

Ida Township Master Plan



Adopted March 7, 2019

ACKNOWLEDGEMENTS

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Introduction

Once adopted, the Master Plan is the official policy guide to be used by the Township Board and Planning Commission to resolve existing and anticipated community development issues identified in this document. Through the text and maps, the Plan illustrates the desires and attitude of the community toward future growth and development. Further, the Plan also promotes continuity in development policy as appointments to the Planning Commission and Township Board change over the years.

This document represents the update of the Ida Township Master Plan, which was last updated in 2011. To ensure that land use and development policies reflect current conditions in the Township, it is essential that the Master Plan is periodically evaluated and kept current.

What is Planning?

Planning is a process which involves the conscious selection of policy choices relating to land use, growth and development in the community. The Master Plan is the primary official Township document which sets forth growth and development policies for the future of the community. The Township derives its authority for the preparation of a Master Plan from the Michigan Township Planning Act, P.A. 465 of 2006. Section 6 of the Act states:

The Planning Commission shall make and adopt a basic plan as a guide for the development of Ida Township. As a basis for the plan, the Planning Commission is hereby empowered to (1) make inquiries, investigations and surveys of all the resources of the Township and (2) assemble and analyze data and formulate plans for the proper conservation and uses of all resources, including a determination of the extent of probable future need for the most advantageous designation of lands having various use potentials and for services, facilities and utilities required to equip such lands.

How is the Plan to be Used?

The plan serves many functions and is to be used in a variety of ways:

- 1) The Plan 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) The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission and Township Board in their deliberations on zoning, subdivision, capital improvements and other matters relating to land use and development. This provides a stable, long-term basis for decision-making.
- 3) A third function the plan serves is providing the statutory basis upon which zoning decisions are based. The Michigan Zoning Enabling Act, PA 110 of 2006 requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. However, it is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map. Zoning is only one of many legal devices used to implement the Master Plan.
- 4) The Plan attempts to coordinate public improvements and private developments. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents.
- 5) Finally, the 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.

In summary, the Township Master Plan is the only officially-adopted document which sets forth an agenda for the achievement of land use goals and policies. The plan is not a panacea for the numerous conflicting desires of citizens and Township Officials. It is a long range statement of general goals and policies aimed at unified and coordinated

development of the Township. As such, it provides the basis upon which zoning and land use decisions are made.

How is the Plan Organized?

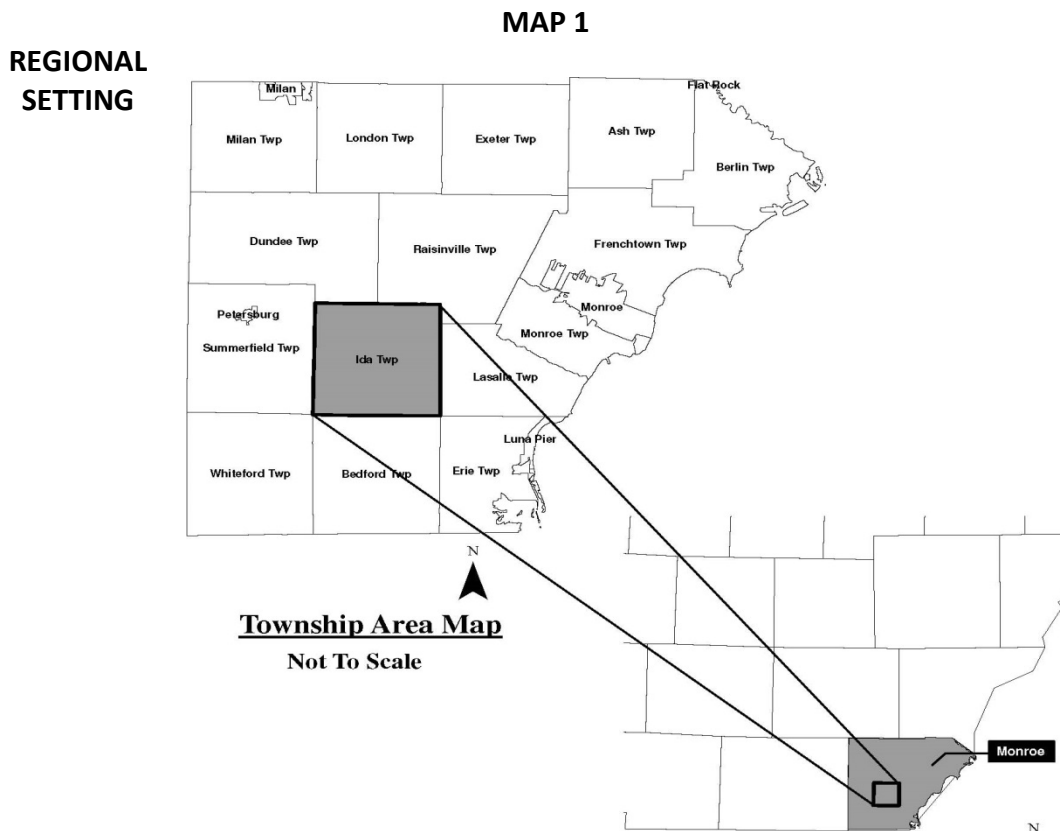
The Ida Township Master Plan is comprised of three basic sections. The BACKGROUND STUDIES section discusses current demographics, land uses, historical trends and projections, illustrating the point from which planning must begin. The GOALS AND OBJECTIVES section outlines policies that provide a framework for a final plan. The MASTER PLAN is the end result, in which the community’s vision for the future is imposed upon the present scenario. While the starting point is unalterable, the end result can be changed according to the policies applied.

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Background Studies

LOCATION AND REGIONAL CONTEXT

Ida Township is located in the center of Monroe County, adjacent to Wayne County (to the north), Lenawee County (to the west), and Washtenaw County (to the northwest). The Township is comprised of an entire geographic township, totaling approximately 36 square miles, and is immediately adjacent to Dundee and Raisinville Townships to the north, Summerfield Township to the west, LaSalle Township to the east, and Bedford Township to the south. The City of Petersburg is the nearest incorporated municipality, less than three (3) miles west of the Township, and the City of Monroe is within approximately ten (10) miles to the east.



POPULATION AND ECONOMIC CHARACTERISTICS

Inventory and Analysis

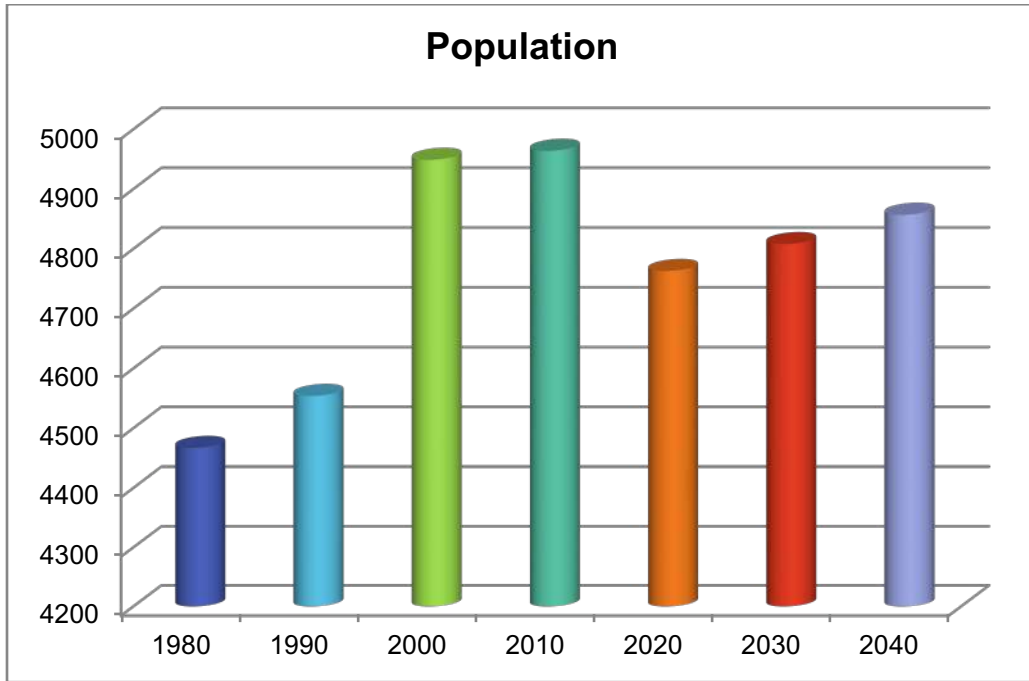
In preparation for the development of Ida Township's Master Plan, population, housing and economic data were compiled and analyzed. Familiarity with this information is essential in recognizing and addressing potential community needs for various housing types or public facilities, as well as determining the potential for future land development and the demand for commercial and industrial uses. The primary sources used in compiling this data include the 2000 and 2010 U.S. Censuses, as well as the Southeast Michigan Council of Governments (SEMCOG) Community Profile statistical information.

Population Trends / Population Projections

In 1930, Ida Township's population was 1,735. By 1970, the Township's population nearly doubled to 3,377. After a somewhat large increase to 4,467 in 1980, the Township began to hold steady with the 1990 Census placing the Township's population at 4,554. The 2000 Census showed a slight increase, with a nine (9%) percent increase to 4,949. Figure 1, illustrates the population trends of Ida Township over the past thirty (30) years, and forecasts population trends into the next thirty (30) years. As the graph shows, the Township's population resulted in essentially no change between 2000 and 2010, and will remain relatively constant through 2040.

Table 1, offers a comparison of the recent population trends of Ida Township with those of two (2) of its neighboring townships (Dundee and Summerfield), as well as Monroe County and Southeast Michigan. Ida Township's growth rate during the eighties was much higher than that of its neighboring communities which saw slight declines. As populations trended upwards in the nineties, Ida's growth was proportionate to that of Monroe County and the State of Michigan as a whole. More recently, neighboring townships have had their population decline slightly, while Ida's population rose minutely, and the County as a whole had a larger population growth (4%).

**FIGURE 1
POPULATION TRENDS, 1980-2040**



Source: SEMCOG, Community Profile April 2017

**TABLE 1
POPULATION COMPARISON, 1980-2010**

| | 1980 | 1990 | Change | | 2000 | Change | | 2010 | Change | |
|----------------------|--------------|--------------|-----------|-------------|--------------|------------|-------------|--------------|-----------|--------------|
| | | | # | % | | # | % | | # | % |
| Ida Township | 4,467 | 4,554 | 87 | 1.9% | 4,949 | 395 | 8.7% | 4,964 | 15 | 0.03% |
| Dundee Township | 2,820 | 2,712 | -108 | -3.8% | 2,819 | 107 | 3.9% | 2,802 | -17 | -0.06% |
| Summerfield Township | 3,176 | 3,076 | 100 | -3.1% | 3,233 | 157 | 5.1% | 3,308 | -75 | -2.3% |
| Monroe County | 134,659 | 133,600 | -1,059 | -0.8% | 145,945 | 39,961 | 9.2% | 152,021 | 6,076 | 4.1% |
| Southeast Michigan | 4,682,726 | 4,590,468 | -92,258 | -2.0% | 4,833,368 | 242,900 | 5.3% | 4,704,809 | -128,559 | -2.7% |

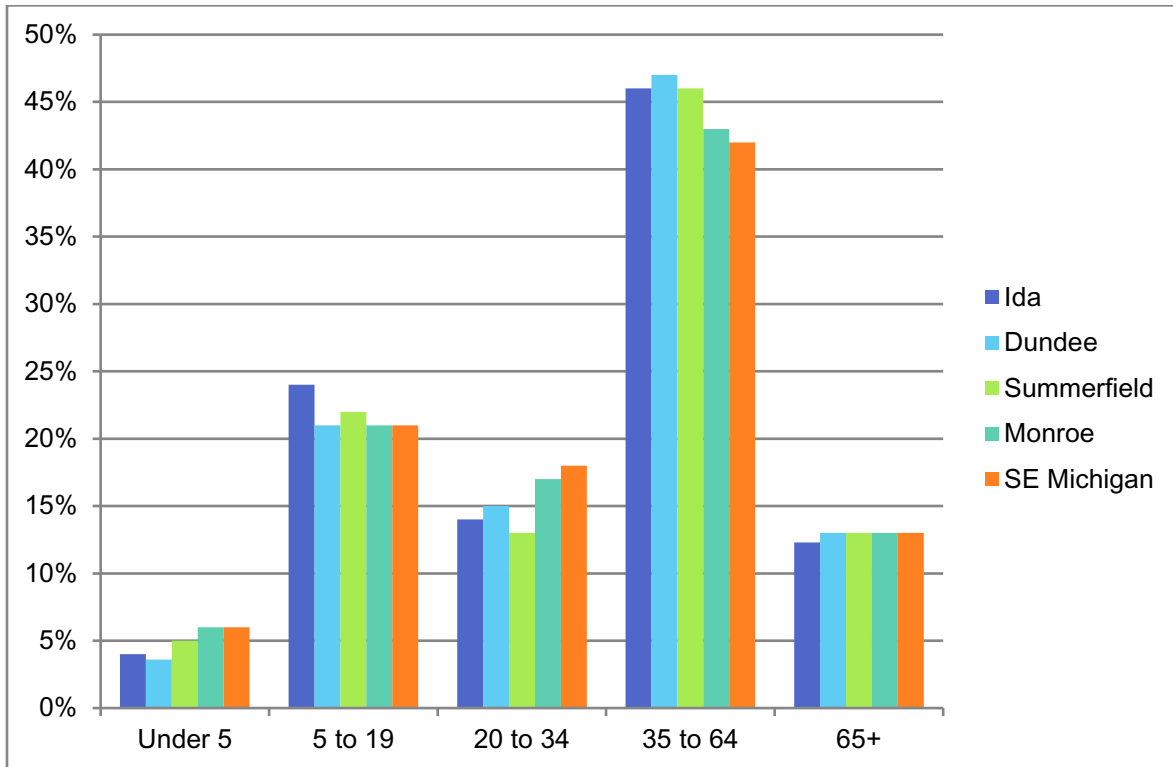
Source: SEMCOG, Community Profile April 2017

Population Characteristics

Age

The median age in the Ida Township was 35.9 years in 2000 and has risen to 41.5 years in 2010. Ida is slightly younger than both Dundee and Summerfield Townships at 43.1 years and 42.2 years, respectively, but older than Monroe County at 40.3 years and the Southeast Michigan at 38.7 years. Figure 2 compares Ida Township's age distribution to adjacent townships, the County, and Southeast Michigan.

