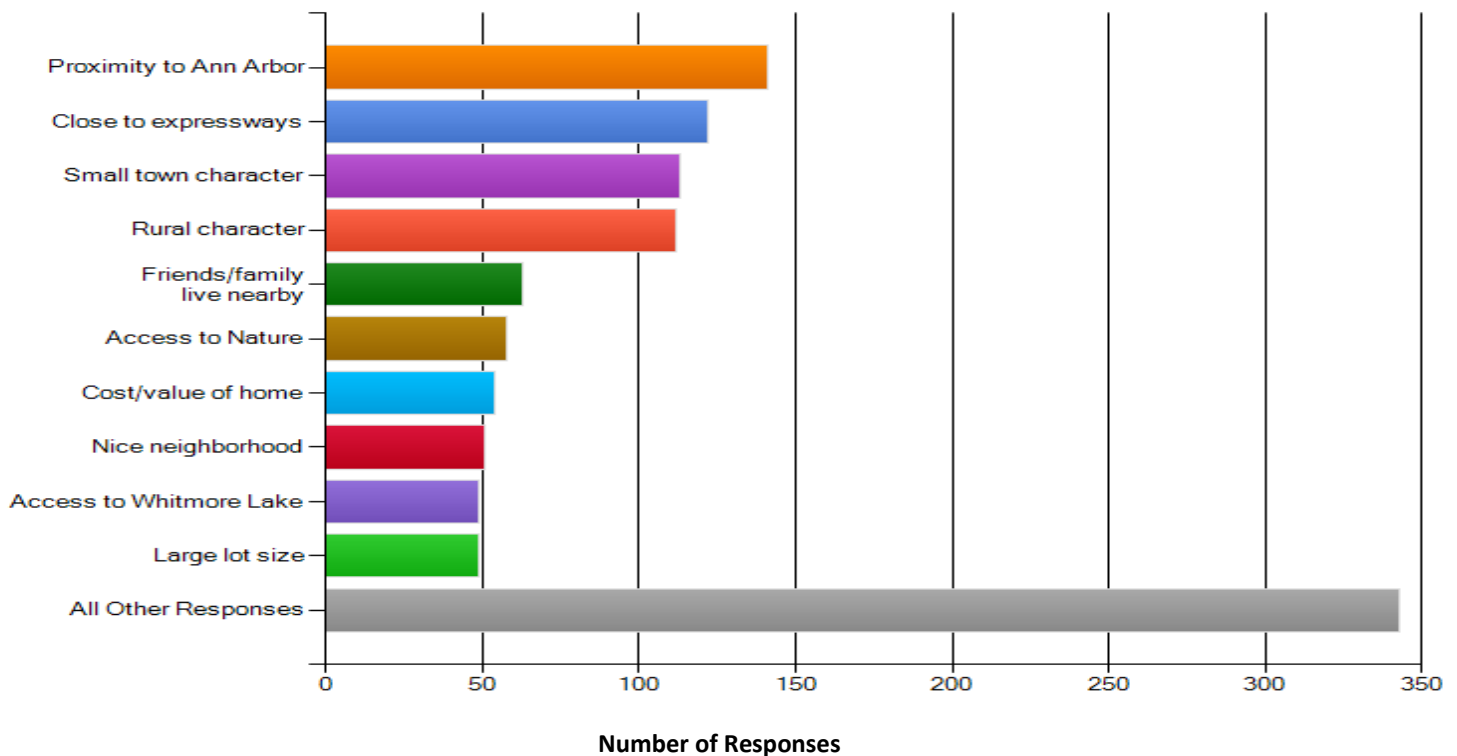
## Strengths & Weaknesses

### Best Features

Respondents were asked, *what are the three (3) best features of Northfield Township?* Thirty (30) varying responses were written in by respondents. The most popular answers included:

1. Proximity to Ann Arbor (39.1%)
2. Close to expressways (33.8%)
3. Small town character (33.3%)
4. Rural character (31.0%)
5. Friends/family live nearby (17.5%)
6. Access to nature (16.1%)

3 Best Features of Northfield Township – Question 22



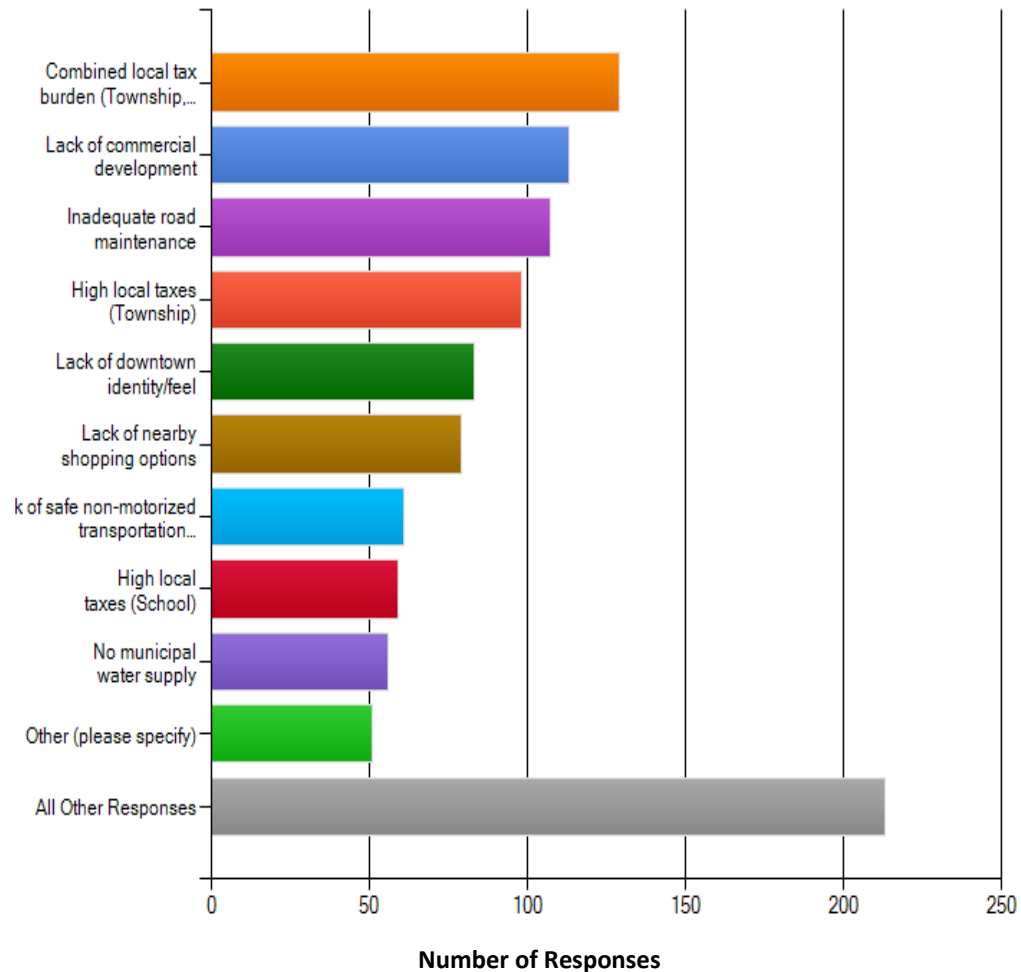
### Worst Features

Respondents were then asked, *what are the three (3) worst features of the Township?* Twenty-nine (29) varying responses were written in by respondents. The most popular answers included:

1. Combined local tax burden (Township, school, County, etc.) (35.5%)

2. Lack of commercial development (31.1%)
3. Inadequate road maintenance (29.5%)
4. High local taxes (Township) (27%)
5. Lack of downtown identity/feel (22.9%)
6. Lack of nearby shopping options (21.8%)

**3 Worst Features of Northfield Township – Question 23**



### *Most Important Issues Township Government*

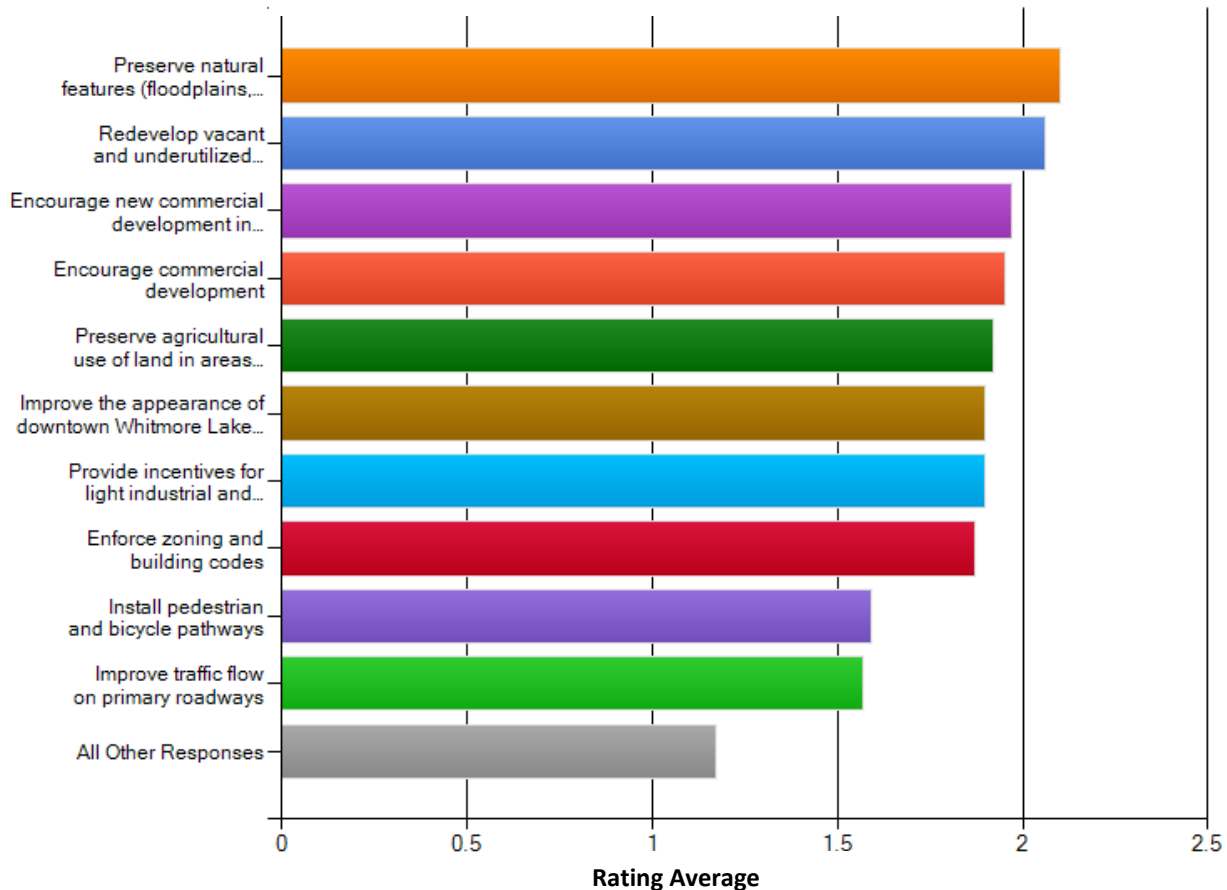
Respondents were asked to rank twenty (20) varying issues facing Northfield Township by importance. Five (5) ranking options were provided to respondents – Not important, somewhat important, important, very important or no opinion.

The following topics received the most very important responses:

1. Preserve natural features (42.6%)

2. Encourage commercial development (42.0%)
3. Redevelop vacant and underutilized commercial properties (41.0%)
4. Encourage new commercial development in Downtown Whitmore Lake (40.1%)

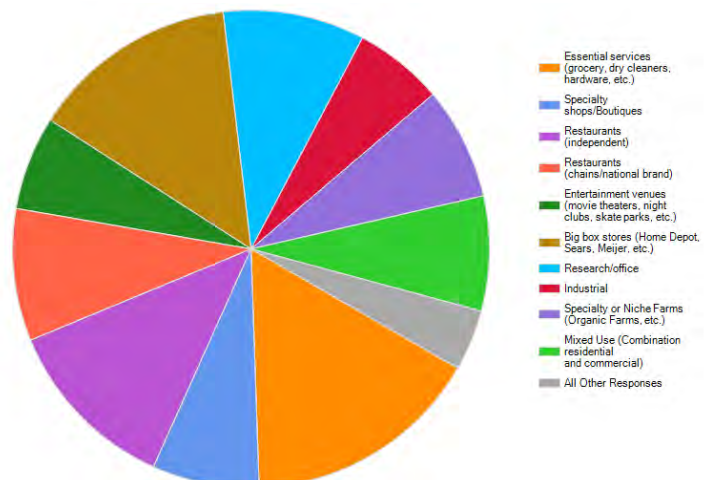
**Important Issues for Northfield Government – Question 24**



**Desired Commercial Development – Question 25**

### *Types of Desired Commercial Development*

Respondents were provided with twelve (12) commercial development options, and asked to check all of those types of commercial development that they thought Northfield Township could use more of. The results indicated that the most desirable commercial development types include:





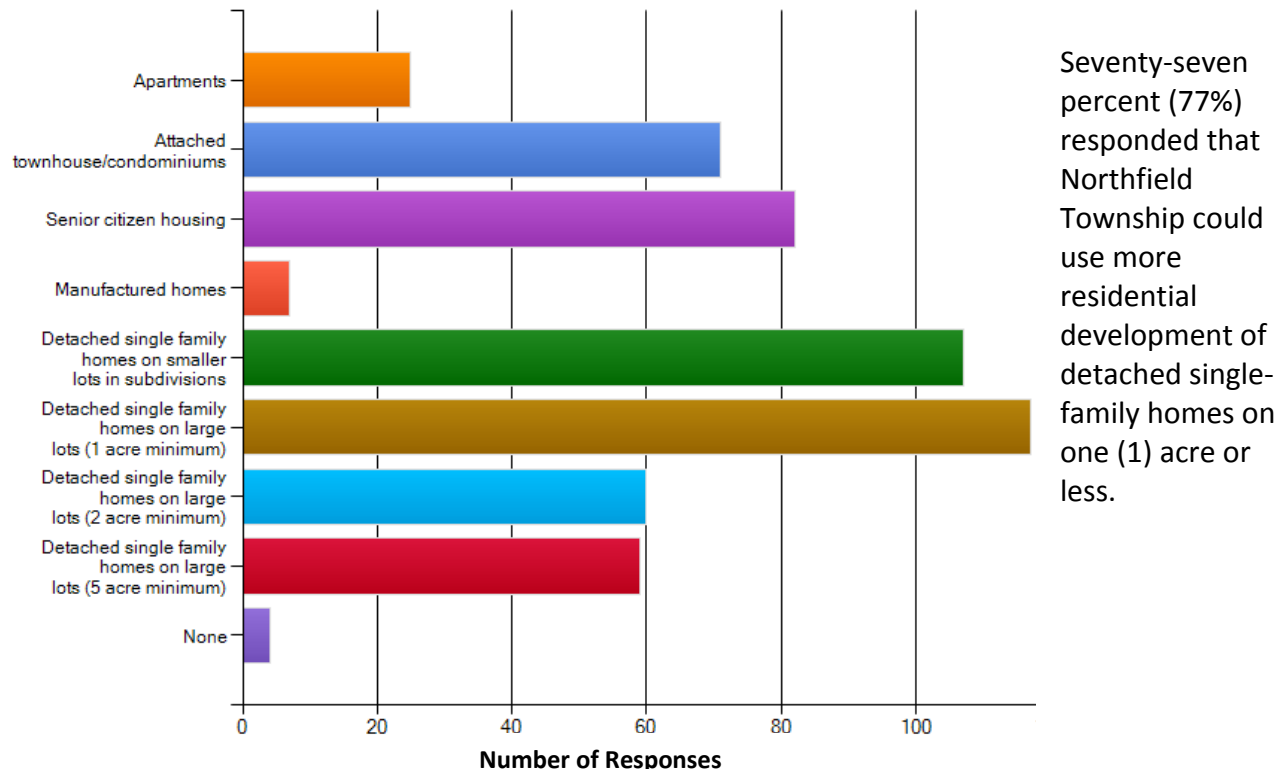
1. Essential Services (Grocery, dry cleaners, hardware, etc.) (218 responses)
2. Big Box Stores (Home Depot, Sears, Meijer's, etc.) (190 responses)
3. Restaurants (Independent) (163 responses)
4. Research/Office (130 responses)
5. Restaurants (chains/national brands) (121 responses)

