

RAISINVILLE TOWNSHIP MASTER PLAN



Adopted
September 18, 2017

The Raisinville Township Planning Commission
approves this Master Plan as a guide for the future development of the Township



John Delmotte
Planning Commission Chair
September 18, 2017

ACKNOWLEDGEMENTS

Township Board

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Brenda Fetterly, Clerk
Rose Marie Meyer, Treasurer
Keith Henderson, Trustee
Thomas Woelmer, Trustee

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INTRODUCTION

Planning is a process that involves the conscious selection of policy choices related to growth, land use and the physical development of a community. The Raisinville Township Master Plan recognizes the Township's many assets and opportunities; it brings together the different views of the Township into a common vision to guide the Township's development in such a way as to bring about positive change.

The Master Plan articulates a vision for the future and formulates goals and strategies to achieve that vision. The Township's last Master Plan dates to 2002 and was reapproved in 2007. This Plan updates and documents the Township's existing conditions and changed circumstances and provides a new guide for future land use, residential and commercial development, community services, infrastructure and transportation.

PURPOSE AND LEGISLATIVE AUTHORITY OF THE MASTER PLAN

The purpose of the Raisinville Township Master Plan is to articulate the community's goals and identify strategies regarding land use and development that the Township will pursue to attain those goals. The Master Plan is the primary official Township document which sets forth development policies for the future of the community. The Township derives its authority for the preparation of a Master Plan from Public Act 33 of 2008, as amended. As defined in the Act,

“A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts and descriptive, explanatory and other related matter and shall show the Planning Commission's recommendations for the physical development of the planning jurisdiction.”

The purpose of a Master Plan is to guide and accomplish development “that is coordinated, adjusted, harmonious, efficient and economical; that considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development; and that will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity and general welfare.”

The underlying principles for the Master Plan include:

- To encourage the use of resources in accordance with their character and adaptability;
- To avoid the overcrowding of land by buildings or people;
- To lessen congestion on public roads and streets;
- To facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and
- To consider the character of Raisinville and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

HOW THE PLAN IS TO BE USED

The Master Plan is used in a variety of ways:

1. Most important, the Plan is a general statement of the Township's goals and policies and provides a single, comprehensive view of the community's desires 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, Township Board and other Township bodies in their deliberations on zoning, development proposals, capital improvements and other matters related to land use and growth.
3. The Plan provides the statutory basis on which zoning decisions are made. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map.
4. The Plan attempts to coordinate public improvements and private development supported by the Township Capital Improvements Plan. 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 residents, property owners, developers and adjacent communities a clear indication of the Township's direction for the future.
6. In summation, the Raisinville Township Master Plan is the primary officially-adopted document that sets forth an agenda for the achievement of policies. It is a long-range statement of goals and policies aimed at the unified and coordinated development of the Township that compliments the goals of nearby governmental units, wherever possible. The Plan helps develop a balance of orderly change in a deliberate manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

PLAN UPDATE

Because communities are constantly changing, the information contained in a Master Plan becomes outdated over time. As circumstances change, so do opportunities and expectations for the future. It is therefore essential to periodically update the information contained in the Master Plan as well as re-evaluate its basic vision and implementation programs. Current state legislation requires a review of a Master Plan every five years.

PLANNING PROCESS

The process to prepare the Master Plan was initiated in 2016 with an inventory and analysis of existing conditions. The Township's existing conditions were reviewed and updated along with population and housing characteristics, economic data, existing community facilities, natural features and land uses. Assets and opportunities were identified.