FIGURE 2
PERCENTAGE OF POPULATION BY AGE, 2000



Source: SEMCOG Community Profile, April 2017

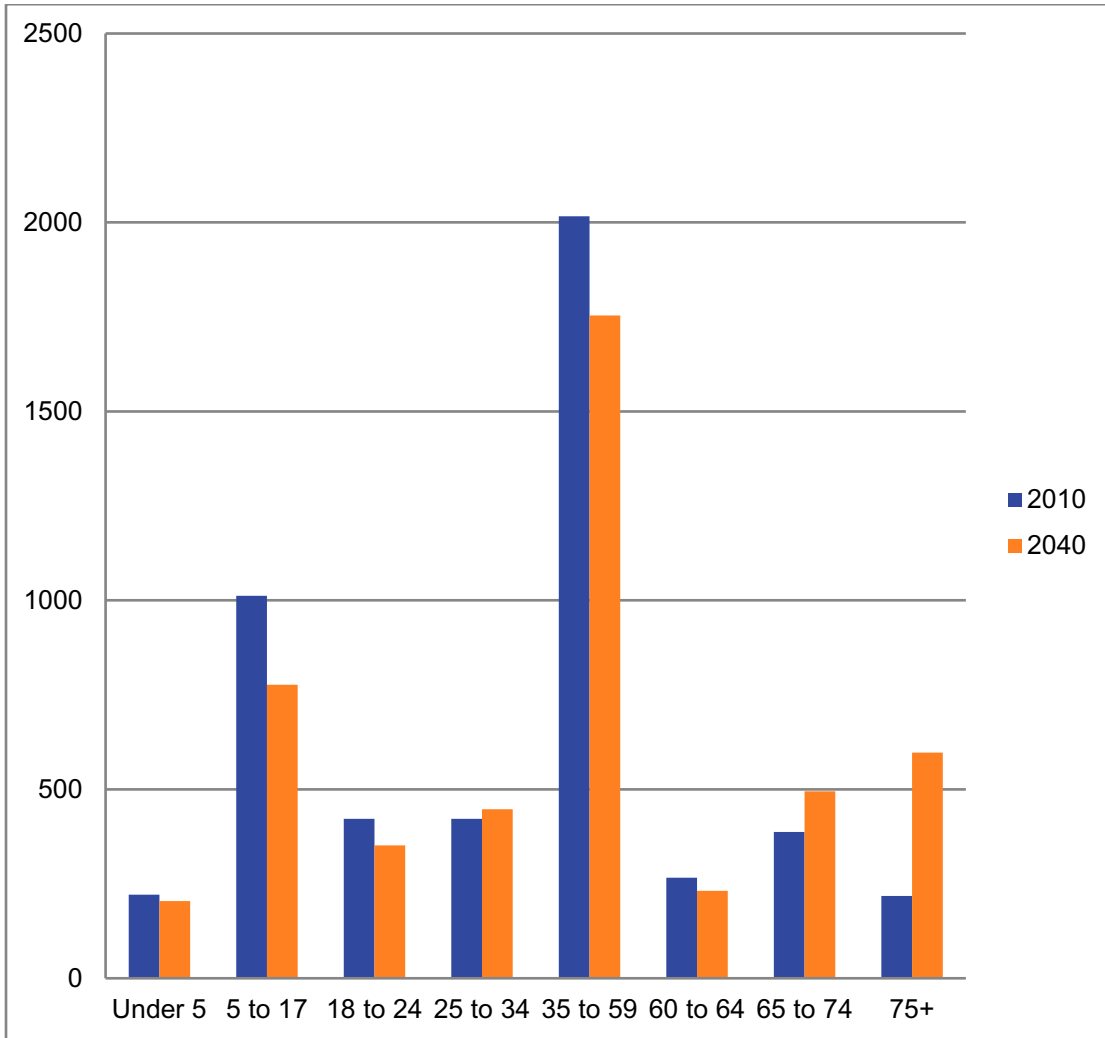
**TABLE 2
SUMMARY OF AGE, 2010**

| | 0 to 19 | | 20 to 34 | | 35 to 64 | | 65 & Over | | Total |
|----------------------|--------------|------------|------------|------------|--------------|------------|------------|------------|--------------|
| | # | % | # | % | # | % | # | % | |
| Ida Township | 1,396 | 28% | 681 | 14% | 2,282 | 46% | 605 | 12% | 4,964 |
| Dundee Township | 707 | 25% | 423 | 15% | 1,305 | 47% | 367 | 13% | 2,802 |
| Summerfield Township | 895 | 27% | 442 | 13% | 1,536 | 46% | 435 | 13% | 3,308 |
| Monroe County | 40,832 | 27% | 25,125 | 17% | 65,672 | 43% | 20,392 | 13% | 152,021 |
| Southeast Michigan | 1,267,429 | 27% | 862,912 | 18% | 1,964,048 | 42% | 610,665 | 13% | 4,704,743 |

Source: SEMCOG Community Profile, April 2017

Table 2 provides a breakdown of the number of school-age children, adults, and seniors in Ida Township, its neighboring townships, Monroe County, and Southeast Michigan. The proportion of school-age children in Ida Township (28%) coincides with the neighboring communities and the County. As is the trend across the nation, the number of seniors in the Township is on the rise (See Figure 3 – Forecasted Population by Age, 2040 below).

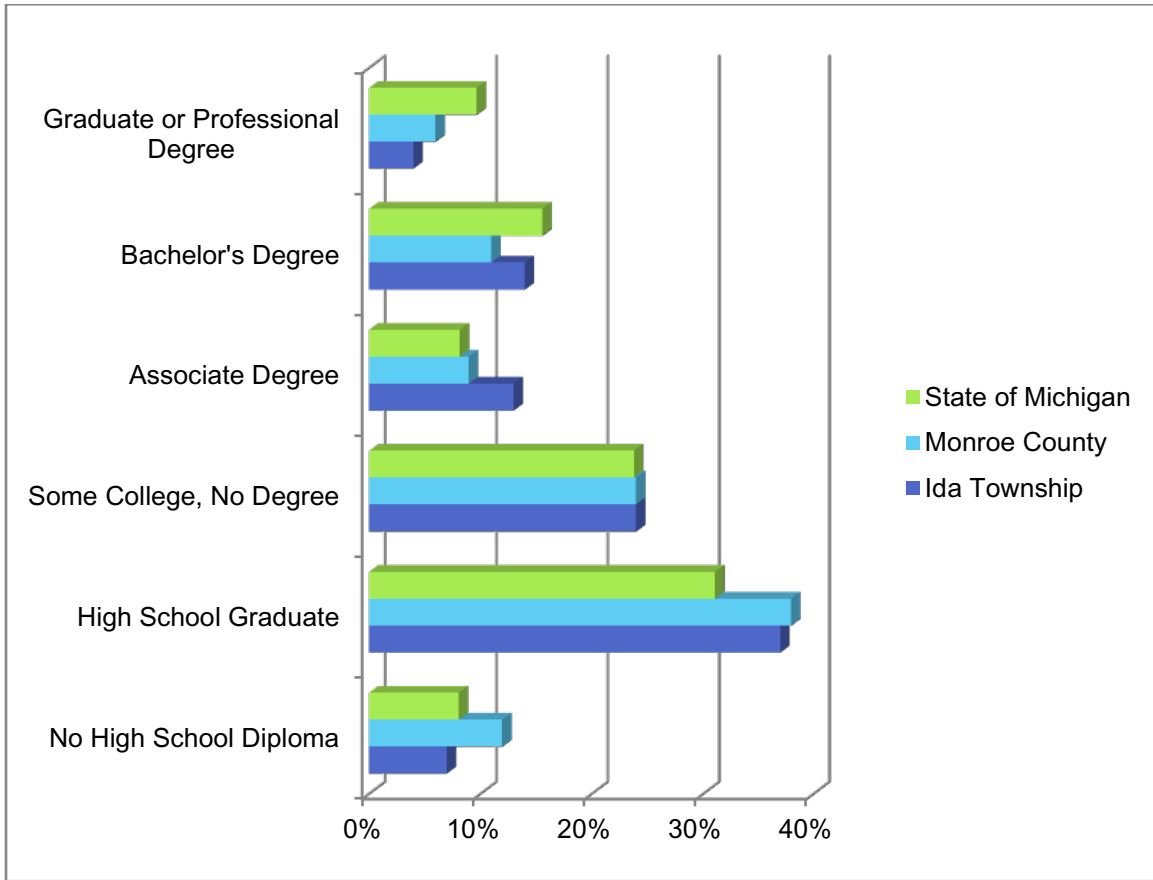
**FIGURE 3
FORECASTED POPULATION BY AGE, 2040**



Education

Figure 4 illustrates a comparison of the educational attainment of individuals age 25 and over in Ida Township, Monroe County, and the State of Michigan. The number of individuals not having received a high school diploma in Ida Township is less than both Monroe County and the State of Michigan as a whole at approximately 7% in 2010. This has decreased from 16% in 2000. More residents of the Township have received Bachelor’s degrees than the county average; however, less graduate degrees than the state average.

FIGURE 4
EDUCATIONAL ATTAINMENT COMPARISON, 2010

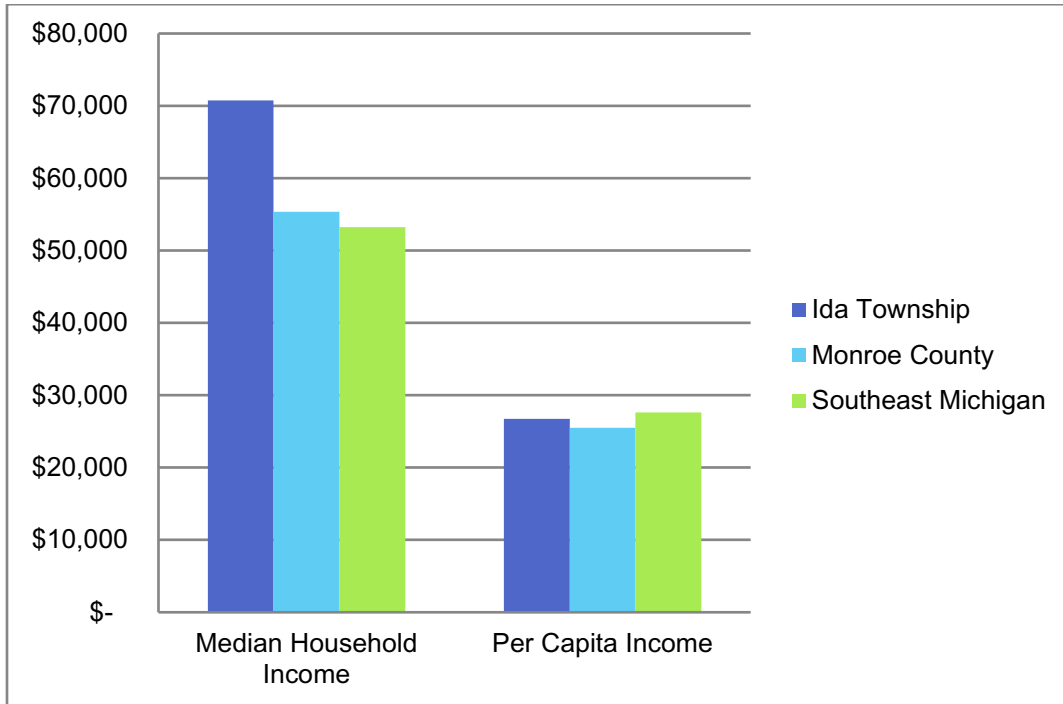


Source: SEMCOG Community Profile, April 2017 – U.S. Census, 2010

Income and Poverty

Median household income in Ida Township was \$70,742 in 2010 (a 5% decrease from 2000 using 2010 dollars), and the per capita income was \$26,751 (a 3% decrease from 2000 using 2010 dollars).