#### *Types of Desired Residential Development*

Like the previous question, respondents were provided with nine (9) types of residential development, and asked to check all of the types of residential development they thought Northfield Township could use more of. The results indicated that the most desirable residential development options include:

1. Detached single-family homes on large lots (1 acre minimum) (40.3%)
2. Detached single-family homes on smaller lots in subdivisions (36.9%)
3. Senior citizen housing (28.3%)
4. Attached townhouse/condominium (24.5%)

**Desired Residential Development – Question 26**

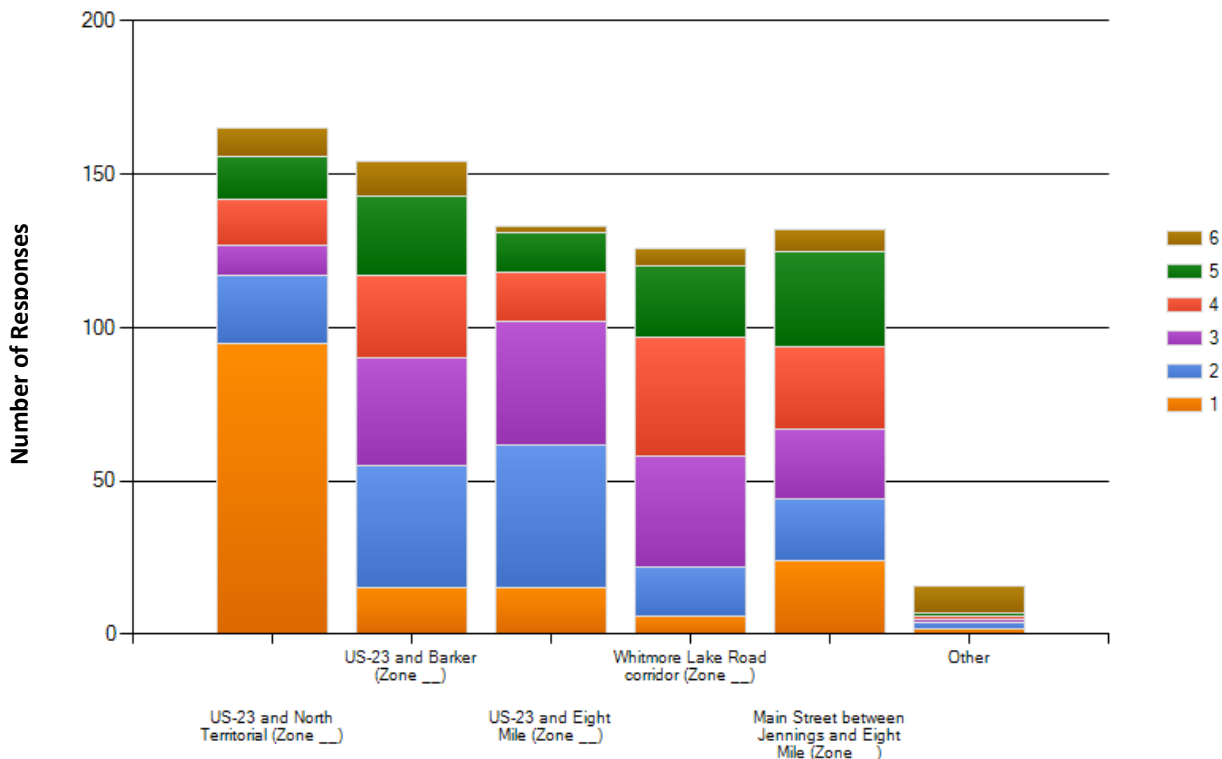


### *Prioritize Areas for Further Study /Policy Direction*

There are several areas of Northfield Township that because of their location, unique character, or development potential require special attention and policy direction. Respondents were asked to prioritize six (6) areas by ranking each from 1 (highest) to 6 (lowest). The results indicated that the following areas should take greatest priority:

1. U.S. 23 and North Territorial (95 respondents indicated this area was highest priority (1); and 22 respondents indicated this area was a high priority (2)).
2. U.S. 23 and Eight Mile (15 respondents indicated this area was the highest priority (1); 47 respondents indicated this area was a high priority (2); and 40 respondents indicated this area was a priority (3)).
3. U.S. 23 and Baker (15 respondents indicated this area was the highest priority (1); 40 respondents indicated this area was a high priority (2); and 35 respondents indicated this area was a priority (3)).

**Areas Needing Special Attention/Policy Direction – Question 27**

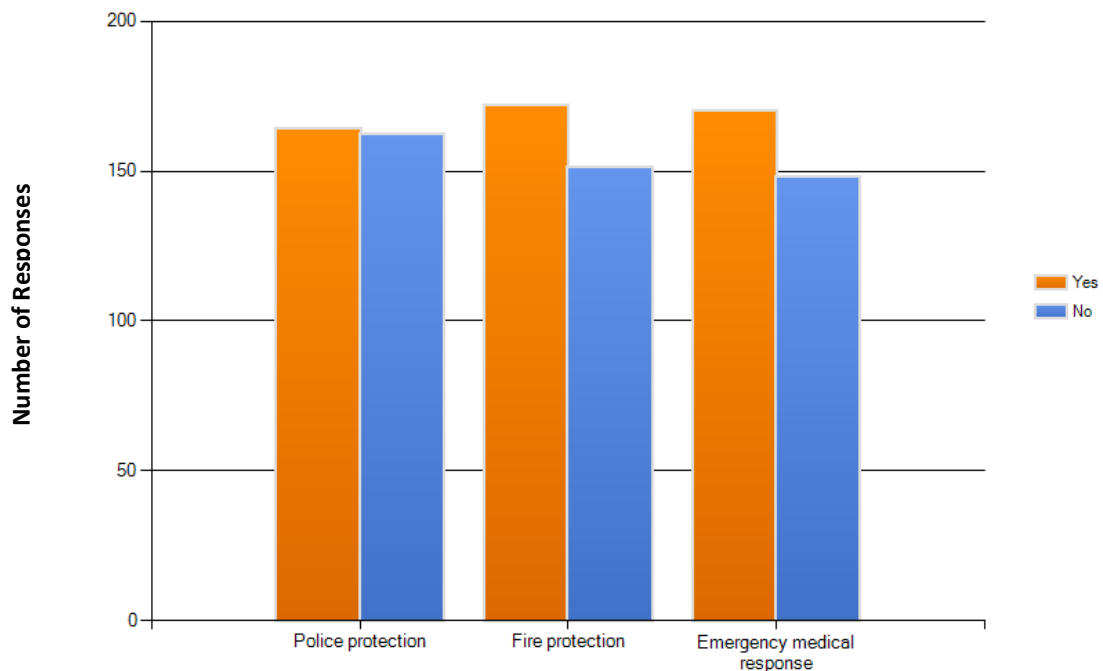


## ***Funding Options***

### *Essential Safety Services*

Respondents were asked if they would support or oppose additional millages for the purposes of police protection, fire protection and emergency medical response. Respondents were supportive of all of the essential services millages by a slim majority ranging from 53.5% for emergency medical response, 53.3% for fire protection, and 50.3% for police protection.

**Essential Safety Service Millage – Question 28**



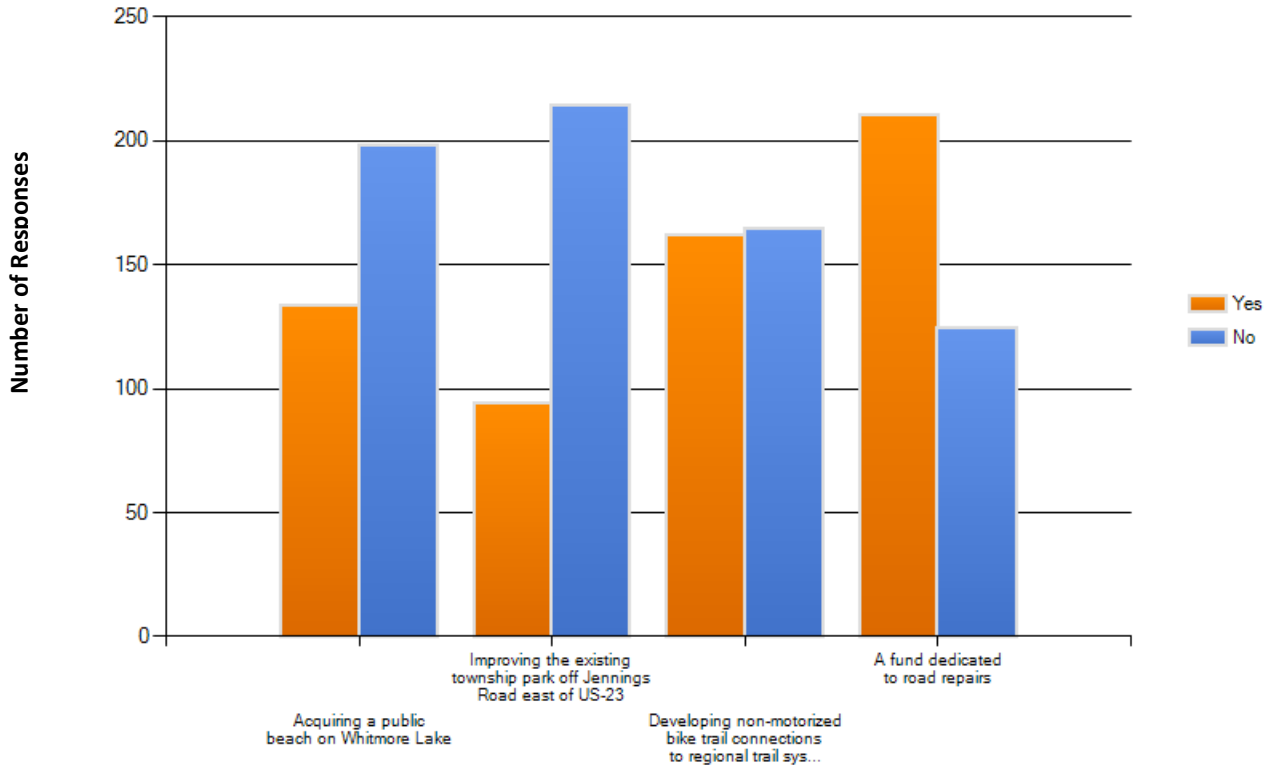
### *Recreation*

Respondents were asked if they would support or oppose a 0.25 mill tax increase for three (3) years if the funds went toward one (1) of four (4) recreational options. A fund dedicated to road repairs was the only option in this category that received a supportive majority of respondents (62.9%). Developing non-motorized bike trail connections to regional trail systems slimly missed a supportive majority at 49.7%.

Acquiring a public beach on Whitmore Lake (40.2% supportive votes), and improving the existing township park off Jennings Road east of U.S. 23 (30.5% supportive vote) were clearly less of a priority to respondents.



## Recreation Millage – Question 29



## Areas of Concern

In this section of the survey, respondents were given the opportunity to identify, in their own words; specific areas of concern within the Township that they feel should be addressed. One hundred seventy-eight (178) respondents provided comments ranging from tax rates, condition of roads, essential services, beautification of downtown area, preservation of natural features/rural areas, bike paths, code enforcements, etc.

After review, we found that the majority of comments were related to the following topics:

- Roads
- Taxes
- Downtown
- Recreation for adults and kids
- Infrastructure needs or problems
- Speed enforcement
- Code enforcement
- Lack of identity / community pride
- Polarized views on issue of lot size
- Property values

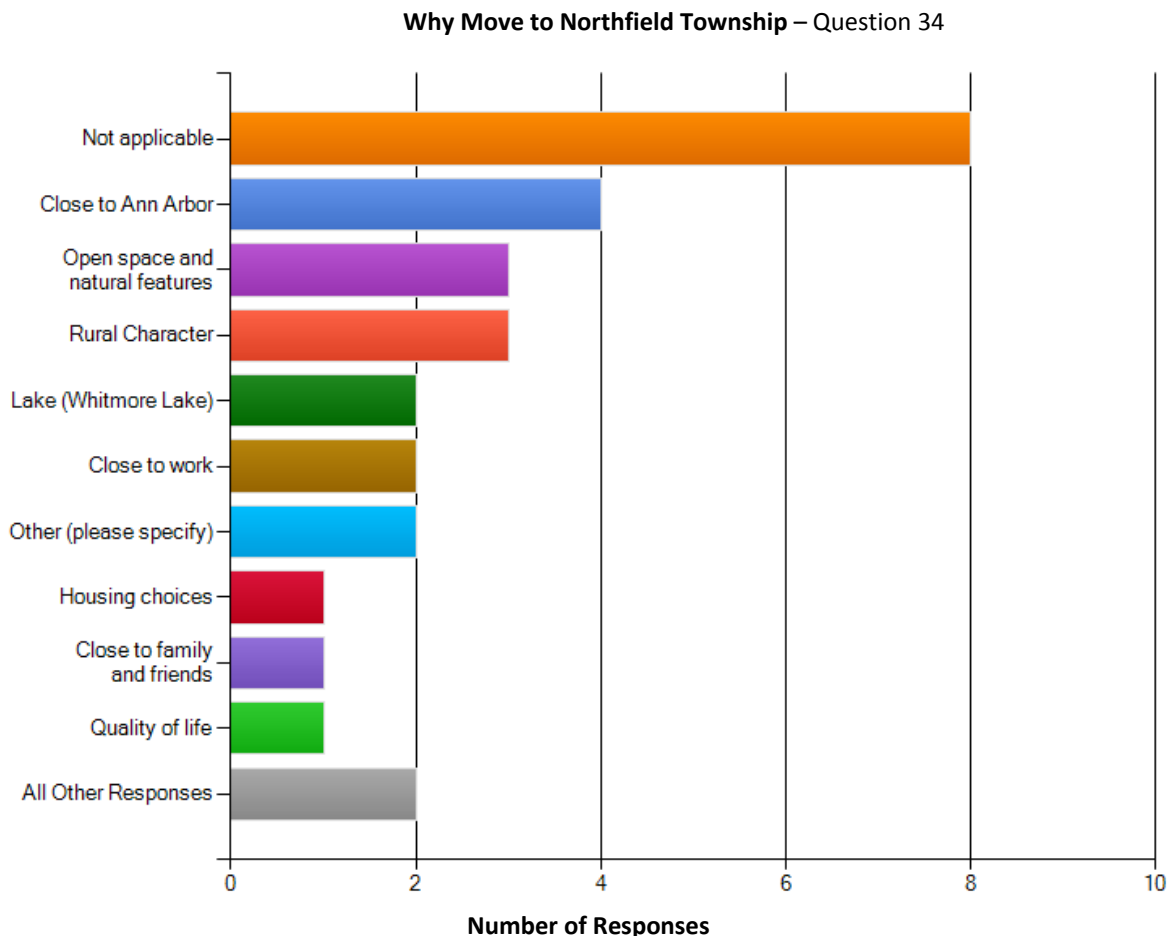
All of the comments submitted are found in Appendix A.