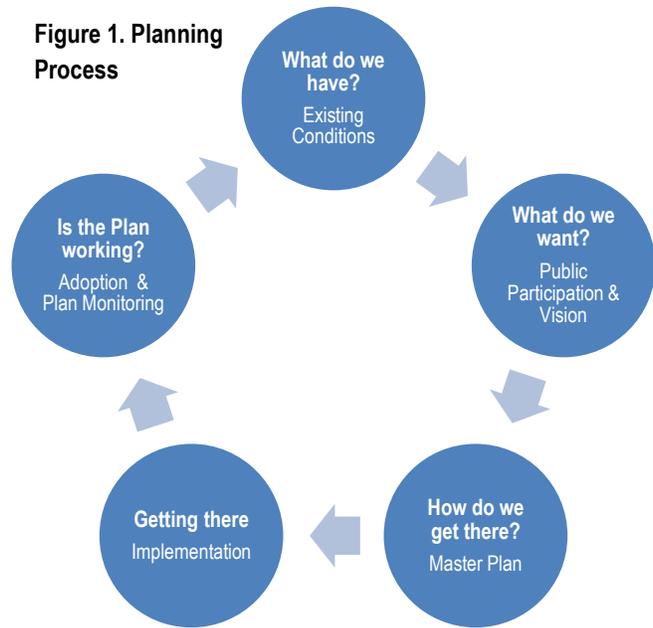
The Planning Commission reached out to the public for input through a community engagement effort which included a survey and several public meetings. Considering the existing conditions analysis, public opinions and input from community stakeholders, goals and strategies were articulated to provide a framework for the Master Plan.

Plans for future land uses were then developed to guide future development in the Township and concrete steps for implementation were devised.

The final step in the planning process was public review and hearing, which are required the Michigan Planning Enabling Act, prior to the adoption of the Plan.

The Master Plan planning process generally consisted of five steps: review of existing conditions, public participation and community vision, master plan development, strategies for implementation and plan monitoring. This process is illustrated in Figure 1.

Figure 1. Planning Process



PLAN ORGANIZATION

The plan begins with an **Introduction** which addresses pertinent questions such as what is a Master Plan, what the Plan contains and how is the Plan to be used. This section also describes the planning process which was used to develop the plan. A short section entitled **Regional Setting** provides the planning context in which Raisinville Township is a part of. Then the **Existing Conditions** section provides detailed background information on the Township’s social, physical and natural resources. The **Community Goals** section provides the basis for the land use plan, which is broken down into different strategies for the various proposed goals. The **Land Use** section describes and depicts the different areas of the Township which were determined to be most suitable for the various uses. Finally, the **Implementation** section addresses strategies on how to realize the Plan. The Plan’s appendix provides the result of the **Residents Survey**, in which the public was given an opportunity to provide a significant voice in determining the direction of the current planning effort.

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REGIONAL SETTING

Raisinville Township is contained in the Southeast Michigan Council of Governments (SEMCOG) region, which encompasses the following seven counties: Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw and Wayne. SEMCOG provides regional planning services and supports local government planning in the areas of environment, education, community and economic development as well as transportation.

The Township is centrally located in Monroe County (Figure 2). Although it is influenced by the nearby urban centers of Monroe, Toledo, Ann Arbor and Detroit, Raisinville is situated in a primarily rural environment. Raisinville Township's location in a rural portion of a highly urbanized region has permitted the Township to retain its agricultural importance, while also providing its residents with employment opportunities in the nearby urban centers.