**FIGURE 5
INCOME LEVEL COMPARISON, 2010**



Source: SEMCOG Community Profile, April 2017

Table 3, compares the percentages of numbers and percentages of persons and households living below the poverty line in Ida Township with Monroe County and Southeast Michigan.

**TABLE 3
NUMBER AND PERCENTAGE OF PERSONS AND HOUSEHOLDS
BELOW POVERTY LEVEL, 2000 AND 2010**

| | Persons in Poverty | | | | Households in Poverty | | | |
|---------------------|--------------------|-------------|------------|-------------|-----------------------|-------------|------------|-------------|
| | 2000 | | 2010 | | 2000 | | 2010 | |
| | # | % | # | % | # | % | # | % |
| Ida Township | 129 | 2.6% | 303 | 6.1% | 46 | 2.8% | 104 | 6.2% |
| Monroe County | 10,161 | 7% | 13,552 | 9% | 3,935 | 7.3% | 5,375 | 9.2% |
| Southeast Michigan | 503,599 | 10.6% | 668,869 | 14.3% | 183,181 | 9.9% | 237,494 | 13% |

Source: SEMCOG Community Profile, April 2017

HOUSEHOLDS AND HOUSING CHARACTERISTICS

Households

As of the 2000 Census, the Township had a total of 1,622 households which has grown to 1,751 households in 2010, as shown in Table 6. Ida Township has a comparatively higher percentage of family households (81.8%) than the State of Michigan (61%), and an average number of persons per household (2.83) that is somewhat higher than that of the State (2.26). “Family” households are those which contain a householder and one or more other people living in the same household that are related by either birth, marriage, or adoption.

TABLE 4
HOUSEHOLD DEMOGRAPHICS, 2000 AND 2010

| | 2000 | 2010 |
|-------------------------------|-------|-------|
| Number of Households | 1,622 | 1,751 |
| % Family | 84.7% | 81.8% |
| % Non-Family | 15.3% | 18.2% |
| Average Household Size | 3.03 | 2.83 |
| Average Family Size | 3.32 | 3.13 |

Source: U.S. Census Bureau, 2010

Housing Tenure

The tenure of householders in Ida Township is primarily owner-occupied (87%) suggesting that the Township’s population is relatively stable and less transient. Renter-occupied units comprise 8% of the housing stock. The remaining 5% is categorized as seasonal/migrant or vacant.

Housing Units

As shown in Table 5, Ida Township has a total of 1,655 housing units as of the 2000 Census, 100% of which are occupied. Of these, 91.2% are owner-occupied, which is substantially higher than the average for the State of Michigan (66.0%). Renter-occupied housing units comprised 8.8% of the total, understandable given the Township’s low rate of multi-family units, which are more often renter-occupied.

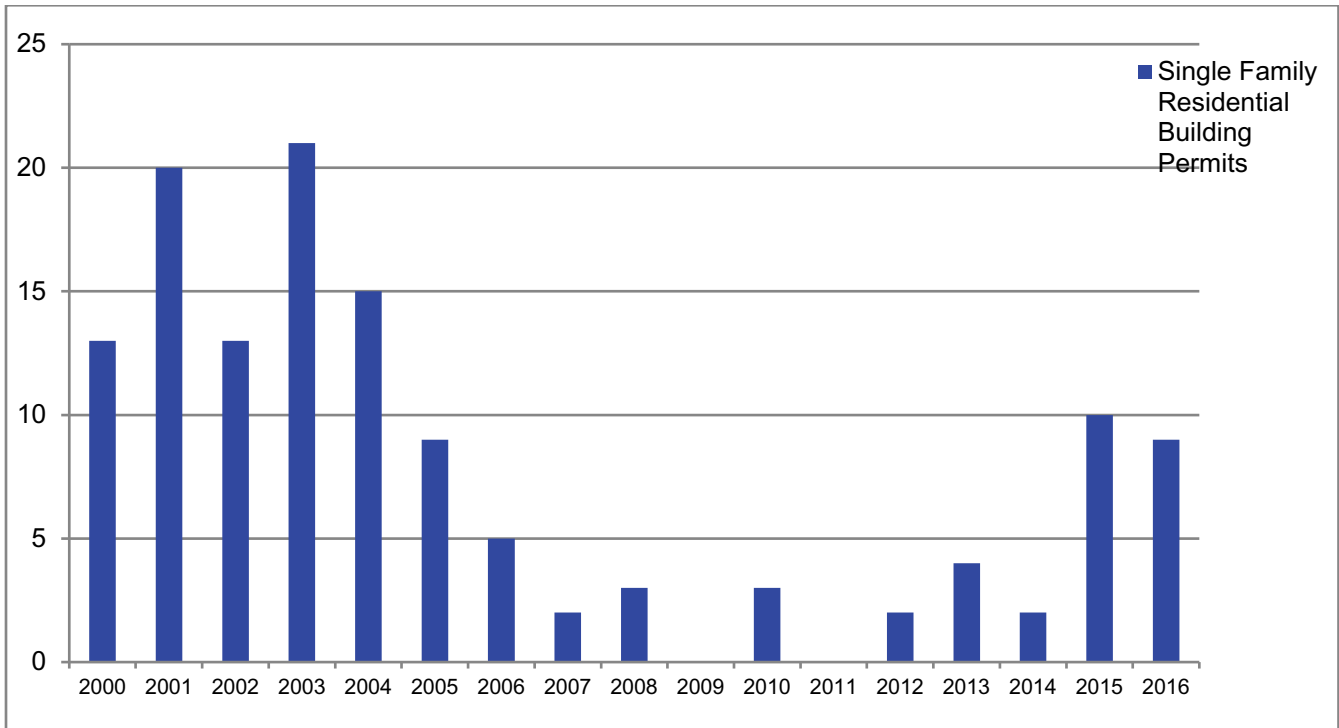
**TABLE 5
HOUSING RELATED DEMOGRAPHICS, 2000 AND 2010**

| | 2000 | 2010 |
|--------------------------------|-------|-------|
| Number of Housing Units | 1,655 | 1,839 |
| Percent Occupied | 100% | 95% |
| Percent Owner-Occupied | 91.2% | 87% |

Source: SEMCOG Community Profile, April 2017

Analysis of the number of residential building permits issued can offer insight into the demand for or pace of residential development in the community. Figure 6, displays the number of residential building permits issued on an annual basis from 2000 through 2016. New single-family residential building permits, as defined by SEMCOG, include all free-standing, detached buildings having only one (1) housing unit, but not including manufactured homes located within manufactured housing communities. In reviewing the building permit data, clearly the economic recession played a role in decreased construction activity starting in 2006 through 2014.

**FIGURE 6
NEW SINGLE-FAMILY
RESIDENTIAL BUILDING PERMITS, 2000-2016**



Source: SEMCOG Community Profile, April 2017

Age of Housing Stock

The percentage of Ida’s housing stock by year built is provided in Table 6 below.

**TABLE 6
AGE OF HOUSING STOCK BY YEAR BUILT**

| | Ida Township |
|------------------------|--------------|
| 2014 and later | 0% |
| 2010 to 2013 | 0% |
| 2000 to 2009 | 9.9% |
| 1990 to 1999 | 18.8% |
| 1980 to 1989 | 5.6% |
| 1970 to 1979 | 22.4% |
| 1960 to 1969 | 11.5% |
| 1950 to 1959 | 9.1% |
| 1940 to 1949 | 5.6% |
| 1939 or earlier | 17% |

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-year Estimate

Housing Value

Table 7 exhibits housing value in Ida Township as compared to Southeast Michigan. Median housing value for owner-occupied units in the Township was \$190,800 in 2010. That equates to a value 15% higher than Monroe County (\$161,800) and a value 16% higher than that of Southeast Michigan (\$160,544). Median monthly rent was \$930, approximately 21% higher than Monroe County and 15% than Southeast Michigan (in 2010).

**TABLE 7
HOUSING COST, 2010**

| | Ida Township | Monroe County | Southeast Michigan |
|-------------------------------------|-------------------------|--------------------------|-------------------------------|
| Median Value, Owner-Occupied | \$190,800 | \$161,800 | \$160,544 |
| Median Rent, Renter-Occupied | \$930 | \$733 | \$793 |

Source: SEMCOG Community Profile, April 2017

NATURAL FEATURES

Topography and Drainage

The terrain throughout the Township is generally flat, with drainage ultimately oriented toward the east. Most of Monroe County is a former lakebed and is crisscrossed by many streams and drains with drainage flowing towards Lake Erie.

Floodplains

Portions of the North Branch Drain, Lockwood Drain, Middle Branch Drain, South Branch Drain, and selected tributaries are within the 100-year floodplain as established by the Federal Emergency Management Administration (FEMA). The 100-year floodplain are areas located near a river, stream, or watercourse covered by water in the event of a 100-year flood.

Wetlands and Woodlands

Wetlands represent another valuable element of the Township's water resources. Wetlands are lowland areas characterized by constant or intermittent inundation, hydric soils, and specific vegetation types. They are often found in association with other water features, such as lakes, ponds, or streams, but can also exist on their own in topographical depressions. Wetlands serve a wide variety of purposes, such as wildlife habitat, flood control, water filtration, groundwater recharge, scenic and recreational use, etc., and should thus be preserved wherever possible.

The Township's wetlands have been mapped by the MDNR, Land and Mineral Services Division, Resource Mapping and Aerial Photography, using data from the U.S. Fish and Wildlife Service's National Wetland Inventory. Map 2, depicts the distribution of wetlands and woodlands across the Township. Most of these areas, which are over ten (10) acres in size, are located in the western portions of Ida Township.

Woodlands and tree rows form a valuable landscape fabric which provides wildlife habitat, recreational value, and substantial contribution to the scenery of the Township. While large patches of wooded area offer the most meaningful habitat, well-established tree rows can provide valuable wildlife corridors, linking one habitat area to another.

Woodlands and wetlands have been mapped by the Monroe County Planning Department. Map 2 illustrates the general location of these areas throughout the Township. As the map depicts, the majority of woodlands in the Township lie to the west of Douglas Road. Some of these wooded areas exist in combination with wetland areas and therefore indicated as such on the Map 2.

Groundwater

The Township relies on groundwater for most household uses; however, northeastern portions of the Township, including the Village of Ida, are provided water through the City of Monroe. Groundwater is the water stored between soil and rock formations under the earth's surface. Groundwater pollution is a concern of all those who rely on this form of water supply. Until recently, the effects of normal human activity on groundwater supply were not widely known; however, recent educational efforts have increased awareness of the potential problem. The Monroe County Health Department reported no contamination or problems with well water in Ida Township. The average well depth in Ida Township is fifty (50) to seventy (70) feet.

Groundwater contamination may result from chemicals filtering into the groundwater from septic fields, oil tanks, and waster disposal sites. Non-point sources of pollution from chemicals and effluent associated with commerce, industry and farming are other potential problems. In many instances, these pollutants reach lakes and streams through groundwater supplies. Pollutants may also affect well water located near septic fields.