## Non-Resident Questions

This survey was sent to all Township taxpayers, and therefore, there was potential for non-resident respondents. Twenty (20) non-resident respondents indicated by a fifty-five percent (55%) majority that they were not interested in moving to Northfield Township.

When asked *why are you planning on moving to Northfield Township?* non-resident respondents indicated the following reasons:

1. Not applicable (47.1%)
2. Close to Ann Arbor (23.5%)
3. Open space and natural features (17.6%)
4. Rural character (17.6%)



## Contact Information

Forty-six (46) respondents provided contact information because of interest in additional information regarding Northfield Township,

becoming a community volunteer, or speaking with someone regarding issues facing the Township.

## ***Conclusions and Findings***

While the results of the survey provide a far reaching picture of the desires of the community, the following elements stand out due to their overwhelming response rates.

- The vast majority of respondents have at least some college course work completed with 59.3% have an Associate's Degree or higher. The respondents are well-educated.
- Most residents commute to work outside of Northfield Township. Northfield Township is primarily a "bedroom community".
- Most respondents have lived in the community for over eleven (11) years. Northfield is not a transitory community.
- The vast majority of those who responded live in a single-family detached home, and the majority of the population resides in sub area 5 of the Township.
- Proximity to Ann Arbor, as well as U.S. 23 were noted as particular strengths for Northfield Township.
- The combined tax burden, as well as the lack of commercial development were noted as particular weaknesses.
- There were a number of "important issues" for Township Government many of which involve the encouragement of new commercial and industrial development within the Township. The preservation of natural features and agricultural lands were also significant in their response rates.
- Seventy-seven percent (77%) responded that the Township could use more residential development of detached single-family homes on one (1) acre or less.
- U.S. 23 and North Territorial were noted as the area of the Township needing special attention and policy direction.
- Public safety (Police, Fire, Emergency Medical) receive a majority response where asked about possible millage support.

## **Appendix A – Survey Comments**

## QUESTION #6

If you are employed, where do you work?

Lansing	Novi
Plymouth	Milan
Bingham Farms	Wayne County
illinois	Warren
Wayne Co	Toledo, OH
Oakland County	Wels Fargo-Tump AZ
Grass Lake	Canton, MI
Ypsilanti	Oakland Co
n/a	Wixom, Mi
Plymouth	Dexter
Plymouth	Dexter
Toronto, Ontario	Plymouth MI
South Lyon	All over carpenter
Livonia	Ypsilanti
Canton, MI	Jackson
In Michigan	Ypsilanti
Oakland County	Dexter
Ann Arbor TWP	Wayne County
Flint	Ann Arbor and Northfield part time
Canton, MI	All over – Carpenter
Livonia	

**#20**

**When asked where you live, how do you typically respond?**

Depends who asks me. 1) Ann Arbor if outside Ann Arbor area. 2) Whitmore Lake if in Ann Arbor area

Detroit

Either Northfield Twp. or Ann Arbor or S. E. Michigan

Canton

Brighton

Brighton

North of Ann Arbor

Billboard Alley

Between Whitmore Lake and Ann Arbor

Plymouth

Brighton

North of Ann Arbor and South of Brighton, unless I know that the person will know where Whitmore Lake is, then I tell them Whitmore Lake

Mailing address is South Lyon but actually live in Washtenaw County Northfield Twp.

Whitmore Lake and Ann Arbor

Green Oak

North of Ann Arbor

Milford-Commerce

Whitmore Lake first Northfield later in the conversation

**22. What are the 3 best features of Northfield Township?**

Live here all of my life

Near work

Proximity to horseshoe lake

Library staff and program

The library

Wildwood lake

Wonderful library, services and staff

Living on the lake

Close to U of M hospital

Live on lake

My home

Able to walk, bike & shop locally

Proximity to relatives

Opportunity to move to country and live on average

Live on water edge of Whitmore Lake

Proximity to hospitals

Living on Whitmore Lake

Friendly small library

Medical Services

The library

Comfortable nice place

Relative proximity to many aspects of my life

No Neighbors

This area could be another Barton Hills instead of Ecorse with a little forethought.

Access to top of schools

Library



### 23. What are the 3 worst features of Northfield Township?

Need public waterfront park

Constant power outages

No sewer available in our area

No growth

No cable tv/internet

NORTHFIELD NEIGHBORS

No public beach on Whitmore Lake

Lack of new, 7 Mile rail road crossing

Lack of development in areas. it makes sense  
(US 23 corridor) (revenue need to reduce taxes)

Threat of residential development/change of  
land use

Lack of residential development and economic  
development and foresight

Lots of unsupervised minors out

Too many billboards

No Public beach on Whitmore Lake

Restriction of residential lot size to 5 acre  
minimum. also, lack of city water

Cars speeding in residential areas

Crimes break in's

Everything concentrated on Whitmore Lake and  
already congested

Too many vacant buildings on No Territorial. US  
23/N. Territorial exchange!!!

Sweeping the streets would really improve the  
downtown. Looks dirty! (A real shame when

flowers and landscaping are doing so much to  
improve)

Blight, Blight and Blight, lack of community  
pride in regards to appearances

Lack of Police presence to enforce speeding on  
dirt roads

Voluntary Fire Dept. and insufficient Police  
patrol in our neighborhood.

Too much traffic on 7 Mile Rd. and too many  
barking dogs.

People coming off the expressway and not  
slowing down.

No Dark Skies Ordinance

Homes have lost value. No salability if gone.  
People don't want to buy here due to low  
values of property. Bad water and for some  
reason, perceived bad schools. School system is  
not bad. We were happy with the schools when  
our son went through.

No Wi-Fi. No natural gas

Property tax assessment on sale of homes

Lack of proactive ordinance enforcement

Clean up/develop downtown Whitmore Lake

Lack of full time fire dept

Fractured political environment leads to  
frequent strategic shifts/costs.

Whitmore lake school

No high speed internet

Taxes taxes taxes

### **23. What are the 3 worst features of Northfield Township?**

Development restrictions

No access to natural gas

Inability to sell part of my 5 acres

Homes allowed to fall into disrepair many should be condemned.

Northfield Neighbors

Lack of public beach

Lack of public beach/ lake access

No Public Beach Whitmore Lake

Lack of public access to Whitmore Lake

Lack of people keeping their own property cleaned up

Lack of keeping property maintained

Public access/swimming to Whitmore Lake  
(beach, etc.)

Miss old hardware store for example

No public beach, swimming access to Whitmore Lake

NORTHFIELD NEIGHBORS

**25. What types of commercial development could Northfield Township use more of? Check all that apply.**

Would like a Walmart Super Store

We need a Meijer store for a all around shopping

We need a Meijer store for a all around shopping

Meijer it isn't approved?

Computer sales and service

Parking in downtown is first priority. Don't sell old fine Bldg-tear it down to increase parking. So when essential services move in people have easy access to go in and out.!!!

Create identity for Whitmore Lake downtown then community development to flow into identity

Light industrial/manufacturing

Develop the downtown area where people are

Recreation facilities

Meijer or a real grocery chain. our two choices in Whitmore sell quality at insanly high prices

Retirement/Assisted living facility, hospital, private school, hunt club, camp

Residential 1+ Acre sub

Satellite community colleges (close proximity to health systems in AA, research in AA)

Small and rural is why I moved here 20 years ago! Let's keep it.

Teens need someplace to go. It would be nice to have things to walk to.

Bed & Breakfast, Garden Center/Nursery

Use up the empty properties first.

Hockey club winter on lake. Stable for horse riding. "Family" pool hall -soda shop. Driving school. Sailboat school and sales

Theme park, Airport

We need commercial development to reduce the residential tax base

Ag/research/grants

Youth appropriate/teen hang outs

Anything that reduces taxes

Light industrial

Hardware

Menards

Some business development

MENARDS

**27. There are several areas of Northfield Township that because of their location, unique character, or development potential require special attention and policy direction. Please prioritize the areas, identified on the map above, that you feel need further study and policy direction? Use priority numbers 1 (highest), 2, 3, 4, 5, 6 (lowest).**

Improve existing locations and .....

All areas listed #1 priority

7 Mile road extension to Main Street

US23 and 8 Mile Rd priority #1 also

Main Street between E. Shore and Six Mile. Six Mile between Main St. and Whitmore Lake Rd. Fix pavement at all railroad crossings.

US23 and 8 Mile Rd priority #2 also. Main and Jennings, 8 Mile also #4

W. Six Mile and Whitmore Lake Rd

Whitmore Lake corridor also #1, Main and Jennings also #4

US23 and 8 Mile Rd priority #6 also Main Street 8 Mile also #5

All areas listed #5 priorities

7 Mile rail road crossing relocate traffic singla at Main and East Shore to Main and 7 Mile

Main Street and Jennings also #1

So special attention or policy direction on any of the areas listed.

Whitmore Lake Rd/Main. 7 & 8 Mile (create a downtown destination)

Whitmore Lake corridor also #2

East Shore Dr.

US23 and Barker #6 priority also. Main & Jennings #4 also

I really don't know

US23 and 8 Mile Rd priority #2 also

All the light at US-23 and in Whitmore have the worst timing

US23 and Barker, US23 and 8 Mile #2 priority also

Whatever it takes to lower taxes-makes jobs

US23 and 6 Mile Rd. #1 also Main St and Jennings and Whitmore Lake corridor

Need to welcome visitor-how about some new sings?

Nollar Road (North to South)

Express way on ramp at Barker Rd needs to be longer

US23 and Barker, US23 and 8 Mile #3 priority also Whitmore Lake corridor

I tried to understand this-your areas all seem to be in the same zone?

US23 and Barker, US23 and 8 Mile #3 priority also

By high school build 1+ acre house development across street

All areas

East shore road repair

Uncertain of all of them

**27. There are several areas of Northfield Township that because of their location, unique character, or development potential require special attention and policy direction. Please prioritize the areas, identified on the map above, that you feel need further study and policy direction? Use priority numbers 1 (highest), 2, 3, 4, 5, 6 (lowest).**

Have old US 23/Whitmore Lake Rd connected in a straight shot above 6 Mile to 8 Mile to by pass downtown Whitmore Lake on the west side of the US 23

US23/Barker, Whitmore Lake corridor and US23/8Mile all #6

Whitmore Lake corridor #1, US23/8 Mile also Main St #2

Whitmore Lake corridor also #2, Main Street also #3

US23/Barker #1 and Whitmore Lake corridor #6

US23/ Eight Mile also #1 priority

Whitmore Lake corridor and Main Street both #4 priority too

US23/ Eight Mile also #1 priority

Main Street also #3 priorities

US23/Baker,US23/Eight Mile, WL Rd, Main St all #1 priority

US23/Baker,US23/Eight Mile, WL Rd, Main St all #6 priority

All items listed are #2 priorities

US23/Baker and US23/Eight Mile also #1 priority

Main Street, Whitmore Lake Rd #2 priority

Whitmore Lake corridor likewise #1 highest

Meijer, Holiday Inn, old Twp. Hall, what happened? Make sure Main Street is more welcome to new store owners.

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

Roads are inadequate for the amount of traffic on Whitmore Lake Road and Main Street. When there is an accident on US 23, you can't move because of traffic.

On Barker Road between North and Main, Kids ride their bikes in the road not looking. And cut down branches to stop all the power outages plus upgrade existing power grids so we don't lose power.

Would like to see another retail district and additional way to get through downtown perhaps expand west toward US-23

1) Drainage along Whitmore Lake road, especially by the Christian school. 2) Signs for deer.

Dirt road in terrible condition and are not graded often enough. I have already had car repairs as a result of huge holes in the road to my house (Lincoln + Ash)

Generally road repairs are good. Governance appears ineffective. Focus should be on developing core assets like nature, proximities (to Ann Arbor, North, highways) and especially an improving school system.

Be ready if/when railroad abandons the line running through the township. It is a perfect route to connect Ann Arbor area bike trails north to the Lakelands trail east trailhead in Hamburg Township (at Hamburg road in the old village)

The road is dirt. Could something be done to make it better? We also have people who use it as a race track.

Township contract for trash collection (one provider)

Lack of consistent power. While I understand it is not the township direct responsibility to provide power, they should do all in their power to hold DTE accountable.

We need lower taxes

We need lower taxes. We need more commercial to help pay taxes.

Roads to repair, taxes too high, open ditches are unsightly and hard to maintain. Sometimes the water stinks

The water drainage from Horse Shoe Lake is very bad, floods all of the time. Power goes out too often. 6 Mile Road is terrible to Lakeshore Dr.

Extend 7 Mile Road to Main Street.

We must keep taking after towns like Plymouth & Northville. The township must be presentable to those that live here and those who visit. It doesn't cost a lot to force property owners, residents, and commercial to keep grass cut, weeds cut, eye sore fixed, and take action.

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

Sewer system should be available to all residents!

The roads are in great need of repair. Our road is lower than our property. Thus after any rainfall the road is full of huge pot holes.

We need more essential services. Working it out as Meier could be in the area would be nice. Did settle for a chain grocery store, local hardware etc.

Need to bring in more commercial/industrial development. The identity and character of Northfield TWP can be retained and even enhanced by utilizing tax income obtained from new commercial and industrial development.

Not enough job opportunities for young adults

Barker Rd. on ramp to US23 is a death trap. It needs to be lengthened like N. Territorial south ramp.

There is a reputation that our high tax revenues have not been wisely administered in the past.

Road repair on E. Shore, also raise speed limit. Need a good public park and beach to Whitmore Lake

Maintain or lower taxes. Use as much of the DDA funds as possible.

I don't believe we need additional housing, many homes are empty and cheap! Also, no low cost housing! There are plenty of mobile homes empty, empty lots and that's where much of W.L crime comes from. No more low cost housing is needed or wanted

The most important topic to us would be installing a municipal water supply first and foremost. Second is adding a public beach to Whitmore Lake and third adding sidewalks around the lake area.

Repair East Shore Dr. between Main and Walnut including sidewalks

I am not sure who has jurisdiction over the lake but it seems like there is a lack of enforcement or lack of rules. Non-conforming docks, a dozen boats at one lot, non-conforming construction sheds and buildings, odd parking arrangements. Where is the code enforcement? Unregulated rentals are another problem. Need annual inspections of rentals.