Figure 2. Regional Setting



PLANNING CONTEXT

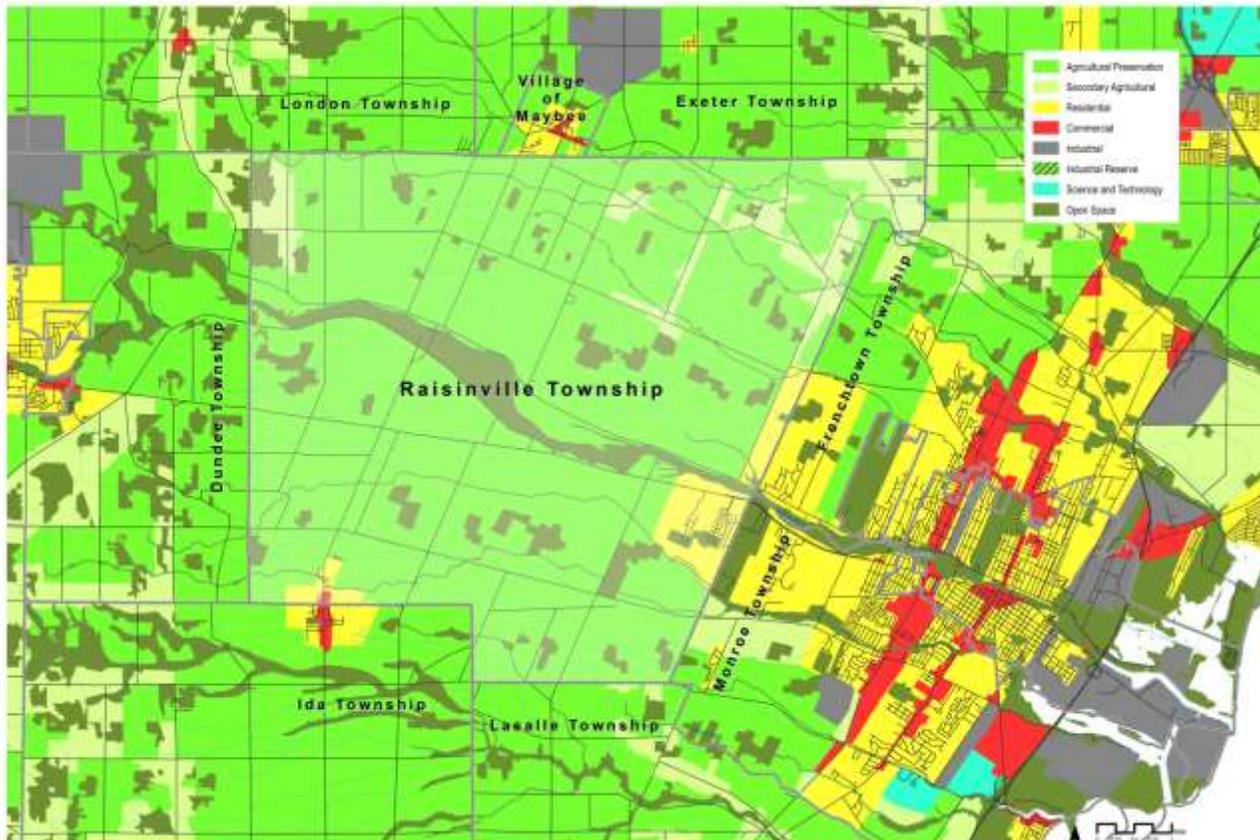
The communities directly surrounding Raisinville are also primarily rural, except for the small towns of Maybee to the north, Ida to the south and the more urbanized communities of Frenchtown and Monroe Charter Townships as well as the City of Monroe to the east. Raisinville Township shares its border with the Townships of Frenchtown, Monroe, LaSalle, Ida, Dundee, London and Exeter.

It is these more urban communities which have the greatest potential to influence Raisinville's future development. Just outside the Township's eastern border is a large governmental corridor, consisting of a museum, library, fairgrounds, offices and community college. The location of Raisinville Township on the edge of the Monroe urban area has allowed the expansion of sewer and water service into the Township and has created the potential for more intensive development in this portion of the Township. Factors outside the Township's borders are essential to consider in the planning process. Planning activities of the region, county and neighboring communities are discussed below.

Monroe County

The County of Monroe Comprehensive Plan identifies a broad pattern of future desired land uses within and around Raisinville Township including agricultural, open space, residential and commercial land uses (Figure 3). Within Raisinville, agricultural uses are planned for most of the Township while residential land uses are proposed along the east portion of the Township and in a small area located north of the Village of Ida. Open spaces and woodlots are scattered around the Township except for a central larger greenway following the River Raisin corridor.

Figure 3. Monroe County Future Land Use Map



Surrounding Townships

Each of the adjoining communities has its own future land use plan. As part of the current planning effort, these communities were notified of Raisinville’s intent to update its land use plan, were issued a draft copy of this Plan and were given the opportunity to comment.

Planned future land uses in Frenchtown Charter Township include primarily agricultural, open and woodlands north of Bluebush Road, with farms a minimum of 5 acres and residential splits allowed on lots a minimum of 1 ½ acres. Rural residential are also planned with minimum lots of 1 acre between Stewart and Bluebush Roads, low density residential with minimum lots of a ½ acre between North Custer and Stewart Roads and low medium density residential with minimum lots of 1/3 acre south of North Custer Road.