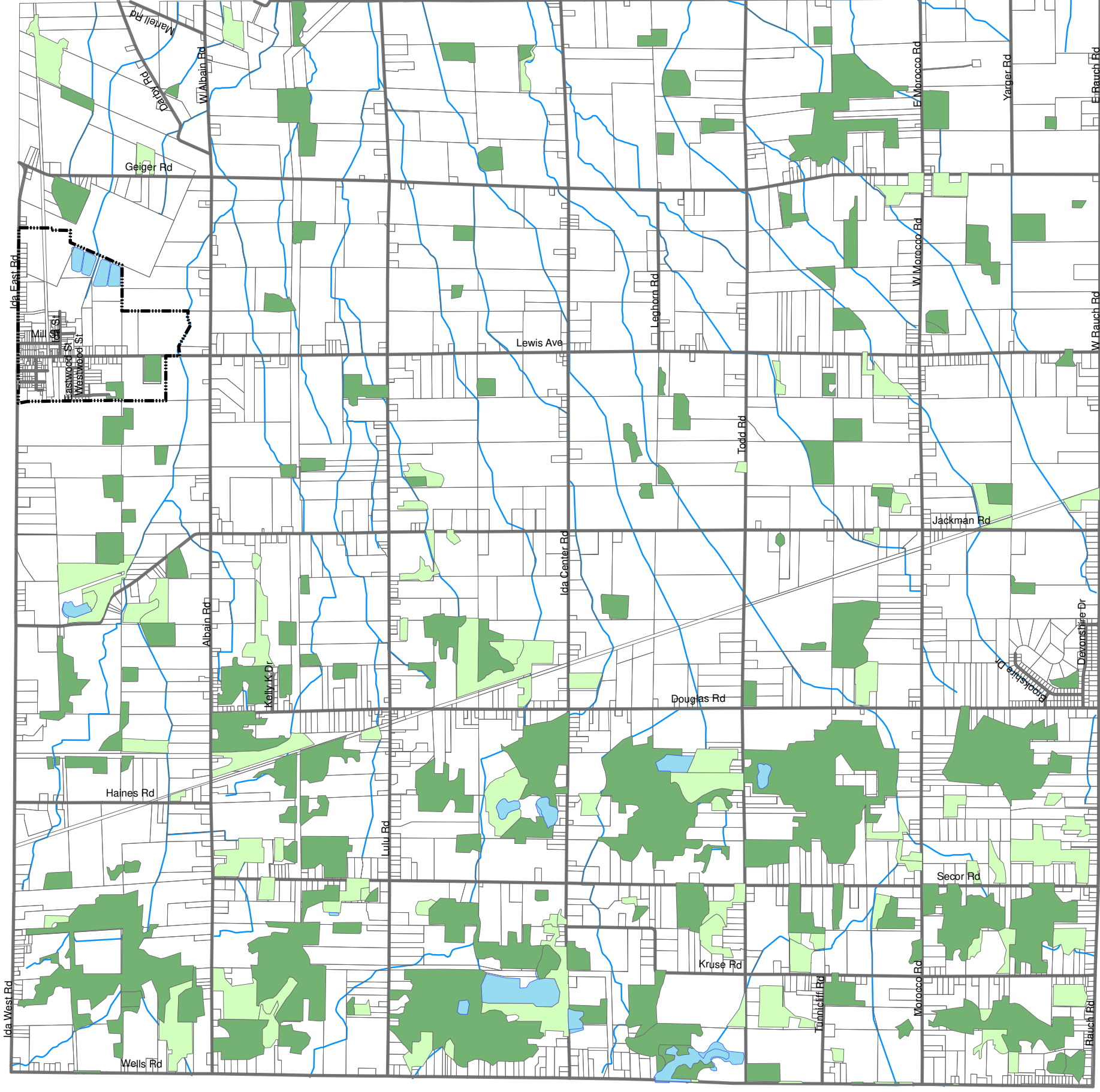
A concern in Ida Township, where only limited sanitary sewer service is available, is that of locating septic systems on suitable soil. The Township will need to ensure the provisions of adequate septic field reserve areas, and limit development on marginal soils to prevent future groundwater contamination.

Prime Farmland

Prime farmland in Ida Township has been mapped using the U.S.D.A. Soil Survey of Monroe County. Map 3 illustrates prime farmland based on soil types within Ida Township. In general, soils in the eastern half of the Township are considered to be prime agricultural soils.

Public Act 116 (the Farmland and Open Space Preservation Act) of 1974 allows owners of farmland enrolled in the program a reduction in the taxable value of the property in exchange for a commitment to maintain the property as farmland for a specified term of years. The Michigan Department of Agriculture's Office of Farmland Preservation shows that a total of eighty-seven (87) properties are currently enrolled in the program within Ida Township, amounting to approximately 7,000 acres of farmland. However, these properties are only contracted for a specific number of years (not less than ten), and once these contracts expire, these lands will open up the possibility for development in a large portion of the township. The property owners do, however, have the option of renewing the enrollment of their property in the program.

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Legend

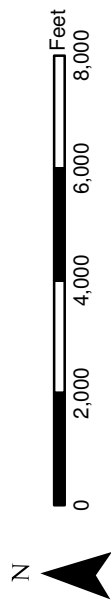
- Cultivated, Grassland, and Shrub
- Woodland and Wetland
- Water

Map 2

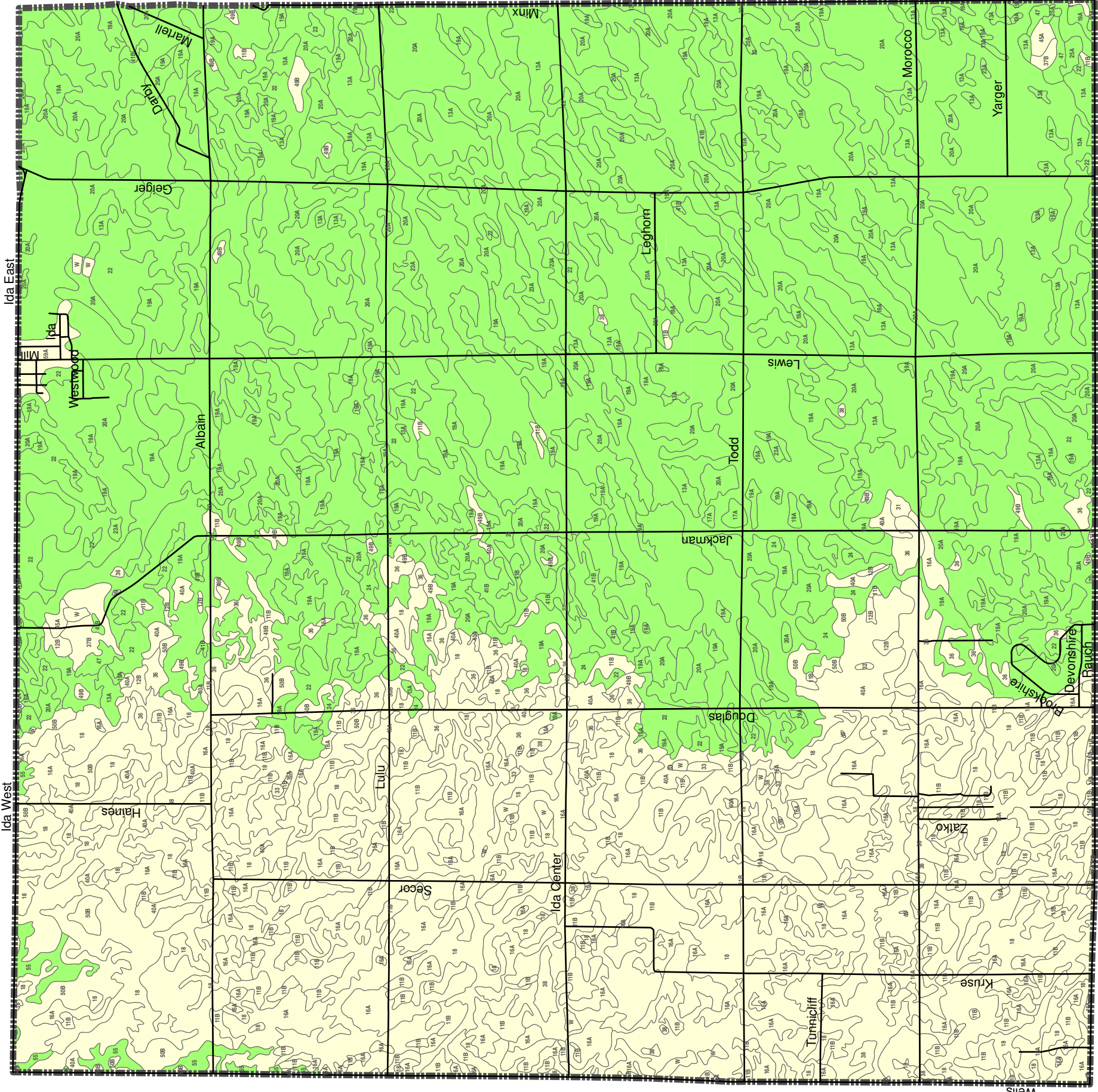
NATURAL FEATURES

IDA TOWNSHIP

Monroe County, MI



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Legend

Prime Farmland

Refer to the USDA Soil Survey of Monroe County, Michigan, for individual soil types.

Map 3

PRIME FARMLAND
IDA TOWNSHIP
Monroe County, MI



Carlisle/Wortman Assoc., Inc.
 Community Planners & Landscape Architects

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COMMUNITY FACILITIES & SERVICES

The Township is governed by a typical Township Board consisting of a Supervisor, Clerk, Treasurer and Trustees.



Fire Service

Fire service in the Township is provided by its own volunteer fire department. The only Township fire station is located on the west side of Lewis Road in the unincorporated Village of Ida. The Ida Township's Fire Hall is adjacent to the Township Hall Complex. A new parcel has been purchased for the future expansion of a second fire station on Morocco Road.

The majority of the Township is considered Low Hazard (one, two, or three-family dwellings and small businesses), in terms of their potential demand for fire service. The Village consists mainly of Medium Hazard Occupancies (apartments, offices, mercantile and industrial occupancies). While the Ida School Complex and Ida Co-Op Grain Elevator are considered High Hazard Occupancies (schools, hospitals and structures which have a high fire potential from explosions, flammable chemicals, and on-site petroleum storage).

Additionally, Ida Township participates in a formal county-wide Mutual Aid agreement. The Monroe County Fire Fighters Association established this agreement, which has been signed by all of the fire departments in the County, in order to ensure fire protection assistance to one another when needed.

Police Protection

Police protection is provided by the Monroe County Sheriff's Department and the Michigan State Police. Police and police backup are currently dispatched under the "closest car" policy, meaning the closest car to the emergency, be it county sheriff or state police, is dispatched to the scene.

Water and Sewer

Areas located near the unincorporated Village of Ida are serviced by water and sewer. Sewer also extends along Ida West and Ida East road and Geiger Road. These service areas are illustrated on Map 4.

Schools

Ida Township is serviced by two (2) school districts – the Ida School District and the Summerfield School District. The Ida School District serves the majority of the Township, with the Summerfield School District serving a small portion of western Ida Township. The Ida Schools campus is located within the unincorporated Village of Ida and additional land has been purchased for future expansion. The campus includes a high school, middle school, and an elementary school. There are currently no private or charter schools in Ida Township.

Cemeteries

There are a number of cemeteries, both public and private, located in Ida Township. Four (4) of the cemeteries are operated and maintained by the Township and include the Lulu, Maplewood, Nehria, and Richardson cemetery. Private cemeteries include St. Joseph Cemetery, East Ida Church Cemetery, West Ida Church Cemetery, and Zion Lutheran Cemetery.

PARKS AND RECREATION

Township Parks

“Fireman’s Park” and Ida Township Park are the two (2) maintained parks in Ida Township. “Fireman’s Park” is located in the unincorporated Village of Ida, west of the Township Hall complex on Lewis Avenue. The Fireman’s Park is approximated eleven (11) acres in size and includes two (2) ball fields. Ida Township Park is approximately five (5) acres and includes a playground, walking trail, and picnic area.

County Parks

The Monroe County Department of Parks and Recreation operates five (5) park facilities across the County. While none of these are located within the Township boundaries, three (3) of these parks are within six (6) miles of the Ida Township boundary. Vienna Park is located to the south in Bedford Township and offers picnic shelters, playground equipment, archery range, trails, ball fields, and Frisbee golf. West County Park, to the north in Dundee Township has river access as well as hiking trails. Finally, Waterloo Park located in Monroe

Township offers picnic shelters and playground equipment. Additionally, there is Nike Park and Heck Park to the north, which each offer many natural features and recreation amenities to the public.

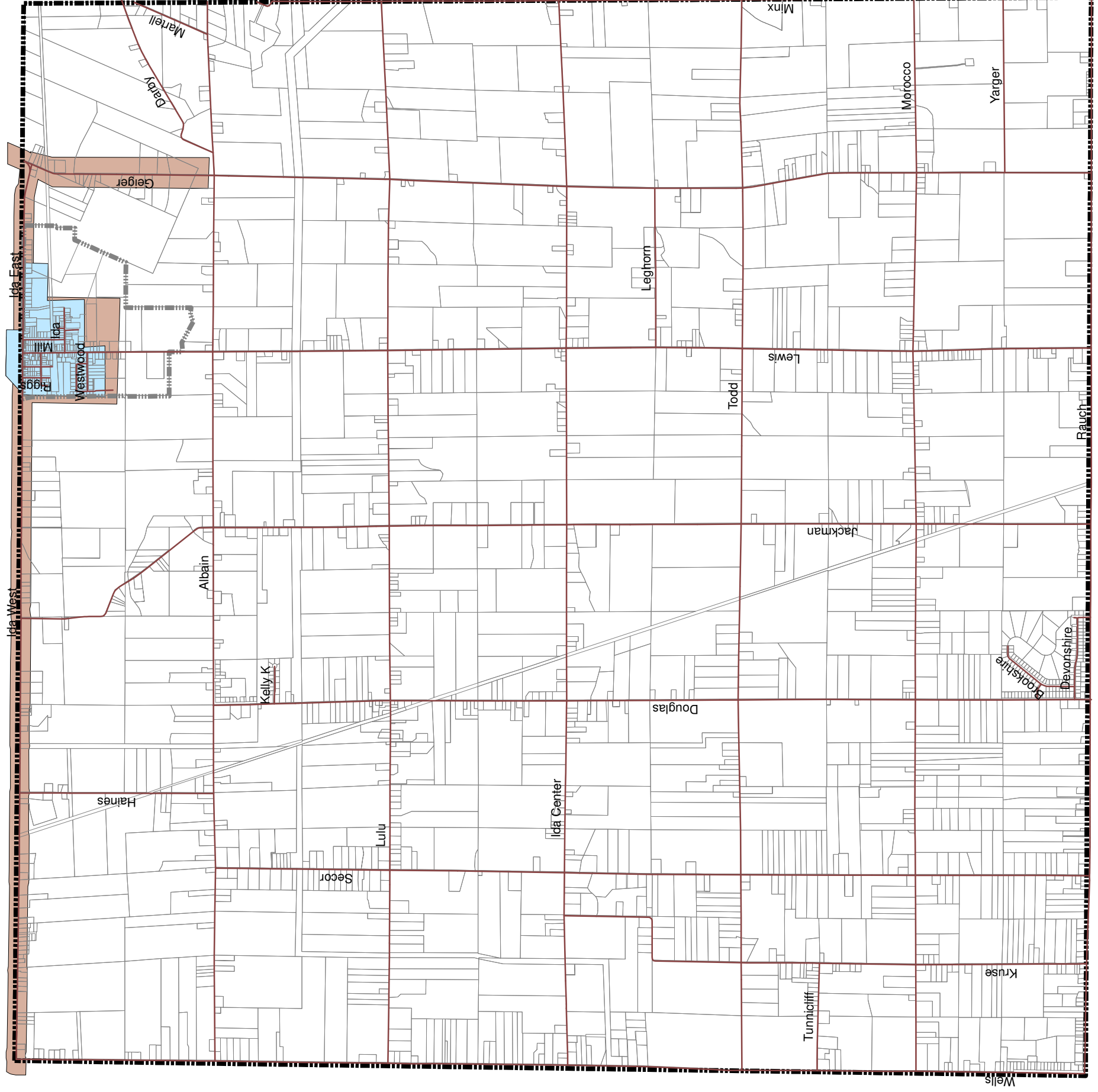
State Parks

There are no state parks within Ida Township. The nearest state park is approximately eighteen (18) miles northeast within Frenchtown Township. Sterling State Park offers 1,300 acres of recreational opportunities including swimming, boating, fishing, camping, and play areas on Lake Erie.