Roads need repair. we need another paved north south roadway. Bike path needed on 7 Mile Rd. DANGEROUS WITH ALL THE BIKE RIDERS!!

Ramp to US23 at W. Old US23 (by Griffith vet.) and the stop sign for northbound traffic. Not clear enough for N. bound, possible danger zone.

We are concerned the large lot sizes will be reduced and we'll be just another Livonia/Novi/Brighton.

The development potential of downtown Whitmore Lake bounded by Main St, Barker and 8 Mile.

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

Enforcement of (No Trucks) down Nollar Rd. The gravel trucks use this road on a daily basis at ridiculous speeds. I personally had one almost hit me head on. They take up the entire road without regard for the curves

Replace sign and enforce no parking on East Shore fire and safety crossing issue.

Horseshoe Lake flooding (Spring). The one weir form Horseshoe Lake to be maintained (cleaned, cleared) for proper flow (only outflow of f this lake). Upgrading on bridge (currently not in use) on Schrum Rd. in the Schrum subdivision.

I would not want to see a commuter train stop.

Is there any progress on the 7 Mile extension? It would be very beneficial to at least extend it to Main Street? It would ease traffic on E. Shore and create access to potential parkland.

Downtown Whitmore Lake is so drab looking. How about some nice pastel color on the front of the buildings downtown. Their ugly brown color does nothing to invite anyone to move or want to feel comfortable living here. Color is very important to our mental health. It does a lot to lift our moral and make us want to patronage these establishments.

Disaster preparedness: Public notices or signage designating chain of command such as fire or police to coordinate relief services with organization action owning mobile units, kitchen, laundry mart, showers, dispatching, public training schedule to upgrade ham operations (radio)

Water does not drain from roads into ditches due to growth and road grading causing ruts in the road after heavy rains

This is the 5th year of economic recession. Studies and additional regulations will only deter growth. Word on the street is you're wasting your time to locate in Northfield Township.

Traffic jams on US-23, need another lane and that should be funded through the state and federal government not the local Northfield Township.

1) 6 Mile Rd coupled with Nollar Rd (Stretch from 6 Mile to 7 Mile) gets heavy use-need paving not grading. Please put it on roster for improvement. 2) No adequate parking downtown-skip selling old Bldg. Tear it down! Make a parking lot.

Spending stop until we are solvent again

When are township officials going to reduce their income instead of raising taxes for parks? You wasted money on the Tajamahal not stick us with more!

Widen tax base to lower taxes. Encourage development along parts of US-23 corridors, while keeping rural feel in outlying areas



**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

1 certain property on the Main St. which distracts from condition of majority.

City water

I think the taxes are high for the service provided. Would like to see more funding going to support the schools.

My family and neighbors are very concerned about commercial and residential development in the township. The charm and draw of this area is its openness, farm land and undeveloped open spaces-if much change occurred, we would consider moving from the area.

Dog control-need for more stringent control on the number of dogs and addressing barking dogs.

Water quality monitoring in Whitmore Lake. Publish data on results. Policies that preserve long term lake health are key.

Would like to see the Meijer store go in near N. Territorial and Whitmore Lake Rd.

Allow residential development, do not participate in the Ann Arbor Green Belt program; residential development will lead to commercial development and more ...in the Whitmore Lake school system. We need to expand our tax base. The taxes are way too high for the few. Services we receive.

Clean up trash at site of burned home on Joy Rd.

Let development pay to the improvement not the residents

Rental property-restrictions on where home owners can rent and policies as to whom they can rent to. Also more police patrol

I live in Northfield estate and I am now completely happy living in Whitmore Lake except not having public lake across and no town square area. Also, people need to learn to watch their minor teenage children better. Curfews met!

Clean up and enforce township rules regarding billboards! Have old one taken down and clean up the sky! We are billboard alley and it's tacky

Roads, traffic lights, and overall look of Whitmore need tons of work. Whitmore Lake market and Polly's are dumps and way to overpriced. They need some competition.

Lower taxes

Drinking water in Northfield estates mobile home park

Condition of Six Mile Rd and lack of repair between U.S and Nollar Rd.

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

The Barker Rd entrance ramp to S.23 is way too short! You can't see oncoming traffic or be seen until you are in it.

The time sequence of the main/east Shore light is stupid. It impedes traffic flow

We need no bike paths; we need the roads fixed correctly before any bike path goes in roads like Main St. just past police station to Six Mile

Increase tax base, get big business here, Meijer's etc. Make decisions wiser regarding growth and avoid more lawsuits that tax payers end up paying for!!!

Lack of nice downtown area!

Roads are in terrible condition and traffic lights do not flow efficiently.

City water and sewer service

When I come off from Pine Dr., you can't see traffic coming from the left because the Senior Center parks their vans/cars on side of road.

Lower taxes. Use the money you have taken from us/citizens better and more creatively.

Set up police to catch speeders on 6 Mile, especially early morning and afternoons/early evening.

Thank you for fixing East Shore Drive at Main Street. It was very bad and full of pot holes.

Taxes are way too high for what my house is really worth.

Road right of way maintenance-mowing, tree/shrub removed for better visibility, road drainage.

The N. Territorial US 23 interchange needs to be improved. It is the worst interchange from Ann Arbor to M 59. Traffic is frequently backed up East and West on Territorial

Improving its reputation-improving maintenance ( Cut grass, sweep streets, downtown lighting etc)  
Improve sidewalks to and from building, school etc. Regular maintenance is a cheap improvement.

In thinking about improvement to our town, I think of Ludington. Ludington has what is called the "Ludington Loop" It is just a long walking path that takes you by the water and through a small part of town. Having somewhere to walk in town, while grabbing an ice cream or coffee, would encourage people to spend time there and increase spending. I, for one, am always looking for something simple to do that is economical! Including a park in town would also be a nice addition.

US 23/ N. Territorial Rd is an embarrassment to our township! A left turn light to turn onto US 23 N and S would ease so much congestion (Obviously, a "No Turn on Red" temporary light would be needed for E

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

and W bound traffic..too many idiots) why are there "no turn on red" signs posted on the off ramps of 23 when they are never enforced? a good way for the police department to generate some revenue eh?

Taxes, Taxes, Taxes are too high, not competitive with other townships, Ex: Salem Twp

There are too many low income residences in the township-we need to bring in a higher income sub-no more trailers and small houses

Zone 5, yes Beautification of downtown area, trees, lamp posts, flowers, murals Blight enforcement (Commercial and residential)

With the relaxing of speed limits, i am concerned about some speeders using our in town road. Let's protect the wild animals-they were here first.

Fixing patch of road on East Shore Dr. near Main St.

Lake Shore Dr. from Main St. to 7 Mile-> Sad! 1) Needs resurfacing. 2) Need a safe, clean, identified sidewalk

Walk from town down Baker to school, on north side, especially under bridge

Blight, junk stored outside of homes, the general look of run-down neighborhoods

Preserving wetlands, forest, and farmland. Concentrate development in the US23 Corridor and Whitmore Lake (commercial and additional cluster housing).

Conditions on roadways and schools.

Preserve rural feel. The speed limit, 55 MPH on Six Mile Rd. is excessive and dangerous. Seven Mile is paved and the speed limit it only 50 MPH. Both Northfield Twp and Washtenaw Road Commission need to consider lowering the Six Mile speed limit.

Downtown shops looking better. Snow removal terrible. Looks awful. Downtown businesses need different type of shops for pedestrian traffic. Also no parking available.

Preserving our country rural atmosphere. Barking dog ordinance tougher than what it is. Halting development both commercial and residential.

Condition and quality of streets. East Shore and others.

Town area should be more townie. Rural area should stay rural. A good way to get from Jennings Rd Park to the library and Polly's areas. Keep the fast traffic off the expressway away from the residential areas.

In the rural areas there is a definite need for upkeep of the rural ditches.

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

We moved her for the small town. Stop trying to turn it into a big town. Stay with current five acre minimum.

Dark Skies are why we moved to Northfield Twp. Dark roads are also safer for drivers because we do not have to have our eyes readjusting from the dark to the light to dark.

Low property values. Such a big mix of houses in the area property values don't represent the area. For some reason many people especially in Ann Arbor have a very untrue perception that Whitmore Lake has bad schools. Not true. And that effects property values greatly. Perception needs to change.

No Wi-Fi. No cable TV.

East Shore Drive Road repairs by Main Street.

Preserving flood plains from N. Territorial to 9 Mile and protecting the water that runs into those flood plains from contaminants from industry and excess use of ground water. No manufactured homes. Commercial development in downtown area should be environmentally friendly. Regarding providing more affordable housing, at what cost to land use and density? More community support for seniors or target groups first before providing housing.

The roads in my neighborhood are in dire need of resurfacing

East Shore Drive in extremely bad repair

1) Lack of enforcement of specified association rules and regulations by the association, but by local law enforcement.

2) Too many transient residents (Temporary residents)

Parking of vehicles across sidewalks is only \$15.00 fine this should be increased to be in line with ADA standards.

Allow public lake access for Atler construction wonder property for people in adjacent subdivision.

Vegetation growth on shoulder of roads removed. Bridges modernized providing a turnaround lane. Trim dead wood overhanging the roads.

Snow plowing-lack of

Extreme lack of any shopping leading in downtown area

6 mile road

Road improvement, specifically running/walking/bike trails

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

North Territorial US 23 growth for traffic flow. Also, big box stores. e.i. Meijer

This township will not survive unless there is some services commercial development soon! we were promised a Meijer Store. Where is it? Do what you need to do to get something going.

The school! safe way to walk up town= spend money

Parallel road system for when 23 is blocked. East-West corridor other than Territorial Rd.

The township government is notorious for being opaque, stubborn, and resistant to change. Although they can be on occasion friendly to deal with. The "Downtown" area is the best of Whitmore Lake and should be helped in any way possible

Northfield Twp is run down in all areas. A lake community should be exploding with activity and this one is not. The store fronts and downtown feel is old and out dated.

There needs to be a walking and bike path installed on Barker Rd. The situation right now is extremely unsafe for children and pedestrians going to Main St. Sell fire hall to N.H.S.

The elected politicians still seem to not be in sync with each other. Remember to make Board Decision based on "reality."

Backyard flooding from poor drainage

Police Department does not enforce the laws enough

US 23 and N. Territorial

Township needs high speed internet access

Reduce our taxes! turn roads over to county maintenance

Lot size minimums are too large. Should be 1 acre with spread out non contiguous sub divisions

Reduce the current 5 acre lot size in requirement area where is our land

Widen N. Territorial Rd bridge over US 23. or do whatever it takes to improve traffic in this area

Speed limit of 35 mi/hr on rural dirt roads

No shopping at all!

Property value dropping much faster than taxable value

The downtown needs the most attractions. it needs to be developed into a destination area with things to do and places to go Cafe's, etc.

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

Mobile home park on Main Street up town of Whitmore Lake is in extremely poor condition.

Repave 6 Mile Rd. Pave dirt portion of 6 Mile Rd.

Pay attention to flooding and drainage problems in rural areas and around lake properties.

Every vehicle on highway (2-3 wheel) wear a helmet. Better road drainage. 7 Mile extension to Main St has been in planning stage for 50 yrs. Improve all access and entrance ramps to US23 in township. Hard surface Dixboro Rd. to Seven Mile Rd. Better road maintenance. Too many cars on East Shore Dr. Too Many unnecessary garbage trucks every day but Saturday and Sunday. Complete 7 Mile Rd extension. Too many speeding trucks and school buses. Better access to Post Office.

I request that attention be brought to better care of no-paved roads in the township: better grading, and plowing when the snow falls.

Provide a Community Center in downtown Whitmore Lake. Develop and beautify downtown Whitmore Lake. Provide more parking downtown Whitmore Lake.

Sidewalks on Barker Rd are needed. Public beach is not needed! Not with my tax dollars. Develop some big box stores! Bring them on!

Some of the downtown businesses seem to let the weeds grow around their establishments. Somehow encourage them to clean the weeds out.

We need more businesses in the township to help offset the high property taxes.

Paving. Emergency alert sirens.

Gravel Road maintenance, edge cutting and drainage.

Do not reduce 5 acre lot minimum in agricultural areas.

Better maintenance of Hellner Rd. Would have been nice to see Meijer built.

High debt, lack of businesses, poor planning, high taxes

have home owners clean up their junk from their properties. Taxes are too high for lack of services, roads in disrepair, Blight

Dumping in the country (especially animal parts. i.e. deer often hunting season)

Property taxes-outrageous and totally out of line

Tear down old homes that look like they need to be condemned

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

Terrible roads in sub and on Territorial. Standing water in many area, no real drainage commission.  
Excessive power outages in area

The lack of county responsibility ex. on Barker Rd. Drain ditch along trailer park does not drain. Standing water destroys pavement. Just an example

Improve appearance downtown business, sidewalks etc.. (downtown needs a face lift)

More money to the Whitmore lake school

Road conditions-fix roads

A solution to the parking problem to attract more business

Original sub in township still have dirt roads (Zone 5). These should have been paved years ago. Mud and dirt tracked from vehicles going into town making Whitmore Lake like a dirty little town/slang: hole in the wall

Downtown commercial will not improve without adjacent parking

Would like the US 23 S Barker on ramp widened down towards 6 mile

The downtown should be developed as an entertainment destination. How many towns like areas have a lake to view?

Get the RTM Dist Going. Develop N.Terr./W.L. Rd, US 23, retail, restaurant, commercial

Barker road on ramp to US 23, clean up downtown/huge ugly tree and rusty sign in front of the Macs and the car wash, improve schools, no more low income housing

Keep the 5 acre minimum for detached single family homes

Acquiring a public beach on Whitmore Lake

police department does not enforce the laws enough

To get Six Mile Road paved all the way passed the golf course

The roads are in bad shape. Many drainage concerns in rural areas.

We need more paved roads in the rural areas

What happened to the outdoor shopping area off 8-Mile Rd. next to US-23 South? Have a beautiful lake but no access unless you own property with it as your back yard

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

If the merchants kept their own areas clean, sprayed their own weeds and watered the flowers on front of their places that were given to them by the DDA, that would be a great start to marketing

Keeping Main Street clean would be a good start. Checking conditional uses that are now on the books and enforce then not when a complaint comes in

The crumbling road of East Shore and the lack of gravel road maintenance off of East Shore

Since the tax base is primarily young home owners in subdivisions, investing in parks/programs/projects/ schools that keep us here

I became concerned when there is talk of Major development along US-23. I prefer to live in a quieter area, and oppose high density housing or huge box stores. Need high speed internet everywhere, including Blue Heron and nearby roads.

Putting the 7 Mile Rd through to Main St. Repair E. Shore Dr.

The need for a sidewalk down Barker to Main St., especially under US 23.

Blight throughout Northfield - Bike lanes along NT & 7 Mile!! Incentives for business and homeowners in downtown are to upgrade storefronts/homes along main street.

The downtown area doesn't look appealing at all

Neighborhood solicitations - and those at 9:00 pm

A house a few doors west of us (Six Mile) has had lots of items out on their lawn for about a month. Just today it looks like things are being hauled away. Is there an ordinance for an eye sore like that?