Figure 4. Frenchtown Township Future Land Use



Figure 5. Monroe Township Future Land Use

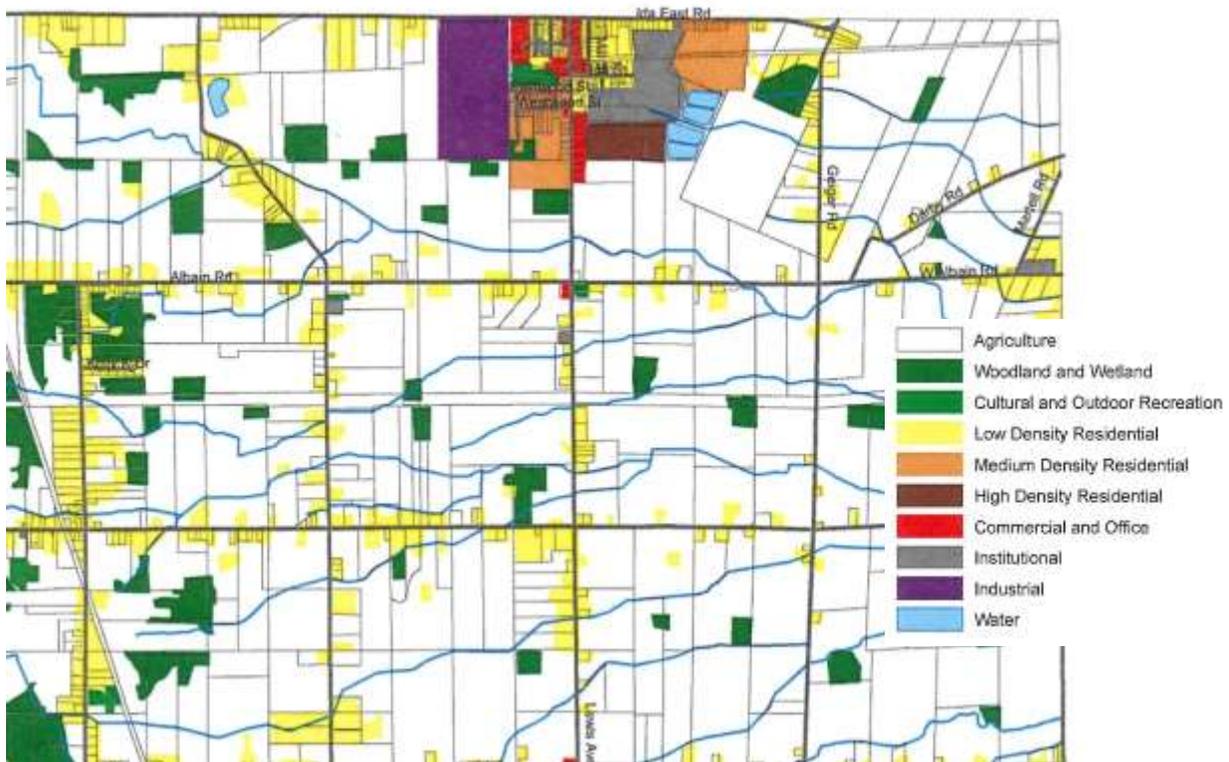
Planned future land uses in Monroe Charter Township include public/semi-public for the northern part of Raisinville Road corridor which is made up of the County Fair grounds, several county agencies and the Monroe County Community College. Agricultural land uses are proposed for the remaining border areas with the Township with parcels a minimum of 5 acres and residential splits allowed at a minimum of 1 ½ acres.



Future land uses planned along the north border of LaSalle Township adjoining Raisinville include agricultural uses with residential lot splits greater than 1 acre allowed.

Ida Township's planned future land uses include agriculture with primarily farms and 1-acre residential lot splits allowed as well as low density residential future land uses with lots a minimum of 1 acre. A mix of land uses are planned for the area including the unincorporated Village of Ida as shown in Figure 6. Planned future land uses include a mix of low and medium density residential uses with lots a minimum of ½ acre, commercial/office uses, institutional and industrial land uses.