School Facilities

Summer recreation programs are run utilizing the Ida Public Schools complex. The schools nine (9) ball fields are utilized for the little league programs, while other school facilities include the use of the school gymnasium for basketball leagues.

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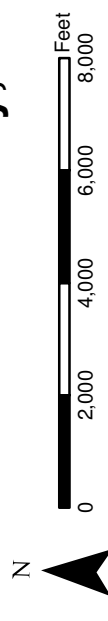
Legend

-  Ida Water Service Area
-  Ida Sewer Service Area
-  Unincorporated Village
-  Township Boundary

Map 4

WATER AND SEWER SERVICE AREAS

**IDA TOWNSHIP
Monroe County, MI**



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CIRCULATION AND TRAFFIC

Road Network

I-94, a major interstate highway connecting the region with Chicago to the west and Canada to the east, passes Ida Township approximately twenty (20) miles to the north in Ypsilanti Township. The primary north-south route in the area is US-23, which connects the Cities of Flint and Toledo and lies roughly one-half (1/2) mile to the west in Summerfield Township where there are two (2) interchanges. M-50 also passes about three (3) miles to the north of the Township's borders and connects to US-23 and US-24. To the east, a connection to I-75 can be made, connecting Monroe County with Detroit, Detroit Suburbs, and Ohio.

Ida Township's road network is based upon a loose grid of mile and half-mile roads, with the exception of several private roads. Roads in the Township are a mixture of gravel and bituminous-paved. The Monroe County Road Commission classifies the County's roads as either "County Local" or "County Primary." County Primary roads in the Township include the following: Ida West, Ida East, Ida Center, one (1) mile of Rauch Road (from western border to Secor Road), Lewis Avenue, and Secor Road (from southern border to Ida Center Road). County Local roads in Ida Township consist of 66.63 miles, while County Primary roads consist of 16.23 miles.

National Functional Classification of Roads

National Functional Classification (NFC) is a planning tool which federal, state and local transportation agencies have used since the late 1960's. The Federal Highway Administration (FHWA) developed this system of classifying all streets, roads and highways according to their function.

The Michigan Department of Transportation identifies three (3) separate classifications of roads in Ida Township: Rural and Urban Minor Collector, Rural and Urban Collector and Rural Major/Urban Collector. Only interstates, arterials, and collectors are considered federal-aid roads and are eligible for federal funds under the National Highway System (NHS) or Surface Transportation Program (STP).

**Table 8
NATIONAL ROAD CLASSIFICATION**

| <u>Road Name</u> | <u>NFC Road Classification</u> |
|-------------------------------------|--------------------------------|
| Ida East Road | Rural or Urban Minor Arterials |
| Secor Road south of Ida Center Road | Rural or Urban Collector |
| Ida Center Road | Rural Major or Urban Collector |
| Lewis Avenue | Rural Major or Urban Collector |

Source: MDOT, 2006

Traffic Counts

The Monroe County Road Commission conducts periodic traffic studies, in order to monitor and evaluate traffic volumes throughout the County. The fifteen (15) highest counts reported in Ida Township since 2001 have been compiled and provided in Table 9.

**TABLE 9
TRAFFIC COUNTS**

| Road | Location | Date | Two-Way, 24-Hour Count |
|--------------|---------------------|-------------|-----------------------------------|
| Lewis Avenue | Lulu to Albain | 2005 | 4,769 |
| Lewis Avenue | Todd to Leghorn | 2001 | 4,361 |
| Ida West | Wells to Lowe | 2004 | 4,219 |
| Lewis Avenue | Rauch to Morocco | 2001 | 4,011 |
| Geiger Road | Ida East to Dunbar | 2002 | 3,872 |
| Ida West | Meanwell to Jackman | 2005 | 3,514 |
| Ida West | Gloff to Haines | 2005 | 3,019 |
| Ida East | Lewis to Geiger | 2003 | 3,012 |
| Ida West | Irish to Lewis | 2003 | 2,899 |
| Ida West | Haines to Meanwell | 2003 | 2,838 |
| Lewis Avenue | N. of Ida Center | 2005 | 2,381 |
| Lewis Avenue | S. of Ida Center | 2005 | 2,354 |
| Ida West | E. of Wells | 2004 | 1,995 |
| Albain Road | Lewis to Geiger | 2005 | 1,976 |
| Secor Road | Morocco to Todd | 2004 | 1,791 |

Source: SEMCOG, 2000

Although some of the traffic counts provided are somewhat out of date, in light of recent development and traffic volumes, they offer a general picture of where traffic flows are the greatest in Ida Township. In general, the greatest traffic volumes within Ida Township are found along Lewis Avenue and Ida West Road.

EXISTING LAND USE

An understanding of existing land use patterns is essential to formulate a reasonable plan for the future. The acreages of existing land uses in Ida Township are provided in Table 10. The information provided was developed based upon a summary of land use change, density, and developed land for Monroe County by the Southeast Michigan Council of Governments, between 1990 and 2000.

Although approximately 2,000 acres were lost between 1990 and 2000 to single-family residential uses, agriculture remains the predominant land use in Ida Township, encompassing over 15,000 acres, or over 60%, of the Township's entire land area. Other open or vacant land covers nearly 4,000 acres, or 17%, of the Township. The fact that these two (2) categories comprise about 80% of the Township speaks to the rural and largely undeveloped nature of the community, even as land development has occurred in adjacent communities in recent years. Inspection of construction activities reveal that single-family residences in the Township continue to be the primary cause of agricultural and vacant land conversion.

Commercial and industrial land uses continue to make up a relatively small portion of the Township land area, with the majority of commercial establishments located along Lewis Avenue in the unincorporated Village of Ida. The Ida Township School complex makes for a particularly large institutional land use. It would seem that the presence of significant vacant land surrounding the school campus could be expected to attract interest from land developers in the future who recognize the value the schools offer. Existing Land Use is depicted on Map 5.



**TABLE 10
EXISTING LAND USE, 2010**

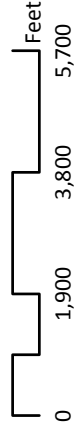
| Land Use | Acres | % |
|-----------------------------|---------------|--------------|
| Single-family Residential | 3,572 | 15.0% |
| Commercial/Office | 53 | 0.2% |
| Industrial | 6 | 0.0% |
| Extractive | 0 | 0.0% |
| Institutional | 68 | 0.3% |
| Utilities, Transportation | 115 | 0.5% |
| Recreation, Cemetery | 28 | 0.1% |
| Under Development | 37 | 0.2% |
| Total Developed Land | 3,879 | 16.4% |
| Agricultural | 15,860 | 67.1% |
| Vacant/Open Space | 3,796 | 16.1% |
| Water | 101 | 0.4% |
| Total | 23,636 | 100% |

Source: SEMCOG, 1990-2000

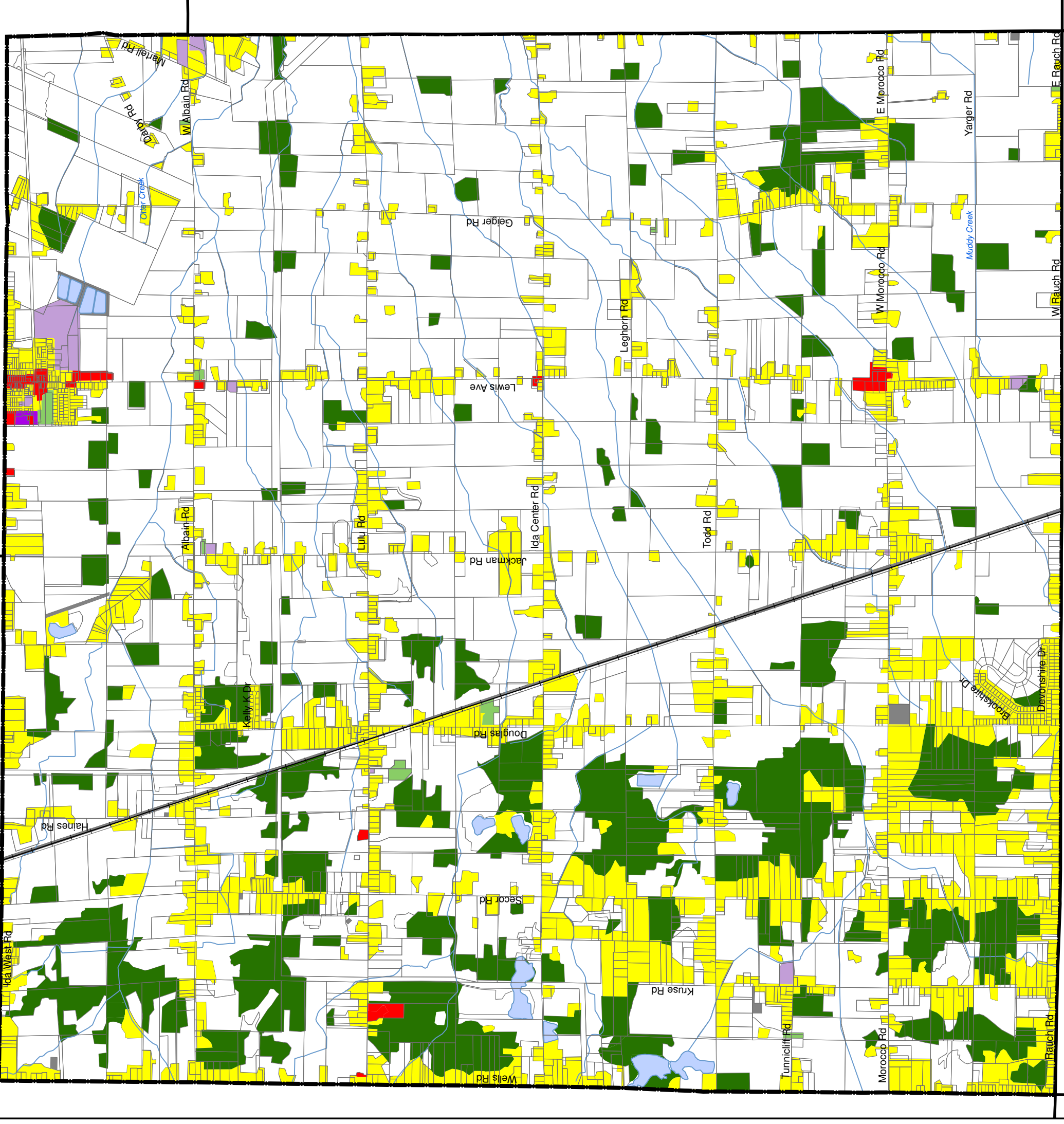
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- Agricultural
- Single-family Residential
- Commercial and Office
- Institutional
- Industrial
- Cultural, Outdoor Recreation, and Cemetery
- Woodland and Wetland
- Transportation, Communication, and Utility

Ida Township Monroe County, MI



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Goals & Objectives

GOALS AND OBJECTIVES

This chapter of the Master Plan states general development goals and objectives for the Township. The goals and objectives listed below are intended to reflect the land use priorities of the community and give direction to land developers regarding the physical environment desired by the citizens of the Township and establish a barometer to assist the various boards, commissions and committees in assessing the impact of their planning decisions.