Better maintenance of Hellner Rd. It would be nice to see a Meijers built.



### 31. Is there anything else you would like us to consider?

Safer bridges on N. Territorial and 6 Mile. There is little barrier for people riding bikes, walking, etc. Easily they could fall on the express way

Upgrade grids, I lived here since I was 3 years old and the more growth the more power goes out in a storm. Get with it DTE

Not sure if bike laws are state mandated or township, but would like to see laws that keep bikers of main roads such as 7 Mile and 6 Mile. It is very dangerous

Developing downtown and create a public beach on Main Street. Not all residents have lake access and this would attract more people downtown. These increase township and business revenue.

Incentivize providers to lay broadband where high income households reside-relying on satellite is a key drawback to attracting more homeowners.

There is a wet land at the end of the street and people bring their leaves and trimmed limbs and dump them over the end of the road into the wet land.

Enforcement of ordinances.

Get the Meijer store built at 23 and N. Territorial

Get the Meijer built at 23 and N. Territorial

Street lights in all subdivisions. Pave dirt roads in summer homes subdivision

We need commercial development to help pay taxes and to keep them low and attract new residents and maintain a beautiful city. Keep out developments that bring a bad element of people that chase the good ones away and increase police and other essential services costs.

Lower the tax burden. In today's economy, our local government also needs to lower its expenses. Please do not look at ways of increasing an already high tax burden.

Sorry, my sharpie bled through on this document, but I think you can identify my responses. These types of surveys are very helpful and important. Please continue to send out this kind of survey at least once per year.

When dealing with developers, make them fund township improvements as a condition for approval of their plans (public beach, bike paths, etc.)!

For the safety of students who now must walk to the Elementary School, it s important to have a walkway in our sub. I would like to see the proposed park along US23 come to fruition. The library and its programs are excellent and should be commended for the job they do!

Extend 7 Mile through to connect Posey sub to the fire station.

### 31. Is there anything else you would like us to consider?

Bring something to the Woodbridge factory site.

Plymouth has free community concerts; I know SL has started to also. We have been to the library concerts, but not on the beach yet. At the library, need better updated music! Make it something MANY people will want to attend. Briarwood movies closed a cheap second run theater? Residents want low cost entertainment options or community center.

Eliminate Blue Skies, clean house within the Planning Commission. Look at groups that have true concerns for the township, and not personal agendas.

It appears that all our efforts and money get spent in Whitmore Lake not in the rural areas.

A community co-op type garden similar to the Victory Gardens of WWII era.

Retain 5 acre minimums in the current AG zones, repave E Shore Drive from Main to end of the township line, not just filling in the holes for the past 20 years. Good job in repaving 6 Mile!! Thank You!!!

Sidewalks and bike paths along Main Street.

The library is of such benefit to the community. I wish the township would recognize that more often. It isn't even mentioned in question #22 about the best features of the township.

Meijer at N. Territorial and US-23

Public cemetery-initial purchase from 2-year millage proposal large park space, similar to Bennett Park in Hamburg Township

Lower our taxes

MDOP has spent many \$\$\$ improving the rail road tracks through Northfield TWP. Industrial land and rail road is our economic key to future growth and jobs for Northfield.

Lower the taxes, cut spending, consolidate, lower overpaid public servants, police, firemen, teachers, politicians.

There is already plenty of commercial property sitting empty. This survey sounds like fishing for a development plan we don't need. No way will I foot the bill for the infrastructure of someone else's development.

Somehow have Polly's market move-move post office to other side of 23-build nice store fronts with Ample parking, get essential services (dry cleaners and drive through, coffee shop and bakery, bread shop and candy shop and butcher and veggie shop and dollar store and a gift shop, etc.)

Meijer/fast food/ Taco Bell, etc. It is a 30 mile round trip to stores...

### 31. Is there anything else you would like us to consider?

Let NHS buy the damn old fire hall and use it for use residents and stop being pigheaded about it just because you aren't poor doesn't mean you might not be someday!

US-23/N. Territorial Bridge

Parking 200 feet West of Main between Barker and Margaret St.

Love the small town feel and green nature space, but agree that in certain areas (US 23) it makes sense to encourage development.

The maps used in this survey were very difficult to read, making it hard to answer some questions.

Will rail service ever come to Whitmore Lake?

No public beach on Whitmore Lake. I feel it would create too much recreational traffic, increase lake pollution and make for unsafe boating conditions for residences.

Bring cable network to township

More police patrol! A full time department.

Resurface subdivision roads. Trees along US-23 by Jennings near subdivision- we don't want cement walls like Detroit, just nature!

Roads are terrible in our township including rail road connections. Northfield Township has lost focus and maybe we need a complete change come election time.

More jobs

Widen 8 Mile at Whitmore Lake Rd so you can go around left lane turners at Whitmore Lake Rd and US-23 when you're heading east to town

Economic impact of non-commercial development

Same as above for Whitmore Lake Rd and N. Territorial

Give tax incentive to new business to bring growth. Figure another roadway to get through downtown Whitmore Lake. So we avoid grid-lock like South Lyon between 3-5pm.

I am of the belief that limited government is the beginning of a prosperous people and economy. Reduce the tax burden by eliminating things government should not be involved in, shift some of the savings money to police/fire/emergency to provide safe place to live and watch the people and the business move in.

I live on Butternut Dr. (Subdivision) and speeding is a big factor in our subdivision. I would like to see some safety signs put up or maybe voting on getting our road paved with speed bumps.

### 31. Is there anything else you would like us to consider?

Nature-Nesting hawks gone from residential development on Barker Rd. Cranes gone from walking from gun club on Lemon to small pond on 8 Mile because of Conway development. As many as 15 at a time. Don't want to lose more because of Com. development.

Lower property taxes. They are over inflated.

I am leaving as soon as possible because partially of over taxing and townships unwillingness to change tax structure and assessment

Please check into fixing Whitmore Lake Rd, between 9 Mile and Lee Rd.

During road maintenance, widening, add bike paths on shoulders-along 7 Mile, North Territorial, and Whitmore Lake Road, Pontiac Trail. Be part of the Greenbelt around Ann Arbor and advertise/invite them here. Coordinate our plans with surrounding townships (Salem, Webster).

Consider that making decisions will not make everyone happy-sometimes citizens do rely on the politicians to make decisions and execute.

1) DO something about the vacant buildings on N. Territorial-Moore's, Carter's Northfield Roadhouse, etc. It is beginning to look like Detroit :( 2) Take down that Ugly Sign on N. Territorial/US-23 (S) that used to say Dewey's. It is now painted white with a stupid election campaign sign on it.

Reduce Taxes to encourage industry and housing!

Additional park entrance to Island Lake Rec. Area off of Fieldcrest Road

How about a Blight ordinance? Especially empty houses/yards, junk etc.

We need to bring in a business/employer in the North Territorial corridor that employs at least 500 people

I would like to compliment and thank the members of our board-I think we are really fortunate to have such concern confident people serving us.

Incentive for downtown businesses

We have the potential to be a destination community...cleaning up the downtown, advertising, a public beach, links to bike trails in Pinckney, walking access around the lake, supporting local business ventures with regional marketing, all these could help.

1) Letting Meijer build. 2) Area where ski show is made into park. 3) ORV trails.

Encourage organic farming and markets for organic produce in Ann Arbor, Brighton and nearby communities. Partner with Ann Arbor Greenbelt initiative.

### 31. Is there anything else you would like us to consider?

I'm zoned residential, that implies family and kids. A safer speed limit is needed in our neighborhood. Visibility and road conditions are poor on Six Mile Rd. 55 MPH is unsafe!

Quit pushing for development!

Help with the flooding on Horseshoe Lake every spring. Reroute some of the inlets.

We really do need some development in the Township. It would take up some of the tax burden on homeowners. Big box businesses or national restaurants chains at US23 and N. Territorial exchange would really help.

Build Meijer

Limit lake access overcrowded

Cleaning up the look of Whitmore Lake from the expressway it gives a horrible impression to anyone looking to have a permanent home here.

Drainage in the township is very poor causing many residents to have to run sump pumps particularly in the spring. A huge factor causing this is due to the natural drains is so clogged with trees and other debris. The natural drains needs to be opened up

1) Re-surfacing 6 Mile Rd. to golf course

2) Enforcing speed limits on Main St. from 6 Mile to 8 Mile Rd.

Proactive zoning enforcement other than by complaint only. Fro example: Boasts and RVs parked illegally in driveways, etc.

Continuation of fund raising to finish 7 Mile road into subdivision.

Power outage problems-seems like if the wind blows-power out

Control light pollution and encourage maintenance of private property and commercial property

Is there a community coalition in place?

Evaluate and understanding for potential growth of this area. Example expense of high school and township offices. We need growth of housing and families.

Complete sidewalk/trail circuit that connects all 3 schools to the library and middle school Athletic Field.

Natural gas

The public building fiasco. Downtown development.

### 31. Is there anything else you would like us to consider?

I live in Whitmore Lake with South Lyon Schools. I have to pay non-resident for South Lyon community activities, I am told that if Northfield Twp would participate in the program I wouldn't have to pay nonresident. This should be done!

Maintaining the easement areas and ridding the areas of litter. Keep a better house! Also, clean up the debris left from the demolition of the Woodbridge factory.

Put a pipe to drain subdivision land to ditches on Barker Rd.

Focus on developing the area of US-23 and N. Territorial and recurring financing for the restructure of the intersection there.

Reducing our taxes

The taxes will cause me to move instead of retiring here

Reduce the current 5 area lot size requirement in area where is our land

2007 assesed value 117,000 tax value 69,206. 2009 assessed value 87,400 tax value 73,912. 2010 why? 86,700 tax value 73,690. 2007 summer taxes 1677.71. 2010 summer taxes 1935.28

Thanks for your service

We need to be very focused on "Downtown"

Reduce government employee retirement funding.

Increase services to rural communities not just Main Street. Development of commercial properties on N Territorial - US23 corridor.

Rubbish trucks, suggest one company service an area and areas could be let out for bids. Control illegal fireworks. More presence of police patrol cars, it would slow traffic. Curbs along East Shore. Cars and trucks park off highway right of way. Public beach on Whitmore Lake was a public nuisance and overused. Buy and use a street cleaner. In response to "Encourage new commercial development in downtown Whitmore Lake" : "What downtown?"

Invite industrial and commercial businesses to develop more employment opportunities in the area.

Parking in downtown (Main/Barker) area. 75 Barker Rd. sell to the Northfield Senior Community Center please! Enough time and prejudice already, keep it in the community!

Taxes! We are taxed to the limit now! It is essential to get some commercial development so that the common people have some tax relief!

The opportunity we had to have had the Lee Rd. development was a big loss.

### 31. Is there anything else you would like us to consider?

Enforce Blight condition! Codes! too many homes with Junk, debris in yards, rusting cars, boats rotting, stoves, washing machines, old bikes, garbage

Thank you for paving 6-mile. Finally, I feel like the quality of my neighborhood has improved! Makes me feel good-keep going

Whitmore lake is so crowded on weekends and holidays. We do not need a beach it would make the lake even more crowded. As it is the residents can't enjoy the lake on weekend. Can't ski water or tube. Lake too busy. A beach would make it even worse

Our high taxes get us no road improvement, no curbs on streetlights, no garbage, no water, no sewer, no nothing except school. Poor return on our tax money

The electronic billboard is eyesore to the neighborhood. dangerous at night entering US-23. "Way too Bright." Need to dim for night

Maintaining large lot sizes. This could be very important to the community in support real estate prices as Ann Arbor expands our way

We need more businesses in our town. We need the taxes it will generate to improve our school and public safety. We also need ... for the same purpose. This can done by brining businesses to own town and having a public beach access

Purchasing all residential properties on each side of Main Street between East Shore Dr. and 8 Mile. Replace these with business and public park (Move post office). Main Street never becomes a viable business district as long as all the old cracker box homes (run down) exist. It is time to change. There is no vision for this town. "Flower pots" wrap a bow on crap and it is still crap

There is enough shopping within a few miles that provides for all needs. One does not need wasted duplication. More condo and apartment are efficient use of land

If smaller lots are allowed in A6 zoning-do not go below 3 acre or every single lot will be available for a split.

Tennis courts at a school or recreation area.

We have enough apartments. Not sure senior housing is needed. Have enough manufactured homes unless individual has owns their own property. That should be allowed. Would prefer one of these options: detached single family homes on large lots with 2 acre minimum or 5 acre minimum. Don't need pedestrian and bicycle paths already have sidewalks and shoulders. Public transportation to Ann Arbor: People's Express is already here. Don't keep farmers from selling their own land to preserve agricultural use of land planned for such use.

Contract police services through the county. Don't propose another millage, just because first vote didn't go as you hoped.

### 31. Is there anything else you would like us to consider?

The small town feel is wonderful and it would be a shame of Whitmore Lake become a miniature version of Ann Arbor

The Main Street looks nice. Whose suppose to clean out the street drains?

Please allow for commercial development greater public access to Whitmore Lake and downtown renovation/upgrades

I am very satisfied with emergency services (fire, police)

Please lower taxes and lower school taxes for seniors

It would be nice if Barker entry ramp was longer

Incentives or ordinance enforcement at 6 mile east of US23 for property + home owners to beautify that area - or let commercial development come in there. Cleanup grassy areas around entrances to Township.

Improve your Maps - can't read them very well.

Explain "community volunteer?"

Our community needs to look inviting so potential stores/commercial owners will want their business located here. We need more commercial taxes for twp. so expenses don't rest primarily on the residents trying to make ends meet themselves.

The opportunity we had to have had the Lee Rd. development, was a big loss



**Appendix B –  
Northfield Township Comprehensive Community Survey**

# Northfield Township Comprehensive Community Survey

## 1. Introduction

Welcome to the Northfield Township Comprehensive Community Planning Survey - we want to hear from you!

We are looking for your input as we begin the process of planning for the future of Northfield Township and Whitmore Lake community. Your responses will help and guide us as we plan for land use and transportation needs, arts and culture, recreation and leisure activities, economic development, capital improvement expenditures, open space preservation, and public policies in our Township.

Your vision and your opinion do matter and they do count! Please take the time to share this with us. Although we do not have the capability to identify survey participants if the contact information is omitted at the end, please feel free to skip any question you prefer not to answer.

Thank you for completing this survey.