Figure 6. Ida Township Future Land Use



Dundee Township calls for agricultural future land uses in the area adjoining Raisinville with lots 40 acres or more in size and limited residential lot splits allowed with lots a minimum of 2 acres.

The area adjoining Raisinville in London Township is primarily planned for agriculture with parcels a minimum of 10 acres in size and residential splits allowed with lots a minimum of 2 ½ acres. A small area in the southeast corner bordering Stone and Bluebush Roads is also planned for medium density residential with lots ranging in size from 1 to 1½ acres.

Raisinville Township's north border along Exeter Township includes an area planned for agricultural land uses with parcels 40 or more acres in size and residential uses allowed on lots a minimum of 1 ½ acres in size.

EXISTING CONDITIONS

An important part of the planning process is to understand the physical, social and natural resources present within the community. The purpose of this chapter is to provide a general description of various features of Raisinville Township with the aim of understanding the problems and potentials which currently exist as they relate to the planning efforts for the Township.

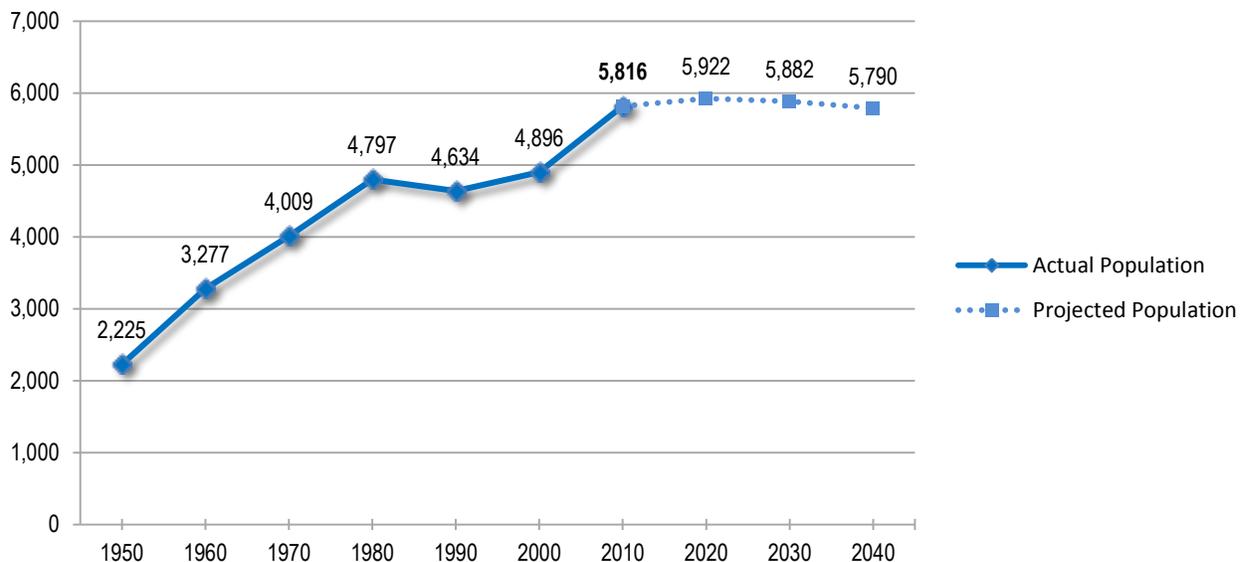
POPULATION CHARACTERISTICS

Like many of the nearby communities, Raisinville Township experienced most of its population growth after World War II between 1950 and 1980. The Township's population count peaked in 1980 with 4,797 and declined to 4,634 in 1990. Population numbers have then increased since 1990. According to the U.S. Census Bureau, Raisinville Township had a population of 5,816 people in 2010, a 19% increase since 2000.

The Southeast Michigan Council of Governments (SEMCOG) estimates that there are currently 5,903 people in Raisinville and that 5,790 people will live in the Township in 2040 (August 2016 Community Profile). This means that the population will remain essentially the same between 2010 and 2040.