Community Development Goals

Before a community can actively plan for its future growth and development, it must establish goals and objectives that define the boundaries of its needs and aspirations. Thus, in this way, a basis for Future Land Use Plan formulation may be established. These goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to pursue, given realistic economic and social constraints. Since goals influence the nature of plans, their establishment, coupled with specific development objectives, will be a significant initial step toward the implementation of the plans themselves.

Objectives are for the betterment of the entire community. These may include but not limited to the following:

- Public awareness,
- Intentions for regional planning efforts
- Municipal services for the township
- Recreation
- Preservation of agriculture, open space
- Review of traffic needs
- Provide for a balance and variety of land uses to meet resident's needs

Agricultural & Open Space Goals

Maintain the rural character and preserve the local characteristics of Ida Township that includes a viable, stable, agricultural industry. It shall be the Township's goal to encourage the retention and preservation of farmland in agricultural production as well as the preservation of general open space. It is a primary goal of Ida Township to maintain its agricultural heritage, culture, and way of life.

- Identify prime agricultural lands and areas to be retained permanently as productive agricultural lands.
- Discourage non-agricultural development of prime farmlands through the Master Plan and Zoning Ordinance.
- Explore opportunities through Public Act 116, Farmland Agreements, Purchase of Development Rights (PDR), Conservation Easements, or other means to maintain the viability of agriculture and open space in the community.
- Discourage the rezoning, development, or expansion of infrastructure into prime agricultural areas for nonfarm related uses.
- Retain, whenever possible, prime agricultural land in the Township.
- Discourage splitting of agricultural land into smaller non-farm parcels.
- Encourage innovative techniques such as sustainable building design and clustering within developments to promote open space protection and protection of the environment.



Natural Resources Goals

Preserve and protect natural resources including woodlands, wetlands, lakes, streams, and watersheds that are essential to help maintain the rural character and aesthetic qualities of Ida Township.

- Promote preservation of the balance of woodlands, watercourses and open spaces in the Township that creates the rural aesthetic, which is central to the community's character.
- Consider adopting ordinance language to help ensure the protection of important natural features.
- Wise use of natural resources and preservation of wooded areas, groundwater recharge areas, roadside trees, wetlands, scenic views, farmlands, and unique wildlife and bird habitats is a high planning priority.
- Take all reasonable steps to prevent surface and ground water pollution, contamination of the soils, air pollution, and noise pollution. Toward this end, consider adopting up-to-date performance and environmental standards and implement them throughout the Township.
- Cooperate with federal, state, and county agencies for the purposes of enforcing environmental regulations that are under the jurisdiction of outside agencies, such as wetlands and soil erosion control regulations.
- Discourage development in areas with a high water table that are known to be flood prone.
- Promote energy-conserving building and site development.
- Promote efforts to preserve and improve natural vegetation buffers around watercourses (streams and drainage ways) to reduce erosion, cleanse stormwater, and promote groundwater recharge.

- Review all proposed development with respect to potential impacts upon waterways, wetlands, woodlands and natural resource areas, and groundwater.

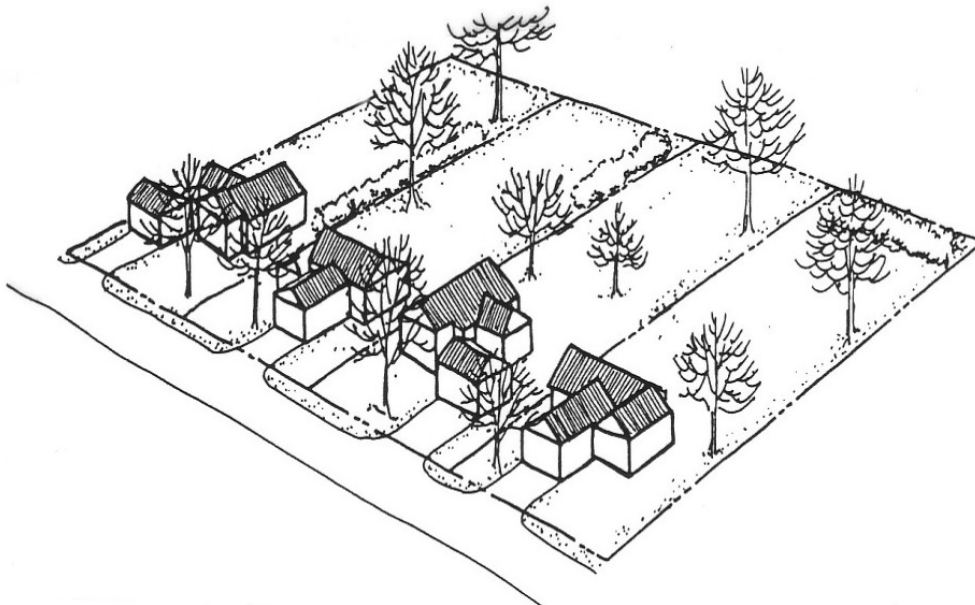
Residential Goals

Guide the development of the Township in a manner, which will create, preserve, and enhance the living environment of the existing and future residential areas of the community.

- Encourage single-family housing at a low density, which will maintain the rural character of the community.
- Require adequate transitional areas, uses, or buffers between residential and non-residential uses to lessen potential conflicts, maintain property values, and appearance.
- Encourage new residential developments to be logical extensions of existing residential areas to enable necessary services and facilities, including sewer, water and streets.
- Require that the design of new residential developments provide for efficient use of land and proper relationships between lots.
- Work toward providing a sufficient supply of affordable housing to meet the needs of all population segments, including the elderly.
- Promote the development of a variety of housing types and residential living environments to accommodate and reflect the various income levels and age groups within the Township.
- Propose only low density/agricultural land uses in areas where natural resource conditions are least capable of supporting development. Natural resource considerations should include soils, woodlands, wetlands, rivers and bodies of water.

- Propose low density residential, (one (1) dwelling up to 2.5 acre) and medium density residential (up to two (2) dwelling per acre) uses in areas where the natural resources or infrastructure are capable of supporting such development, i.e. adequate soils to support septic systems, as well as adequate roads and other factors that may affect density such as natural features, etc.
- Encourage rural cluster development, to maintain the rural character of the land. Typical residential development in the Township's lower density areas is illustrated by Figure 7. This is the easiest form of development, but it also impacts public safety due to all of the driveways directly abutting the major roads and it can significantly undermine the rural character to of the Township.

Figure 7. Multiple Drives on Rural Road



Alternatively, Planned Unit Developments (PUDs) are the preferred development technique particularly in environmentally sensitive areas or in areas with valuable rural vistas or active farmland. The overarching intent of a PUD for these areas is to preserve open space, protect natural features, and allow the continuation of farming operations. Provisions of the PUD ordinance can accomplish these goals by requiring natural feature/open space protection, buffering of sensitive environmental features or farmlands, and/or through density bonuses. Figure 8 illustrates how natural features and open space can be preserved by grouping home sites on a lot of land.

Figure 8. Preferred Residential Development Pattern

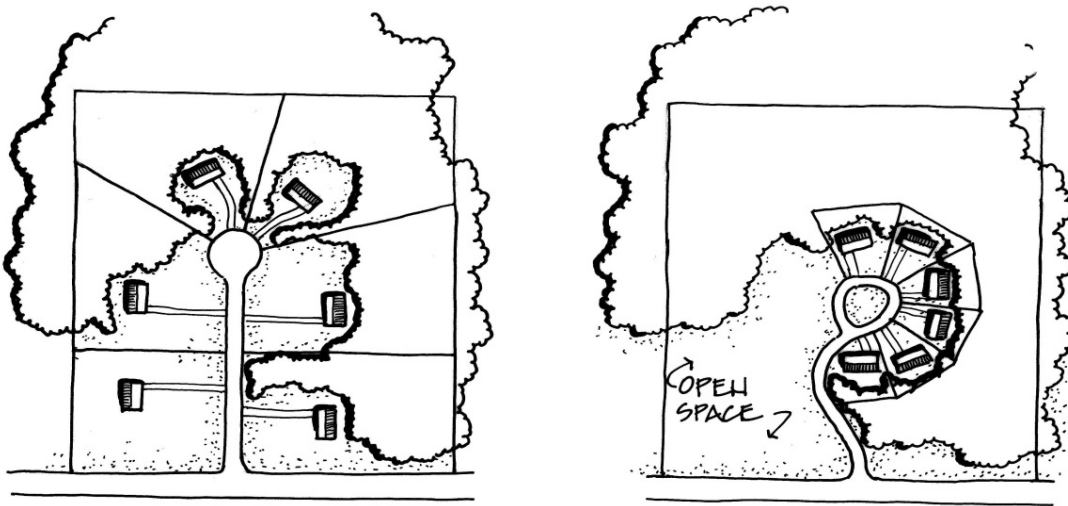


Figure 8 shows how development could be limited to one (1) area (larger developments could be limited to more than one area) of the site while designating remaining portions as open space and natural areas by way of conservation easements, deed restrictions, or similar tools. Other elements of a PUD in these areas may include:

- Limiting direct access to, or proximity to, paved roads, where possible;
- Lots in the development shall gain direct access to the existing county road network;
- Ensure the project has provisions for fire protection infrastructure; and

- Ensure the project has adequate provisions for potable water and sewage disposable.

Commercial Goals

Encourage and make provisions for appropriately sized, convenient, attractive and well-located business centers and service areas to provide services and jobs to area residents.

- Discourage strip commercial development, thoroughfare frontage developments.
- Encourage future commercial development near the existing "village" center.
- Intensive commercial development should be limited to areas adequately served by sewer and water facilities.
- Future commercial development should be of a smaller scale to help preserve the rural character of the Township and the "small town" appearance.
- Provide adequate screening and buffering between commercial and non-commercial land uses.
- Closely monitor and promote enforcement of building and maintenance codes in commercial areas. Encourage buildings, signage, landscaping, and parking areas to be renovated or repaired on a timely basis. Monitor changes in business use to be certain that new uses are in compliance with adopted building and zoning codes.

Transportation and Traffic Goals

Develop an orderly program for improvement, maintenance, and expansion of the road system in order to meet increasing traffic demands, provide safe movement of traffic, and provide adequate access for essential needs to all properties in the Township.

- Preserve and improve the efficiency and safety of the existing transportation system, in a manner that protects the natural environment of the Township.
- Upgrading existing roads shall be priority over new road construction as a means of increasing capacity and improving traffic safety.

- Strive toward a balanced relationship between the Township’s transportation system and overall land use patterns.
- Alleviate the friction between land use and traffic through careful planning and scrutiny of development proposals. Encourage the use of service drives or access easements to provide access to adjoining properties in commercial and industrial districts. Consider limiting the number of driveways penetrating onto major thoroughfares.
- Preservation of rural character should be primary consideration in any road or bridge construction, improvement or replacement project.
- Review access management procedures.

Community Facilities Goals

Encourage a variety of experiences and opportunities in terms of community facilities, activities, learning, recreation and social interaction.

- Monitor public safety service on a regular basis as new development occurs to determine if modifications or additions to facilities are needed to serve the new development.
- Promote identification and preservation of buildings and sites that have historic or cultural significance.
- Work with the schools to build upon their positive image and enhance the desirability of the Township as a residential area.



Economic Development Goals

Promote quality, job producing economic development within the Township through a broad range of commercial, research, and high-tech sectors. In addition to the production of jobs, commercial development that serves the needs of Township residents should be encouraged.

- Recognize and encourage farming as an essential economic activity and career option.
- Promote the development of a financially secure community that can continue to provide all necessary services (municipal, educational, etc.) to its residents and businesses in an efficient manner.
- The Ida Civic Club should continue to provide a role in Township business leadership.
- Work with local and regional economic development agencies to identify opportunities for continued economic development and job creation in the Township.

Industrial Goals

Provide attractive sites for industrial enterprises which will strengthen the tax base and provide a place of employment for area residents.

- Discourage the introduction of new industrial development beyond the scope outlined in the Ida Township Master Plan.
- Township will focus on providing areas for industry that are less intensive such as research and development and high technology businesses.
- Strive for balance between the economic benefits of industrial development and the amount of industry that is compatible with the Township's environmental objectives and overall future development pattern.
- Promote the development of planned research and development/light industrial parks guided by design standards that address architectural details, landscaping, parking, access management, signage, and environmental protection.
- Provide strict enforcement of codes and regulations applicable to industrial areas, particularly for industries suspected of using or storing hazardous or toxic chemicals.

- Ensure that light industrial uses are serviced by public utilities and an adequate transportation infrastructure to reduce potential impacts to neighboring land uses.

Recreation Goals

The Township recognizes that recreation and parks are an amenity to the community.

- Pursue and encourage open space developments (i.e. cluster, PUD) to provide additional neighborhood and community wide recreation opportunities.
- As the Township develops, acquire additional land for future recreation development to supplement the available facilities.
- Assess the needs and desires of the residents through public input.

Future Land Use

As indicated earlier, the Master Plan is more than a series of maps. Goals establish a direction. Policies, represented in both graphic and narrative form, identify the more specific manner in which the goals are to be implemented.