# Northfield Township Comprehensive Community Survey

## 2. Demographic Information

### 1. What is your Age?

☐ Under 25

☐ 35-44

☐ 55-64

☐ 25-34

☐ 45-54

☐ 65 and over

### 2. What is your gender?

☐ Male

☐ Female

### 3. Please select your household income.

☐ \$200,000 or more

☐ \$75,000 to \$99,999

☐ Less than \$25,000

☐ \$150,000 to \$199,999

☐ \$50,000 to \$74,999

☐ \$100,000 to 149,999

☐ \$25,000 to \$49,999

### 4. Please select your highest level of education.

☐ Graduate/Professional Degree

☐ Some College, No Degree

☐ Bachelor's Degree

☐ High School Graduate

☐ Associate Degree

☐ Did Not Graduate High School

### 5. What is your current employment status?

☐ Employed

☐ Unemployed

☐ Retired

☐ Homemaker/stay at home parent

☐ Self-employed

### 6. If you are employed, where do you work?

☐ Ann Arbor

☐ Livingston County

☐ Northfield Township

☐ Other Washtenaw County

☐ Home-based business

☐ Detroit Metro area

☐ Elsewhere (please specify)

### 7. Including yourself, how many adults (over 18) live in your household?

☐ 1

☐ 2

☐ 3

☐ 4

☐ 5

☐ 6

☐ 7 +

# Northfield Township Comprehensive Community Survey

## 8. How many children live in your household (under 18)?

☐ 1

☐ 2

☐ 3

☐ 4

☐ 5

☐ 6

☐ 7+

## 9. Including yourself, how many people in your household are:

Under age 2

Ages 3-5

Ages 6-17

Ages 18-25

Ages 26-35

Ages 36-44

Ages 45-54

Ages 55-64

Ages 65 +

## 10. Do you live in Northfield Township

☐ Yes

☐ No

## 11. If yes to the previous question, please indicate how long you have been a resident of Northfield Township. If no, skip to next question.

☐ Less than 1 year

☐ 6-10 years

☐ 21-30 years

☐ 1-5 years

☐ 11-20 years

☐ More than 30 years

## 12. Do you own property in Northfield Township?

☐ Yes

☐ No

## 13. In which school district do you reside or own property that you pay district taxes too (choose a primary residence or where the majority share of your property rests)?

☐ Ann Arbor

☐ South Lyon

☐ I don't know

☐ Dexter

☐ Whitmore Lake

# Northfield Township Comprehensive Community Survey

**14. If you own property in Northfield Township, please indicate the number of properties in each property type/category:**

	1	2	3	4	5	6	7+
Residential Property	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commercial Property	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Land (without dwellings - commercial)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Land (without dwellings - residential)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Other (please specify and tell us how many)

**15. Do you own a business in Northfield Township?**

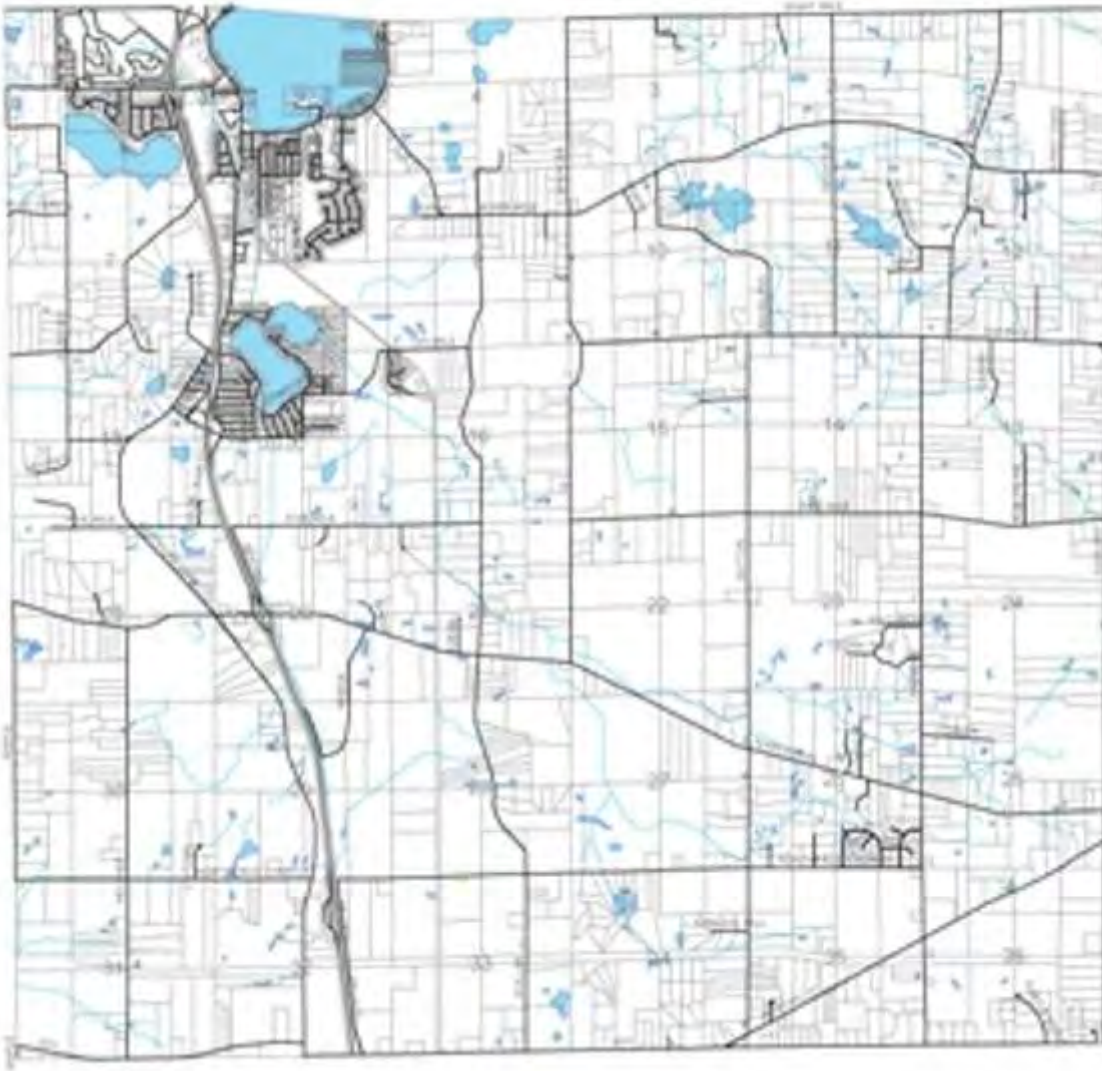
Yes

No

# Northfield Township Comprehensive Community Survey

## Map of Northfield

Northfield Township  
Washtenaw County, Michigan



**16. If you live in Northfield Township, using the map above, which zone do you live in?**

jn 1

jn 3

jn 5

jn 2

jn 4

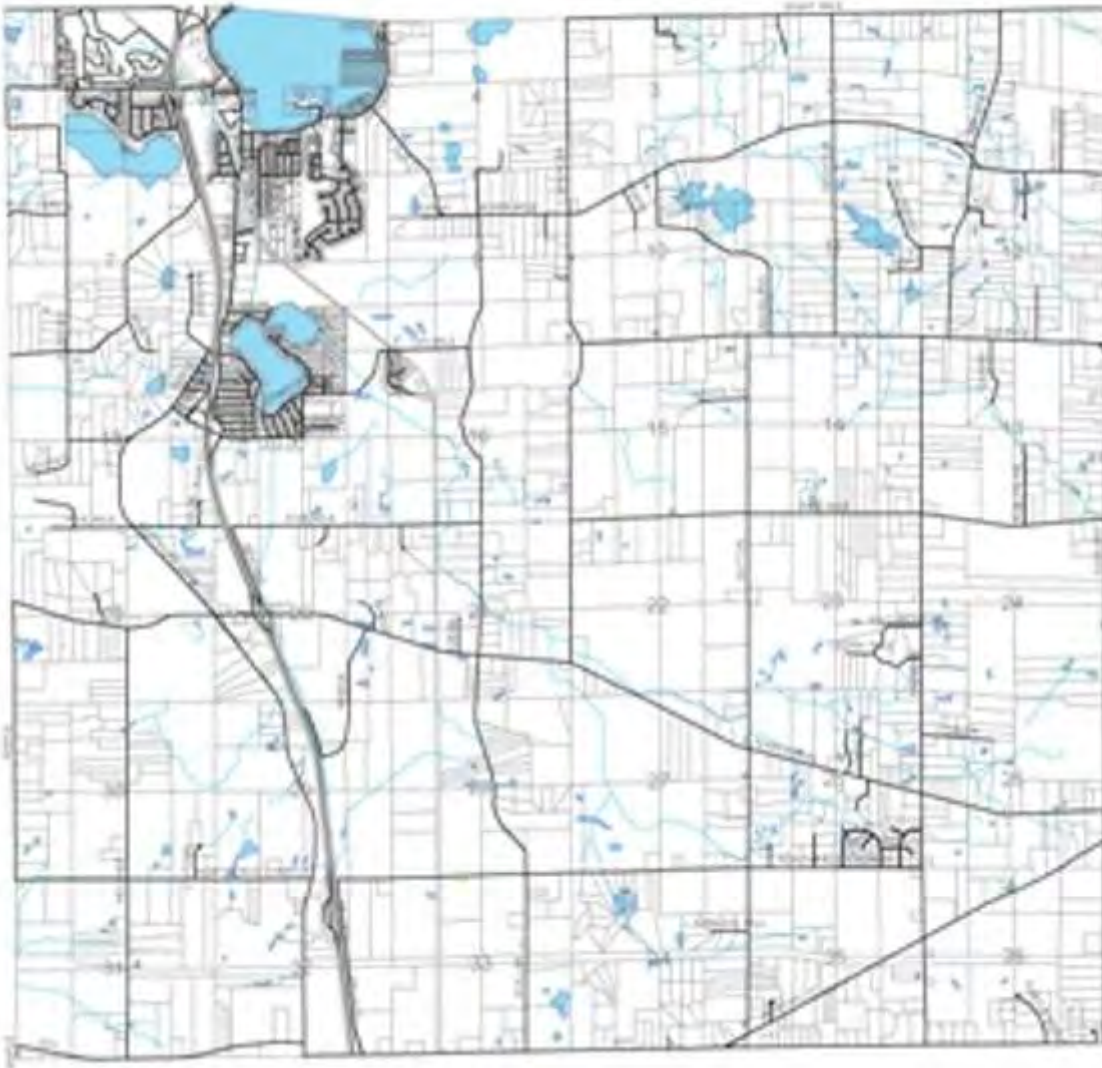
jn 6

Other (please specify)

# Northfield Township Comprehensive Community Survey

## Map of Northfield

*Northfield Township  
Washtenaw County, Michigan*



# Northfield Township Comprehensive Community Survey

**17. Using the map above, please indicate the number of the area in Northfield Township in which you own commercial property.**

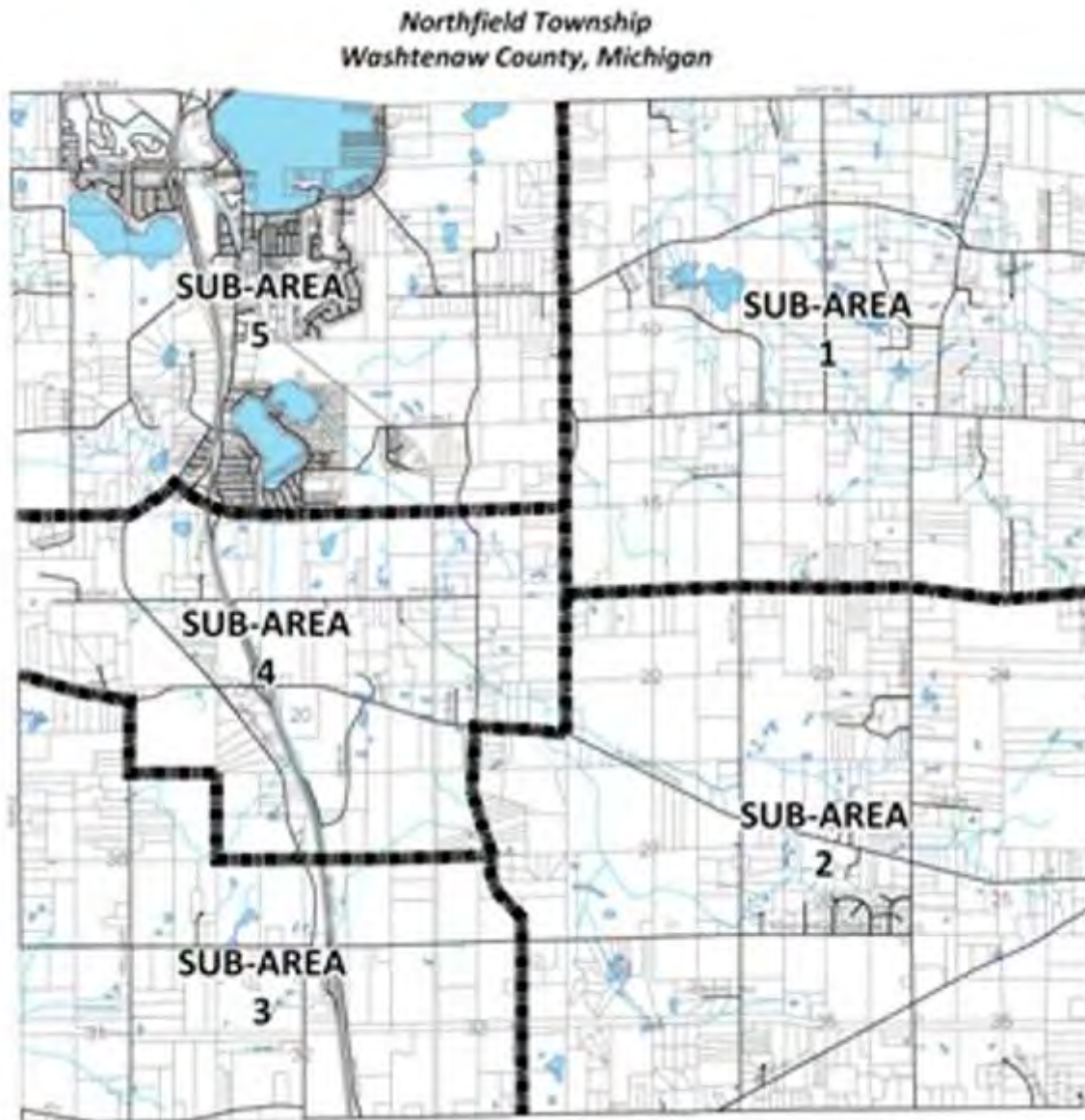
	Commercial Property	Land (without dwellings - commercial)	Mixed Property Use (commercial/residential)
1	€	€	€
2	€	€	€
3	€	€	€
4	€	€	€
5	€	€	€
6	€	€	€
I don't have any commercial property in Northfield Township.	€	€	€

Other (please specify)



# Northfield Township Comprehensive Community Survey

## Map of Northfield



**18. Using the map above, please indicate the number of the area in Northfield Township in which you own residential property other than your primary residence.**

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ 6
- ☐ I don't have any additional residential property in Northfield Township.