Figure 7, below, illustrates Raisinville Township's population trends over the past 60 years and the population projections to 2040.

Figure 7. Township Population Trends and Projections



Source: U.S. Census Bureau and SEMCOG Community Profile

Table 1 offers a comparison of the recent population trends of the Township with those of neighboring communities, Monroe County and the Southeast Michigan region since 1990. The Township's population grew at a faster rate than most of its neighbors since 2000. However, population numbers are generally stable in both adjacent communities and the region. This trend is predicted to remain.

Table 1. Population Comparison with Adjacent Communities

	1990	2000	Change 1990-2000		2010	Change 2000-2010	
			#	%		#	%
Raisinville	4,619	4,896	277	6%	5,816	920	18.8%
Frenchtown	18,210	20,777	2,567	14.1%	20,428	-349	-1.7%
Monroe	11,909	13,491	1,582	13.3%	14,568	1,077	8%
LaSalle	4,985	5,001	16	0.3%	4,894	-107	-2.1%
Ida	4,554	4,949	395	8.7%	4,964	15	+0.3%
Dundee	2,712	2,819	107	3.9%	2,802	-17	-0.6
London	2,915	3,024	109	3.7%	3,048	24	0.8%
Exeter	2,753	3,222	469	17.0%	3,406	184	5.7%
Monroe County	133,600	145,945	12,345	9.2%	152,021	6,076	4.2%
Southeast Michigan	4,590,468	4,833,368	242,900	5.3%	4,704,809	-128,559	-2.7%

Source: U.S. Census Bureau and SEMCOG Community Profile

The median age of Township residents in 2010 was 41.9 years, an increase from 38 in 2000. This number is greater than that of the SEMCOG region at 38.7, the state at 37.3 and the nation at 37.2. Table 2 demonstrates that Raisinville Township is generally an aging community. The population ranging in ages from 30 to 44 declined most significantly, while the population above 50 years of age increased most significantly. It should be noted that the population aged 15 to 19 also increased.

Table 2. Population by Age Group, 2000-2010

Age Group	2000		2010		Change 2000-2010	
	#	%	#	%	#	%
Under 5	282	5.8%	279	4.8%	-3	-1.1%
5-9	360	7.4%	393	6.8%	33	9.2%
10-14	417	8.5%	470	8.1%	53	12.7%
15-19	385	7.9%	463	8.0%	78	20.3%
20-24	248	5.1%	263	4.5%	15	6.0%
25-29	228	4.7%	254	4.4%	26	11.4%
30-34	296	6.0%	287	4.9%	-9	-3.0%
35-39	409	8.4%	354	6.1%	-55	-13.4%
40-44	415	8.5%	422	7.3%	7	1.7%
45-49	453	9.3%	490	8.4%	37	8.2%
50-54	391	8.0%	515	8.9%	124	31.7%
55-59	306	6.3%	480	8.3%	174	56.9%
60-64	204	4.2%	374	6.4%	170	83.3%
65-69	167	3.4%	284	4.9%	117	70.1%
70-74	153	3.1%	186	3.2%	33	21.6%
75-79	101	2.1%	146	2.5%	45	44.6%
80-84	45	0.9%	97	1.7%	52	115.6%
85+	36	0.7%	59	1.0%	23	63.9%
Total	4,896	100.0%	5,816	100.0%	920	18.8%

Source: U.S. Census Bureau and SEMCOG Community Profile

Projections by SEMCOG indicate several shifts in the composition of the Township's population, particularly when looking at the projected changes in age groups. Table 3 indicates significant increases forecasted most significantly for people 65 years and over.

Table 3. Age Projections, 2010-2040

Age Group	2010		2040		Change 2010 - 2040	
	#	%	#	%	#	%
Under 5	279	4.8%	290	5.0%	11	3.9%
5-17	1,149	19.8%	837	14.5%	-312	-27.2%
18-24	440	7.6%	351	6.1%	-89	-20.2%
25-34	541	9.3%	558	9.6%	17	3.1%
35-59	2,261	38.9%	1,979	34.2%	-282	-12.5%
60-64	374	6.4%	289	5.0%	-85	-22.7%
65-74	470	8.1%	690	11.9%	220	46.8%
75+	302	5.2%	796	13.7%	494	163.6%
Total	5,816	100.0%	5,790	100.0%		

Source: U.S. Census Bureau and SEMCOG Community Profile

By 2040, residents age 65 years and older will comprise more than a fourth of Township's population. Comparatively, the segments of school-aged children are expected to decrease.