The Future Land Use map serves as a graphic representation of the Township's goals and policies. The sections below provide descriptions for future land use categories depicted in Map 6- Future Land Use. The Future Land Use map is not a zoning map, but rather a generalized guide to the desired future land use patterns within the Township. It is not necessarily intended to follow existing lot lines. Generally, the future land use categories follow established boundaries such as roads, rivers, etc.

In the course of preparing this Master Plan, several factors have been considered: existing development patterns, demographic trends, regional influences, sewer and water service areas, natural resource conditions, and road patterns. In addition to these factors, the plan considered the comments and opinions gathered during numerous meetings with the Township Planning Commission. To this extent, it reflects general policy toward development and redevelopment within the Township.

The section below provides a brief description of the future land use categories depicted on Map 6. Each category below provides a general intent, description and a listing of appropriate uses within these areas.

Agricultural / Residential

Intent – The intent of this category is to preserve agricultural lands, as well as other significant natural features, including woodlands and wetlands and to establish low density residential and compatible open space uses.

Description – The recommended density dwelling unit per five (5) acres. Areas planned for Agricultural use are found where existing land use patterns support this type of density, areas with “prime agricultural soils,” areas with an existing road system not

suitable for higher density residential development, as well as areas that have been found to have significant natural features that would best be preserved through the reduction of residential density. Significant natural features include forested wetlands, water courses, lakes, and wooded areas.

Appropriate Use – Agricultural / Farming uses including compatible open space related land uses, as well as very low density single-family detached dwellings.

Low Density Residential

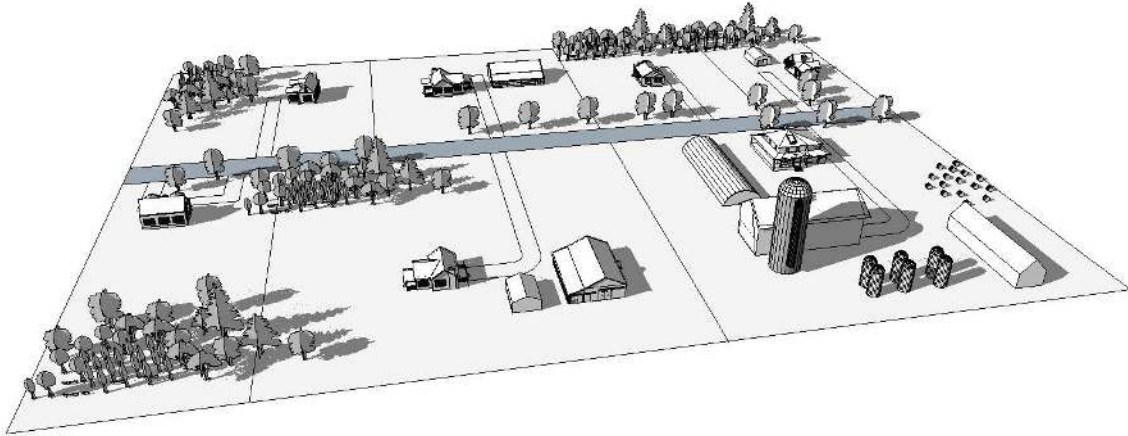
Intent – It is the intent of this category to accommodate low density non-farm residential uses, as well as existing agricultural land uses, and to aid in the preserving of natural resource features.

Description – The recommended density in these areas is proposed to be one (1) dwelling unit per one (1) acre up to one (1) dwelling unit per two and one-half (2.5) acre. A lack of public sewer and water services eliminates the suitability of this land for more intense land uses. This area is intended to be served by on-site septic and well. Low Density Residential is planned for areas with similar land use characteristics, i.e. areas with existing land use patterns of two and one-half (2.5) acres or greater, and areas where low density development may help preserve significant natural features.

Appropriate Use – Desirable land uses and elements of the Low-Density Residential category include:

- Farming operations
- Single-family dwellings on parcels from one (1) acres up to two and one-half (2.5) acres in size.
- Scenic road corridors defined by tree-lined borders and narrow road widths.
- Landscape features and landmarks such as orchards, outbuildings such as silos and barns, fences and sound farm structures.

- Scenic views and features consisting of natural and cultural features.
- Community support facilities such as churches, schools, and public buildings.



Medium Density Residential

Intent – It is the intent of this category to accommodate medium density residential land use in areas of the Township that are most likely to feel the pressure of growth within the Township.

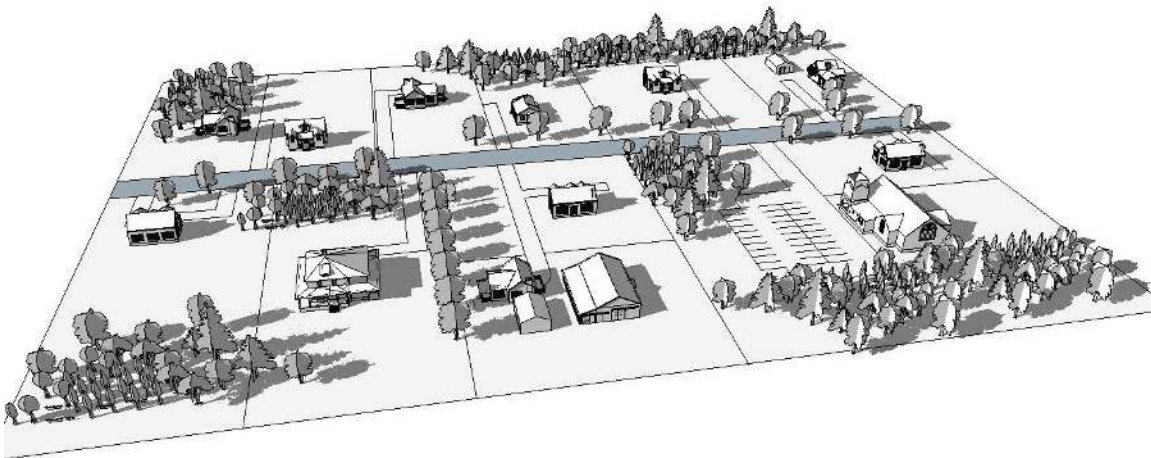
Description – The recommended density of the Medium Density Residential category is one (1) to two (2) dwelling unit(s) per one (1) acre with approved sanitary service. Areas planned for this category are generally found in areas of the Township that have developed in a residential pattern. Three (3) general locations are planned for Medium Density Residential. These include two (2) areas near the unincorporated Village of Ida, and a third area to the north near Ida West Road and Haines Road.

The areas designated for Medium Density Residential near the unincorporated village should be compatible with a traditional downtown development pattern. This may include a predominant grid system pattern of the village street, be compatible with architectural style with the Village’s traditional small town character, and incorporate street trees, sidewalks and other features typical of the village. Manufactured housing communities are not generally compatible with this area.

The one (1) remaining area planned for Medium Density Residential on Ida West Road offers the opportunity (with approved sanitary sewer service) for single-family residential development on 5,000 to 7,000 square foot lots, including manufactured housing communities or multiple-family residential. All manufacturing housing communities shall comply with the Mobile Home Commission Act, Act 96 of the Public Acts of 1987 and the current Mobile Home Code, adopted by the Michigan Manufactured Housing Commission.

Appropriate Use – Desirable land uses, and elements of the Medium Density Residential Land Use are:

- Single-family residences in either clustered or conventional subdivision/site condominium development.
- Parks, open spaces and conservation areas.
- Community support facilities such as churches, schools, and public buildings.



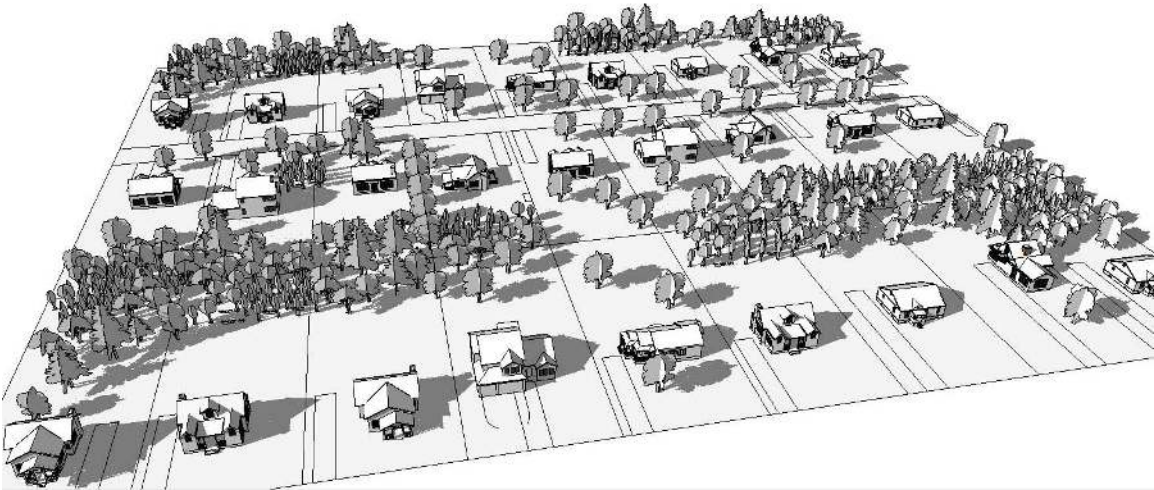
High Density Residential

Intent – High density, multiple-family residential land use is planned for selected areas of the Township able to accommodate higher density residential land use and offers the opportunity for a variety of housing types near the unincorporated Village.

Description – The recommended residential density for this district is five (5) to six (6) dwelling units per one (1) acre. Units may be attached or detached. Areas only in proximity to existing municipal services, i.e. sewer and water, are to be contained in this category. It is recognized that municipal utilities are necessary to accommodate High Density, Multiple-Family Residential and shall only be permitted in those areas served or planned to be served by municipal services.

Appropriate Uses – Desirable uses and elements of the High Density Multiple-Family Residential category include:

- Single-family residences attached and detached.
- Parks, open spaces, and conservation areas.
- Community support facilities such as churches, schools, and public buildings.



Commercial/Office

Intent – It is proposed that commercial land uses be comprised predominantly of the types of businesses devoted to serving the convenience needs of community residents, although provision is also made to accommodate some office service uses. Two (2) areas planned for Commercial/Office are in the unincorporated Village and at the Morocco Road and Lewis Avenue intersection. There are also two (2) small areas that may continue

as commercial in the future. These include an area at the southwest corner of Albain and Lewis Avenue and near the northwest portion of the Township near Ida West Road.

Description – Commercial/office uses are generally planned at major roadway intersections, while also acknowledging the existing locations of these types of uses within the Township. As noted above, it is the primary goal to allow these facilities for the needs of the residents of Community Township, e.g. local commercial/office rather than regional type facilities, i.e. land uses that serve the greater Monroe County community including “big-box” retail type uses.

Appropriate Uses – Desirable land uses, and elements of the Commercial designation are commercial uses and activities as described in the Commercial Zoning District.

Commercial Nodes

Intent – Commercial Nodes are intended to provide for existing and future commercial development of a local shopping, convenience, and personal/professional service nature primarily for Township residents. These commercial areas are intended to meet the day-to-day shopping needs of the Township’s residents. The C-1 Commercial zoning district is intended to implement this land use category where commercial uses are provided at major crossroads within the Township.

Description – These areas are primarily zoned agricultural and will remain so until potential and viable uses are proposed to the Township. This will require a rezoning with the preference being a conditional rezoning so that the Township can be assured of suitable uses at these main intersections throughout the Township. These low intensity commercial uses will only be considered at the intersections of Albain / Lewis, Ida Center / Lewis, and Morocco / Lewis.

Appropriate Use – Lower intensity uses as approved by the Planning Commission and allowed with the C-1 Commercial District.

Industrial

Intent – Traditional industries such as heavy industry (i.e. manufacturing) continues to decline. In addition, the limitations of the necessary infrastructure, such as Class A roads, in the Township do not support expansion of traditional industries. For these reasons, the Township will focus on providing areas for industry that are less intensive such as research and development and high technology businesses. This industrial land use will be important for the creation of jobs and the promotion of economic development for Ida Township.

Description – Careful consideration should be given to adjacent land uses and impact of development on existing areas.

Appropriate Uses – Uses as permitted in the LI, Light Industrial Zoning District would be appropriate in this category.

Institutional

Intent: Land designated as Institutional includes all that is owned by government, including Township offices, fire department buildings, library, schools, and parks and recreation facilities. These areas are often compatible with single-family residential uses and are intended to provide necessary community oriented public space and/or service centers.

Description: This category is intended to provide services to Township residents including recreational opportunities.