# Northfield Township Comprehensive Community Survey

## 19. If you don't live in Northfield Township, where do you live?

☐ Ann Arbor

☐ Green Oak Township

☐ South Lyon

☐ Ann Arbor Township

☐ Hamburg Township

☐ Webster Township

☐ Dexter

☐ Salem Township

Other (please specify)

## 20. When asked where you live, how do you typically respond?

☐ Whitmore Lake

☐ Ann Arbor

☐ Dexter

☐ Northfield Township

☐ South Lyon

☐ Hamburg

☐ Other (please specify)

## 21. Please select the term that best describes your residence.

☐ Single family (less than 1 acre lot)

☐ Single family (5+ acre lot)

☐ Manufactured home

☐ Single family (1 to 5 acre lot)

☐ Apartment

☐ Attached condominium or duplex

☐ Other (please specify)

# Northfield Township Comprehensive Community Survey

## 3. Strengths and Weaknesses

### 22. What are the 3 best features of Northfield Township?

- |   |  |   |
|---|--|---|
| <input type="radio"/> Friends/family live nearby      | <input type="radio"/> Close to expressways                             | <input type="radio"/> Proximity to Detroit                                  |
| <input type="radio"/> Small town character            | <input type="radio"/> Close to work                                    | <input type="radio"/> Opportunity for Growth/Development of my property     |
| <input type="radio"/> Rural character                 | <input type="radio"/> Proximity to Ann Arbor                           | <input type="radio"/> Opportunity to invest in large parcels/tracts of land |
| <input type="radio"/> Nice neighborhood               | <input type="radio"/> Proximity to the University of Michigan          | <input type="radio"/> Proximity to Brighton                                 |
| <input type="radio"/> Access to parks and recreation  | <input type="radio"/> Proximity to Eastern Michigan University         | <input type="radio"/> Whitmore Lake Schools                                 |
| <input type="radio"/> Access to Whitmore Lake         | <input type="radio"/> Lack of commercial development                   | <input type="radio"/> Dexter Schools  |
| <input type="radio"/> Cost/value of home              | <input type="radio"/> Access to Nature                                 | <input type="radio"/> South Lyon Schools                                    |
| <input type="radio"/> Friendliness of the people      | <input type="radio"/> Ability to Farm                                  | <input type="radio"/> Ann Arbor Schools                                     |
| <input type="radio"/> Close to shopping opportunities | <input type="radio"/> Proximity to Washtenaw County Community College  | <input type="radio"/> Large lot size  |
| <input type="radio"/> Quality housing available       | <input type="radio"/> Proximity to other higher education institutions |   |
| <input type="radio"/> Other (please specify)          |  |   |

### 23. What are the 3 worst features of Northfield Township?

- |  |  |   |
|--|--|---|
| <input type="radio"/> Lack of commercial development     | <input type="radio"/> Ann Arbor Schools  | <input type="radio"/> Proximity to Ann Arbor                                    |
| <input type="radio"/> Too much commercial development    | <input type="radio"/> Inadequate road maintenance                                    | <input type="radio"/> Proximity to Detroit                                      |
| <input type="radio"/> Lack of proximity to my employment | <input type="radio"/> Rural character  | <input type="radio"/> Lack of public transportation                             |
| <input type="radio"/> Lack of cultural opportunities     | <input type="radio"/> Traffic congestion   | <input type="radio"/> Lack of nearby shopping options                           |
| <input type="radio"/> High cost of living                | <input type="radio"/> Close to expressways   | <input type="radio"/> No municipal water supply                                 |
| <input type="radio"/> Lack of affordable homes           | <input type="radio"/> Lack of downtown identity/feel                                 | <input type="radio"/> High local taxes (Township)                               |
| <input type="radio"/> Whitmore Lake Schools              | <input type="radio"/> Lack of parks and recreation options                           | <input type="radio"/> High local taxes (School)                                 |
| <input type="radio"/> Dexter Schools                     | <input type="radio"/> Lack of safe non-motorized transportation avenues (bike, walk) | <input type="radio"/> Combined local tax burden (Township, School, County, etc) |
| <input type="radio"/> South Lyon Schools                 | <input type="radio"/> Limited housing options  |   |
| <input type="radio"/> Access to top tier schools         | <input type="radio"/> Public safety (police and fire)                                |   |
| <input type="radio"/> Other (please specify)             |  |   |

# Northfield Township Comprehensive Community Survey

## 24. How important should each of the following be to Northfield Township government:

	Not important	Somewhat important	Important	Very important	No Opinion
Encourage new commercial development in downtown Whitmore Lake	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve the appearance of downtown Whitmore Lake to make it more inviting to shoppers and visitors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Install pedestrian and bicycle pathways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve traffic flow on primary roadways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Offer public transportation to and from Ann Arbor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserve natural features (floodplains, woodlands, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide additional public parks and recreational areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide a public beach on Whitmore Lake	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create a municipal water supply system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve drainage in residential areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide incentives for light industrial and research/office development in appropriate areas of the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserve agricultural use of land in areas planned for such use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce the current 5 acre lot size requirement in some areas zoned for agricultural	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enforce zoning and building codes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide more housing for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide more housing for young families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide more affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Redevelop vacant and underutilized commercial properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage commercial development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage housing for low income, seniors, or targeted groups that can obtain federal assistance for housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 25. What types of commercial development could Northfield Township use more of?

Check all that apply.

- ☐ Essential services (grocery, dry cleaners, hardware, etc.)
 ☐ Research/office
- ☐ Specialty shops/Boutiques
 ☐ Industrial
- ☐ Restaurants (independent)
 ☐ Specialty or Niche Farms (Organic Farms, etc.)
- ☐ Restaurants (chains/national brand)
 ☐ Mixed Use (Combination residential and commercial)
- ☐ Entertainment venues (movie theaters, night clubs, skate parks, etc.)
 ☐ None, there is enough commercial development
- ☐ Big box stores (Home Depot, Sears, Meijer, etc.)
- ☐ Other (please specify)

# Northfield Township Comprehensive Community Survey

## 26. What type of residential development could Northfield Township use more of?

Check all that apply.

- ☐ Apartments
- ☐ Attached townhouse/condominiums
- ☐ Senior citizen housing
- ☐ Manufactured homes
- ☐ Detached single family homes on smaller lots in subdivisions
- ☐ Detached single family homes on large lots (1 acre minimum)
- ☐ Detached single family homes on large lots (2 acre minimum)
- ☐ Detached single family homes on large lots (5 acre minimum)
- ☐ None

## Map of Northfield



## 27. There are several areas of Northfield Township that because of their location, unique character, or development potential require special attention and policy direction.

Please prioritize the areas, identified on the map above, that you feel need further study and policy direction? Use priority numbers 1 (highest), 2, 3, 4, 5, 6 (lowest).

	1	2	3	4	5	6
US-23 and North Territorial (Zone __)	jn	jn	jn	jn	jn	jn
US-23 and Barker (Zone __)	jn	jn	jn	jn	jn	jn
US-23 and Eight Mile (Zone __)	jn	jn	jn	jn	jn	jn
Whitmore Lake Road corridor (Zone __)	jn	jn	jn	jn	jn	jn
Main Street between Jennings and Eight Mile (Zone __)	jn	jn	jn	jn	jn	jn
Other	jn	jn	jn	jn	jn	jn

Please specify

# Northfield Township Comprehensive Community Survey

## 4. Funding Options

**28. Northfield Township provides certain essential safety services. Would you support or oppose any additional millage if the money went for the sole purpose of . . . (Check all that apply.)**

	Yes	No
Police protection	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection	<input type="checkbox"/>	<input type="checkbox"/>
Emergency medical response	<input type="checkbox"/>	<input type="checkbox"/>

**29. Northfield Township has recently been awarded a matching grant to build a safe bike path from the elementary school on Barker Road toward Main Street. In order to qualify for additional grants and/or expand this and other recreation options, would you support or oppose a millage of 0.25 mill for 3 years if the funds went toward . . . (Check all that apply.)**

	Yes	No
Acquiring a public beach on Whitmore Lake	<input type="checkbox"/>	<input type="checkbox"/>
Improving the existing township park off Jennings Road east of US-23	<input type="checkbox"/>	<input type="checkbox"/>
Developing non-motorized bike trail connections to regional trail systems	<input type="checkbox"/>	<input type="checkbox"/>
A fund dedicated to road repairs	<input type="checkbox"/>	<input type="checkbox"/>

# Northfield Township Comprehensive Community Survey

## 5. Areas of Concern

**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**

	5
	6

**31. Is there anything else you would like us to consider?**

	5
	6

# Northfield Township Comprehensive Community Survey

## 6. Non-Resident Questions

### 32. Are you interested in moving to Northfield Township?

☐ Yes

☐ No

☐ Maybe

### 33. If you are planning to move to Northfield Township, will you be moving within the next 5 years?

☐ Yes

☐ No

☐ Unsure

### 34. Why are you planning on moving to Northfield Township?

☐ Not applicable

☐ Parks and recreation options

☐ Rural Character

☐ Housing choices

☐ Cultural amenities

☐ Taxes

☐ Open space and natural features

☐ Close to Ann Arbor

☐ Close to work

☐ Lake (Whitmore Lake)

☐ Close to Brighton

☐ Farming opportunities

☐ Close to family and friends

☐ Close to Ann Arbor and Brighton

☐ Opportunity to own large tracts of land

☐ Quality of life

☐ Schools

☐ Other (please specify)



# Northfield Township Comprehensive Community Survey

## 7. Contact Information

**35. If you would like more information about Northfield Township, are interested in becoming a community volunteer, or would like to speak with some one regarding the township, please provide your name, address, and email. (Optional)**

Name:

Address:

Address 2:

City/Town:

ZIP:

Email Address:

On Behalf of the Northfield Township Blue Skies Commission, the Planning Commission, and Northfield Township, we want to thank you for taking the time to complete this survey.

## **Appendix C – Complete Survey Results**

# Northfield Township Comprehensive Community Survey






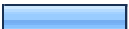



## 1. What is your Age?

		Response Percent	Response Count
Under 25		0.3%	1
25-34		8.0%	29
35-44		11.8%	43
45-54		25.9%	94
55-64		24.5%	89
65 and over		29.5%	107
answered question			363
skipped question			5


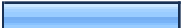




## 2. What is your gender?

		Response Percent	Response Count
Male		52.7%	176
Female		47.3%	158
answered question			334
skipped question			34






### 3. Please select your household income.

		Response Percent	Response Count
\$200,000 or more		1.9%	6
\$150,000 to \$199,999		4.8%	15
\$100,000 to 149,999		17.0%	53
\$75,000 to \$99,999		18.3%	57
\$50,000 to \$74,999		21.2%	66
<b>\$25,000 to \$49,999</b>		<b>22.5%</b>	<b>70</b>
Less than \$25,000		14.1%	44
answered question			311
skipped question			57






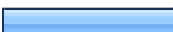

### 4. Please select your highest level of education.

		Response Percent	Response Count
Graduate/Professional Degree		24.2%	87
<b>Bachelor's Degree</b>		<b>26.5%</b>	<b>95</b>
Associate Degree		8.6%	31
Some College, No Degree		20.1%	72
High School Graduate		18.9%	68
Did Not Graduate High School		1.7%	6
answered question			359
skipped question			9







### 5. What is your current employment status?

		Response Percent	Response Count
Employed		51.6%	188
Retired		34.3%	125
Self-employed		6.9%	25
Unemployed		4.1%	15
Homemaker/stay at home parent		3.0%	11
answered question			364
skipped question			4


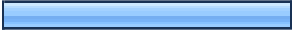





### 6. If you are employed, where do you work?

		Response Percent	Response Count
Ann Arbor		34.0%	73
Northfield Township		7.0%	15
Home-based business		5.1%	11
Livingston County		4.7%	10
Other Washtenaw County		4.7%	10
Detroit Metro area		25.6%	55
Elsewhere (please specify)		19.1%	41
answered question			215
skipped question			153

7. Including yourself, how many adults (over 18) live in your household?

		Response Percent	Response Count
1		24.3%	86
2		59.0%	209
3		12.7%	45
4		3.4%	12
5		0.3%	1
6		0.3%	1
7 +		0.0%	0
answered question			354
skipped question			14



8. How many children live in your household (under 18)?

		Response Percent	Response Count
1		36.1%	39
2		43.5%	47
3		9.3%	10
4		8.3%	9
5		0.9%	1
6		0.9%	1
7+		0.9%	1
answered question			108
skipped question			260


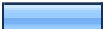

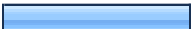


**9. Including yourself, how many people in your household are:**

		Response Average	Response Total	Response Count
Under age 2		1.14	24	21
Ages 3-5		1.23	27	22
<b>Ages 6-17</b>		<b>1.70</b>	<b>138</b>	81
Ages 18-25		1.27	52	41
Ages 26-35		1.55	73	47
Ages 36-44		1.41	76	54
Ages 45-54		1.42	150	106
Ages 55-64		1.39	152	109
Ages 65 +		1.47	159	108
answered question				<b>340</b>
skipped question				<b>28</b>



**10. Do you live in Northfield Township**

		Response Percent	Response Count
Yes		93.2%	317
No		6.8%	23
answered question			<b>340</b>
skipped question			<b>28</b>

**11. If yes to the previous question, please indicate how long you have been a resident of Northfield Township. If no, skip to next question.**






		Response Percent	Response Count
Less than 1 year		2.0%	7
1-5 years		14.6%	50
6-10 years		21.6%	74
<b>11-20 years</b>		<b>28.0%</b>	<b>96</b>
21-30 years		13.4%	46
More than 30 years		20.4%	70
answered question			<b>343</b>
skipped question			<b>25</b>

**12. Do you own property in Northfield Township?**

		Response Percent	Response Count
Yes		<b>92.8%</b>	<b>337</b>
No		7.2%	26
answered question			<b>363</b>
skipped question			<b>5</b>





13. In which school district do you reside or own property that you pay district taxes too (choose a primary residence or where the majority share of your property rests)?

		Response Percent	Response Count
Ann Arbor		3.9%	14
Dexter		0.8%	3
South Lyon		13.1%	47
<b>Whitmore Lake</b>		<b>80.7%</b>	<b>289</b>
I don't know		1.4%	5
answered question			<b>358</b>
skipped question			<b>10</b>






14. If you own property in Northfield Township, please indicate the number of properties in each property type/category:

	1	2	3	4	5	6	7+	Response Count
Residential Property	<b>96.1%</b> <b>(298)</b>	1.9% (6)	1.6% (5)	0.0% (0)	0.3% (1)	0.0% (0)	0.0% (0)	310
Commercial Property	<b>100.0%</b> <b>(4)</b>	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	4
Land (without dwellings - commercial)	37.5% (3)	<b>50.0%</b> <b>(4)</b>	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	12.5% (1)	8
Land (without dwellings - residential)	<b>56.3%</b> <b>(9)</b>	37.5% (6)	0.0% (0)	6.3% (1)	0.0% (0)	0.0% (0)	0.0% (0)	16
Other (please specify and tell us how many)								16
answered question								<b>328</b>
skipped question								<b>40</b>

**15. Do you own a business in Northfield Township?**

		Response Percent	Response Count
Yes		3.1%	11
No		96.9%	349
answered question			360
skipped question			8






**16. If you live in Northfield Township, using the map above, which zone do you live in?**

		Response Percent	Response Count
1		9.0%	30
2		14.9%	50
3		5.4%	18
4		4.8%	16
5		66.0%	221
6		0.0%	0
Other (please specify)			2
answered question			335
skipped question			33


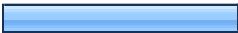





17. Using the map above, please indicate the number of the area in Northfield Township in which you own commercial property.

	Commercial Property	Land (without dwellings - commercial)	Mixed Property Use (commercial/residential)	Response Count
1	50.0% (2)	25.0% (1)	25.0% (1)	4
2	50.0% (1)	50.0% (1)	0.0% (0)	2
3	0.0% (0)	0.0% (0)	0.0% (0)	0
4	50.0% (2)	25.0% (1)	25.0% (1)	4
5	100.0% (1)	100.0% (1)	100.0% (1)	1
6	0.0% (0)	0.0% (0)	0.0% (0)	0
I don't have any commercial property in Northfield Township.	100.0% (308)	0.0% (0)	0.0% (0)	308
Other (please specify)				4
answered question				319
skipped question				49

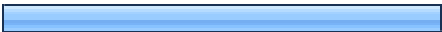






18. Using the map above, please indicate the number of the area in Northfield Township in which you own residential property other than your primary residence.

		Response Percent	Response Count
1		4.0%	12
2		3.0%	9
3		1.0%	3
4		1.0%	3
5		11.0%	33
6		0.0%	0
I don't have any additional residential property in Northfield Township.		80.1%	241
		answered question	301
		skipped question	67








19. If you don't live in Northfield Township, where do you live?

		Response Percent	Response Count
Green Oak Township		17.6%	3
<b>Ann Arbor</b>		<b>35.3%</b>	<b>6</b>
South Lyon		11.8%	2
Ann Arbor Township		0.0%	0
Hamburg Township		11.8%	2
Webster Township		11.8%	2
Salem Township		5.9%	1
Dexter		5.9%	1
Other (please specify)			8
		<b>answered question</b>	<b>17</b>
		<b>skipped question</b>	<b>351</b>



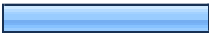

















**20. When asked where you live, how do you typically respond?**











		Response Percent	Response Count
Whitmore Lake		66.4%	241
Northfield Township		9.4%	34
Ann Arbor		11.8%	43
South Lyon		6.9%	25
Dexter		0.3%	1
Hamburg		0.3%	1
Other (please specify)		5.0%	18
answered question			363
skipped question			5

**21. Please select the term that best describes your residence.**

		Response Percent	Response Count
Single family (less than 1 acre lot)		49.0%	175
Single family (1 to 5 acre lot)		12.6%	45
Single family (5+ acre lot)		26.3%	94
Apartment		0.6%	2
Manufactured home		6.2%	22
Attached condominium or duplex		4.5%	16
Other (please specify)		0.8%	3
answered question			357
skipped question			11




















## 22. What are the 3 best features of Northfield Township?









		Response Percent	Response Count
Friends/family live nearby		17.5%	63
Small town character		31.3%	113
Rural character		31.0%	112
Nice neighborhood		14.1%	51
Access to parks and recreation		6.6%	24
Access to Whitmore Lake		13.6%	49
Cost/value of home		15.0%	54
Friendliness of the people		6.6%	24
Close to shopping opportunities		6.1%	22
Quality housing available		0.6%	2
Close to expressways		33.8%	122
Close to work		8.9%	32
<b>Proximity to Ann Arbor</b>		<b>39.1%</b>	<b>141</b>
Proximity to the University of Michigan		10.0%	36
Proximity to Eastern Michigan University		1.7%	6
Lack of commercial development		7.8%	28
Access to Nature		16.1%	58
Ability to Farm		4.4%	16
Proximity to Washtenaw County Community College		1.4%	5
Proximity to other higher education institutions		3.6%	13

Proximity to Detroit		1.9%	7
Opportunity for Growth/Development of my property		2.5%	9
Opportunity to invest in large parcels/tracts of land		1.9%	7
Proximity to Brighton		12.2%	44
Whitmore Lake Schools		6.6%	24
Dexter Schools		0.3%	1
South Lyon Schools		2.8%	10
Ann Arbor Schools		1.9%	7
Large lot size		13.6%	49
Other (please specify)		7.2%	26
answered question			361
skipped question			7



### 23. What are the 3 worst features of Northfield Township?

		Response Percent	Response Count
Lack of commercial development		31.1%	113
Too much commercial development		1.9%	7
Lack of proximity to my employment		3.3%	12
Lack of cultural opportunities		7.7%	28
High cost of living		5.5%	20
Lack of affordable homes		1.9%	7
Whitmore Lake Schools		5.8%	21
Dexter Schools		0.0%	0
South Lyon Schools		0.0%	0
Access to top tier schools		1.4%	5
Ann Arbor Schools		0.3%	1
Inadequate road maintenance		29.5%	107
Rural character		0.6%	2
Traffic congestion		7.7%	28
Close to expressways		1.4%	5
Lack of downtown identity/feel		22.9%	83
Lack of parks and recreation options		8.0%	29
Lack of safe non-motorized transportation avenues (bike, walk)		16.8%	61
Limited housing options		1.9%	7
Public safety (police and fire)		1.9%	7
Proximity to Ann Arbor		0.8%	3

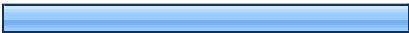











Proximity to Detroit		1.7%	6
Lack of public transportation		6.9%	25
Lack of nearby shopping options		21.8%	79
No municipal water supply		15.4%	56
High local taxes (Township)		27.0%	98
High local taxes (School)		16.3%	59
<b>Combined local tax burden (Township, School, County, etc)</b>		<b>35.5%</b>	<b>129</b>
Other (please specify)		14.0%	51
<b>answered question</b>			<b>363</b>
<b>skipped question</b>			<b>5</b>

**24. How important should each of the following be to Northfield Township government:**










	Not important	Somewhat important	Important	Very important	No Opinion	Rating Average	Response Count
Encourage new commercial development in downtown Whitmore Lake	11.5% (40)	19.8% (69)	25.5% (89)	<b>40.1% (140)</b>	3.2% (11)	1.97	349
Improve the appearance of downtown Whitmore Lake to make it more inviting to shoppers and visitors	10.0% (35)	23.2% (81)	29.8% (104)	<b>33.5% (117)</b>	3.4% (12)	1.90	349
Install pedestrian and bicycle pathways	17.2% (60)	<b>28.7% (100)</b>	23.9% (83)	24.4% (85)	5.7% (20)	1.59	348
Improve traffic flow on primary roadways	16.6% (56)	27.9% (94)	<b>30.6% (103)</b>	20.2% (68)	4.7% (16)	1.57	337
Offer public transportation to and from Ann Arbor	<b>36.5% (124)</b>	24.4% (83)	17.6% (60)	16.5% (56)	5.0% (17)	1.15	340
Preserve natural features (floodplains, woodlands, etc.)	5.8% (20)	21.0% (72)	27.7% (95)	<b>42.6% (146)</b>	2.9% (10)	2.10	343
Provide additional public parks and recreational areas	25.1% (84)	<b>29.6% (99)</b>	23.0% (77)	17.0% (57)	5.4% (18)	1.34	335
Provide a public beach on Whitmore Lake	<b>30.6% (105)</b>	18.1% (62)	19.2% (66)	27.7% (95)	4.4% (15)	1.46	343
Create a municipal water supply system	<b>40.1% (136)</b>	21.5% (73)	12.7% (43)	18.3% (62)	7.4% (25)	1.10	339
Improve drainage in residential areas	<b>25.0% (85)</b>	24.7% (84)	22.6% (77)	17.4% (59)	10.3% (35)	1.36	340
Provide incentives for light industrial and research/office development in appropriate areas of the Township	12.8% (44)	18.7% (64)	28.0% (96)	<b>35.0% (120)</b>	5.5% (19)	1.90	343
Preserve agricultural use of land in areas planned for such use	12.5% (43)	18.3% (63)	29.9% (103)	<b>35.4% (122)</b>	4.1% (14)	1.92	345
Reduce the current 5 acre lot size requirement in some areas zoned for agricultural	<b>38.8% (134)</b>	15.9% (55)	16.8% (58)	17.7% (61)	10.7% (37)	1.15	345

Enforce zoning and building codes	7.6% (26)	25.1% (86)	<b>33.2% (114)</b>	28.3% (97)	5.8% (20)	1.87	343
Provide more housing for seniors	26.2% (90)	<b>28.5% (98)</b>	21.8% (75)	11.0% (38)	12.5% (43)	1.20	344
Provide more housing for young families	<b>28.8% (97)</b>	24.3% (82)	24.9% (84)	10.7% (36)	11.3% (38)	1.20	337
Provide more affordable housing	<b>37.0% (124)</b>	20.9% (70)	21.2% (71)	12.5% (42)	8.4% (28)	1.10	335
Redevelop vacant and underutilized commercial properties	10.5% (36)	14.0% (48)	30.8% (106)	<b>41.0% (141)</b>	3.8% (13)	2.06	344
Encourage commercial development	16.8% (58)	13.3% (46)	24.9% (86)	<b>42.0% (145)</b>	2.9% (10)	1.95	345
Encourage housing for low income, seniors, or targeted groups that can obtain federal assistance for housing	<b>55.8% (192)</b>	19.8% (68)	9.6% (33)	7.8% (27)	7.0% (24)	0.67	344
answered question							<b>361</b>
skipped question							<b>7</b>

**25. What types of commercial development could Northfield Township use more of? Check all that apply.**

		<b>Response Percent</b>	<b>Response Count</b>
<b>Essential services (grocery, dry cleaners, hardware, etc.)</b>		<b>61.4%</b>	<b>218</b>
Specialty shops/Boutiques		27.6%	98
Restaurants (independent)		45.9%	163
Restaurants (chains/national brand)		34.1%	121
Entertainment venues (movie theaters, night clubs, skate parks, etc.)		24.2%	86
Big box stores (Home Depot, Sears, Meijer, etc.)		53.5%	190
Research/office		36.6%	130
Industrial		23.1%	82
Specialty or Niche Farms (Organic Farms, etc.)		29.0%	103
Mixed Use (Combination residential and commercial)		29.6%	105
None, there is enough commercial development		7.6%	27
Other (please specify)		8.2%	29
<b>answered question</b>			<b>355</b>
<b>skipped question</b>			<b>13</b>

26. What type of residential development could Northfield Township use more of? Check all that apply.

		Response Percent	Response Count
Apartments		8.6%	25
Attached townhouse/condominiums		24.5%	71
Senior citizen housing		28.3%	82
Manufactured homes		2.4%	7
Detached single family homes on smaller lots in subdivisions		36.9%	107
<b>Detached single family homes on large lots (1 acre minimum)</b>		<b>40.3%</b>	<b>117</b>
Detached single family homes on large lots (2 acre minimum)		20.7%	60
Detached single family homes on large lots (5 acre minimum)		20.3%	59
None		1.4%	4
		<b>answered question</b>	<b>290</b>
		<b>skipped question</b>	<b>78</b>

**27. There are several areas of Northfield Township that because of their location, unique character, or development potential require special attention and policy direction. Please prioritize the areas, identified on the map above, that you feel need further study and policy direction? Use priority numbers 1 (highest), 2, 3, 4, 5, 6 (lowest).**

	1	2	3	4	5	6	Response Count
US-23 and North Territorial (Zone __)	<b>57.6% (95)</b>	13.3% (22)	6.1% (10)	9.1% (15)	8.5% (14)	5.5% (9)	165
US-23 and Barker (Zone __)	9.7% (15)	<b>26.0% (40)</b>	22.7% (35)	17.5% (27)	16.9% (26)	7.1% (11)	154
US-23 and Eight Mile (Zone __)	11.3% (15)	<b>35.3% (47)</b>	30.1% (40)	12.0% (16)	9.8% (13)	1.5% (2)	133
Whitmore Lake Road corridor (Zone __)	4.8% (6)	12.7% (16)	28.6% (36)	<b>31.0% (39)</b>	18.3% (23)	4.8% (6)	126
Main Street between Jennings and Eight Mile (Zone __)	18.2% (24)	15.2% (20)	17.4% (23)	20.5% (27)	<b>23.5% (31)</b>	5.3% (7)	132
Other	12.5% (2)	12.5% (2)	6.3% (1)	6.3% (1)	6.3% (1)	<b>56.3% (9)</b>	16
Please specify							49
<b>answered question</b>							<b>182</b>
<b>skipped question</b>							<b>186</b>

**28. Northfield Township provides certain essential safety services. Would you support or oppose any additional millage if the money went for the sole purpose of . . . (Check all that apply.)**

	Yes	No	Response Count
Police protection	<b>50.3% (164)</b>	49.7% (162)	326
Fire protection	<b>53.3% (172)</b>	46.7% (151)	323
Emergency medical response	<b>53.5% (170)</b>	46.5% (148)	318
<b>answered question</b>			<b>333</b>
<b>skipped question</b>			<b>35</b>

**29. Northfield Township has recently been awarded a matching grant to build a safe bike path from the elementary school on Barker Road toward Main Street. In order to qualify for additional grants and/or expand this and other recreation options, would you support or oppose a millage of 0.25 mill for 3 years if the funds went toward . . . (Check all that apply.)**

	Yes	No	Response Count
Acquiring a public beach on Whitmore Lake	40.2% (133)	<b>59.8% (198)</b>	331
Improving the existing township park off Jennings Road east of US-23	30.5% (94)	<b>69.5% (214)</b>	308
Developing non-motorized bike trail connections to regional trail systems	49.7% (162)	<b>50.3% (164)</b>	326
A fund dedicated to road repairs	<b>62.9% (210)</b>	37.1% (124)	334
		<b>answered question</b>	<b>349</b>
		<b>skipped question</b>	<b>19</b>



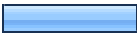
**30. Are there specific areas of concern that you have about your area of the township that should be addressed?**




	Response Count
	178
<b>answered question</b>	<b>178</b>
<b>skipped question</b>	<b>190</b>

**31. Is there anything else you would like us to consider?**













	Response Count
	123
<b>answered question</b>	<b>123</b>
<b>skipped question</b>	<b>245</b>








32. Are you interested in moving to Northfield Township?			
		Response Percent	Response Count
Yes		25.0%	5
No		55.0%	11
Maybe		20.0%	4
answered question			20
skipped question			348

33. If you are planning to move to Northfield Township, will you be moving within the next 5 years?			
		Response Percent	Response Count
Yes		26.7%	4
No		40.0%	6
Unsure		33.3%	5
answered question			15
skipped question			353

### 34. Why are you planning on moving to Northfield Township?

		Response Percent	Response Count
Not applicable		47.1%	8
Housing choices		5.9%	1
Open space and natural features		17.6%	3
Lake (Whitmore Lake)		11.8%	2
Close to family and friends		5.9%	1
Quality of life		5.9%	1
Parks and recreation options		0.0%	0
Cultural amenities		0.0%	0
Close to Ann Arbor		23.5%	4
Close to Brighton		5.9%	1
Close to Ann Arbor and Brighton		0.0%	0
Schools		0.0%	0
Rural Character		17.6%	3
Taxes		0.0%	0
Close to work		11.8%	2
Farming opportunities		5.9%	1
Opportunity to own large tracts of land		0.0%	0
Other (please specify)		11.8%	2
answered question			17
skipped question			351

35. If you would like more information about Northfield Township, are interested in becoming a community volunteer, or would like to speak with some one regarding the township, please provide your name, address, and email. (Optional)

		Response Percent	Response Count
Name:		89.1%	41
Address:		84.8%	39
Address 2:		0.0%	0
City/Town:		84.8%	39
ZIP:		84.8%	39
Email Address:		76.1%	35
answered question			46
skipped question			322