Appropriate Uses:

- Public or private recreation area
- Active and passive recreational activities
- Low density residential land use

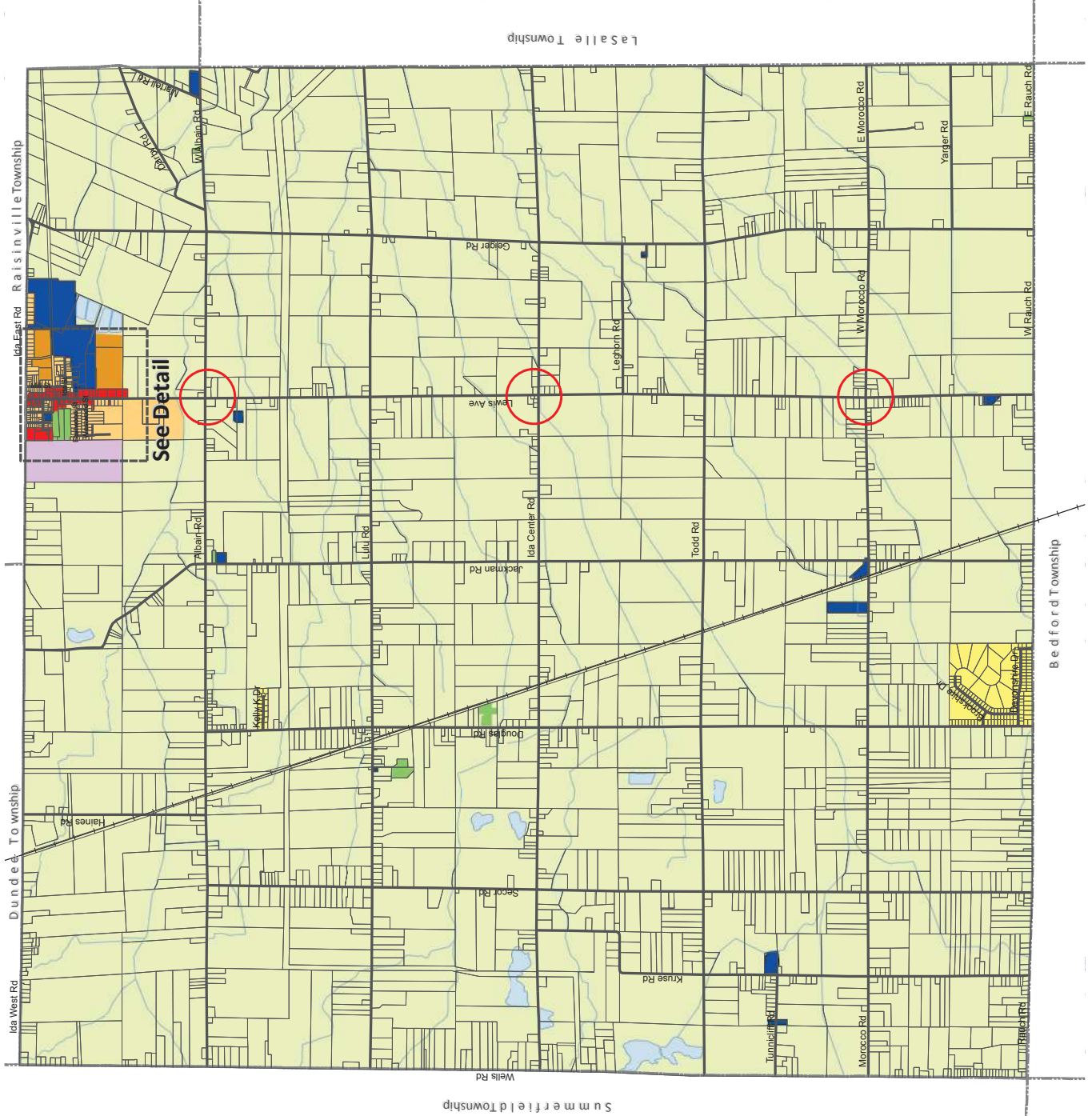
- School activities
- Facilities for public service and safety stations

Cultural and Outdoor Recreation

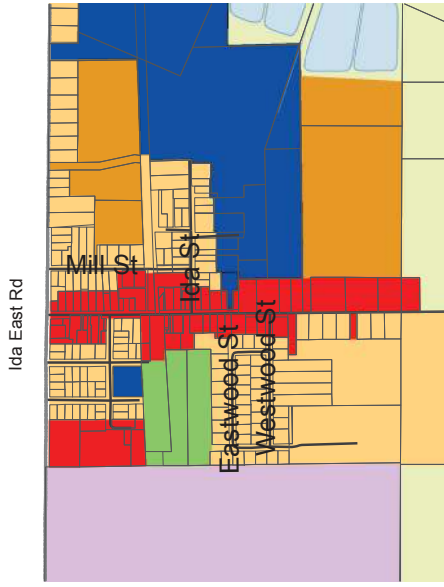
Intent – Cultural and recreation areas are intended to provide for the private and public recreation land in the Township. In addition, Township cemeteries are indicated under this category. Because of the large lot and rural character these areas are limited to downtown parkland and other limited areas.

Description – These areas are primarily zoned agricultural and will remain so however they should be considered when new uses are proposed adjacent. The Township may require more significant buffering to protect or screen these existing uses.

Appropriate Use – Lower intensity parkland or other cultural uses as approved by the Planning Commission and allowed in agricultural districts.



Detail Area



- Lakes & Ponds
- Creeks & Drains
- Agriculture/ Residential
- Low Density Residential
- Cultural and Outdoor Recreation
- Medium Density Residential
- High Density Residential
- Commercial and Office
- Institutional
- Industrial
- Commercial Node

FUTURE LAND USE

**IDA TOWNSHIP
Monroe County, MI**



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Implementation

The Master Plan for Ida Township is only worthwhile if it can be effectively implemented. Implementation is achieved through a variety of ordinances and capital improvements carefully coordinated by the Township Board. This implementation will require a commitment by the Township Board of both financial resources and a commitment towards policy implementation. The following is a summary of implementation practices through ordinance enforcement and capital improvement projects which should be pursued by the Ida Township Board.

Zoning Ordinance

One of the most effective ways of implementing the Master Plan and its recommended land use policies is through the Township's Zoning Ordinance. The Zoning Ordinance represents day to day tools to enact the adopted policies as represented in the Master Plan. The Zoning Ordinance establishes minimum lot sizes, setbacks, and land use classifications. It is the most effective tool to implement adopted land use policies, and therefore must be current and accurately reflect the goals and wishes of the Township.

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 the following additional purposes:

- To protect the public’s health, safety and general welfare.
- To promote orderly growth in a manner consistent with land use policies and the Future Land Use Map
- To promote attractiveness in the Township's physical environment by providing variation in lot sizes, bulk, density and appropriate land uses.
- To accommodate special, complex or unique uses through such mechanisms as planned unit developments, clustering or special use permits.

- To guide development to prevent future conflicting land uses (i.e. industrial uses adjacent to residential areas or high density residential adjacent to agricultural operations).
- To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
- To promote the positive redevelopment of underutilized areas of the Township.

The Zoning Ordinance and official zoning 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. Zoning should be used to assist in implementing that policy. Future rezoning requests should be evaluated against the goals and objectives and arrangement of land uses specified in the Master Plan and on the Future Land Use Map.

The Zoning Ordinance should also be updated so that it is consistent with the Zoning Enabling Act (PA 110 of 2006). The Township's Zoning Ordinance should also be updated to contain the most current land use planning regulations, review permitted, and special land uses designated within each zoning district, site plan review procedures, and special use approval process. The zoning map should be updated and consistent with the goals and objectives of this Master Plan.

Establish New Land Use Controls Through Zoning Amendments

A priority for the Township is to maintain its agricultural heritage and preserve the rural character. The Township should consider the following specific actions to maintain low-density residential development in areas least capable of supporting development, the following implementation strategies/techniques should be considered:

1. ***Open Space Zoning***. This technique uses clustering and other creative designs of building lots to permanently retain open space. Clustering of buildings is heavily relied upon because less land is consumed. There is much variation in use of this technique.

One variation mandates Open Space Development Design, or Conservation Subdivisions. Here, a community can designate a district where new subdivision development is not permitted to consume more than a certain percentage (often 50%) of any parcel. The remaining land is permanently restricted and further subdivision is not allowed.

Some regulations have a sliding scale for setting aside open space. The sliding scale allows the gross density to rise only if the net area consumed by development is reduced. Thus, as more open space is preserved, the number of lots can increase, but the maximum lot size decreases.

Open space zoning implemented through an overlay district, tied to specific environmentally sensitive areas, is another variation. It allows variable lot sizes and land uses, retains open space, recreational areas, scenic areas, and environmentally sensitive areas, and preserves prime farmlands. It can also promote affordable housing because the smaller lot sizes require fewer roads, utilities and other infrastructure, reducing the costs of development. However, this technique requires more effort to create and implement properly and unless open space is permanently set aside through a conservation easement, rezoning can erode open space and protected lands.

2. ***Overlay Districts.*** A resource protection overlay district can direct development away from sensitive or environmentally important lands. Overlays are commonly used to increase protection of specific stream, scenic, watershed, or other sensitive lands. It is a set of regulations that are in addition to the base-zoning district and is usually applied to specific locations within a community. Open space development design and other standards protecting resources can be incorporated into an overlay district. Techniques such as conservation subdivisions, buffer strips, and numerous performance standards are usually included in overlay regulations. Overlay districts are often more politically acceptable because it is not a question of if an area can be developed, but rather how. The underlying densities are not changed. They are frequently used to maintain rural character and protect resources such as streams, wetlands, aquifers, and watersheds.

Establish Sound Development Standards

A method of implementing change is through sound and effective development standards (e.g. architecture, access management, landscaping, lighting, signs) to ensure future development is aesthetically pleasing and consistent with the Township's character. Properly crafted regulations and guidelines can influence the quality and visual character of buildings and sites. Continuous review of development standards contained in the Zoning Ordinance is recommended.

Efficient and safe movement of people and goods through and within Ida Township can enhance the quality of life for residents, businesses, and visitors. Therefore, the Township should proactively review access management standards within the Zoning Ordinance. The techniques could include limiting the number of curb cuts, encouraging shared access drives and parking areas for commercial uses, and implementing non-motorized paths/sidewalks into its transportation network.

Employ a Variety of Development Approaches

Alternative zoning and development techniques such as planned unit developments (PUD), cluster development, mixed-use zones, and historic districts can be more responsive to economic, social, environmental, cultural, and real estate market changes. Therefore, these techniques may be more effective in accomplishing the goals of the Township's Master Plan.

1. ***Planned Unit Development (PUD)***. Authorized by the State of Michigan, the PUD gives Ida Township flexibility to work with a developer to ensure a high-quality project that provides a variety of uses beneficial to residents, business, and employees such as a mixture of uses or a compact, pedestrian friendly design.
2. ***Cluster Development***. Use of clustering consolidates development in one or more areas of a site in order to preserve and protect natural features or other features of the site, or adjacent property. While most cluster developments are for residential use in suburban and rural areas where there is generally more land available to develop, this approach can also be used in Ida Township but to a lesser extent. Larger tracts of land still available for development could be developed in such a way. Properly developed sites could be connected through a trail and greenway system to housing, shopping, and dining opportunities.

3. **Mixed Use Zoning.** Before modern zoning, a mixture of uses was common in downtown areas and at intersections. Current zoning practices typically discourage mixed-use environments. However, regulatory controls that offer greater flexibility near the unincorporated Village and to developers should be performance-based and focused on consistency and compatibility of land uses rather than the type of uses. The Ida Village area should be reviewed to determine where mixed-use zoning may be appropriate. This tool may strengthen the character and vitality of downtown.

Encourage the Continuation of Prime Agricultural Uses

Through proper land regulations, provide and maintain agricultural zoning districts, which discourage the development of non-farm, single-family residential units, in prime agricultural areas. Discourage the rezoning, development, or expansion of infrastructure into prime agricultural areas and non-farm related areas. Consider the use of Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) Ordinances to apply for state funding and permanently preserve open space.

Review Zoning Districts to Ensure Compatibility to Master Plan

Goals and Objectives stated in this Master Plan provide guidance to the future development of the Ida Township. As traditional industry continues to decline, Ida Township should review the permitted uses in the Industrial District to ensure they are intended for light industrial. Higher intensity uses that may cause greater nuisance should be required for Special Approval within the Light Industrial District.

The Ida Township Zoning Ordinance may consider creating a new zoning classification for High Density Residential. The suggested density in this area would be up to six (6) dwelling units per acre. This would provide an area for high density residential area growth closer to the unincorporated Village. This supports the goal of maintaining the character of Ida Village by developing in a pattern consistent with a “traditional downtown”. Higher density growth in the unincorporated Village is also possible due to the existing infrastructure of water and sewer in this area.

Subdivision Control Regulations

Ida Township Board updated their Subdivision Control Ordinance in 2010. This provides another means to control and implement the Master Plan is through the Township's Subdivision Ordinance.

Capital Improvements

The Township Planning Act (PA 465 of 2006) 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. Obviously, these types of improvements will impact future land use development and therefore must be coordinated with the Planning Commission.

Master Plan Education

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures which make citizens more aware of the planning 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 towards realization of the goals and objectives contained within the Master Plan.

Plan Updates

The Master Plan should not become a static document. The Township Planning Commission should attempt to re-evaluate and update portions of it on an annual basis. The Township Planning Act (PA 465 of 2006) requires that within five (5) years of adoption of the Master Plan, the Planning Commission must review the plan and determine whether to commence the procedure to amend the plan, or to adopt a new plan.