Table 4. Senior and Youth Population, 2010-2040

	2010		2040		Change 2010-2040	
	#	%	#	%	#	%
65 and older	772	13.3%	1,486	25.7%	714	12.2%
Under 18	1,428	24.6%	1,127	19.5%	-301	-5.1%
5-17	1,149	19.8%	837	14.5%	-312	-5.4%
Under 5	279	4.8%	290	5.0%	11	0.2%

Source: U.S. Census Bureau and SEMCOG Community Profile

The racial makeup of the Township continues to be predominantly white, Caucasian, however, there were increases in multi-racial and Hispanics observed between 2000 and 2010.

HOUSEHOLD CHARACTERISTICS

The number of households (occupied housing units) increased by 403 between 2000 and 2010, from 1,691 to 2,094, while the number of housing units increased by 446, from 1,762 to 2,208. This difference between households and housing units point to a current residential vacancy rate of 5.2%.

SEMCOG estimates Raisinville Township currently has 2,177 households and projects that there will be 2,303 households in 2040 (July 2016). The 2016 number represents a continued increase in household growth from 2010 to 2016, consistent with the estimated population increase and residential vacancy rate (4.3%) during the same period. SEMCOG projects a continued increase (by 126) in the number of households from 2016 and 2040 consistent with a decline in household size from 2.71 to 2.51.

Table 5. Population and Household, 2000-2010

	2000	2010	Change 2000-2010		Jul 2016	2040
			#	%		
Population	4,896	5,816	920	4.0%	5,903	5,790
Housing Units	1,762	2,208	446	0.4%	2,275	-
Households (Occupied Units)	1,691	2,094	403	3.3%	2,177	2,303
Residential Vacancy Rate		5.2%			4.3%	-
Household Size	2.88	2.77			2.71	2.51

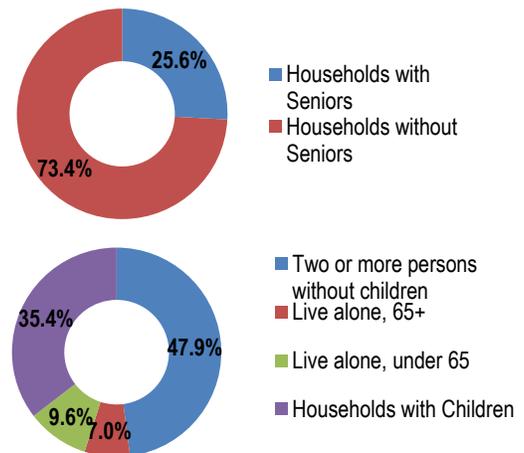
Source: U.S. Census Bureau and SEMCOG Community Profile

In 2010, 25.6% of households had seniors over age 65 and 35.4% had children. Of the total of 2,094 households, there were 47.9% households made up of two or more persons without children, 7% of all households made up of individuals living alone who were age 65 or older, 9.6% of households with individuals living alone who were under the age of 65 and 35.4% of households with children.

Table 6. 2010 Household types

	2010	
	#	%
Households with Seniors	537	25.6%
Households without Seniors	1,557	73.4%
Two or more persons without children	1,004	47.9%
Live alone, 65+	147	7.0%
Live alone, under 65	201	9.6%
Households with Children	742	35.4%
Total Households	2,094	

Source: U.S. Census Bureau and SEMCOG Community Profile



In summary, there has been a continued increase in population and households in Raisinville Township between 1950 and 2010. Recent trends since 2010 indicate a leveling of the population, consistent with growth observed in Southeast Michigan. Projections show that this while a leveling of the population will occur, the number of households will increase and household size will continue to decrease. At the same time, the increase of seniors age 65 or more, is projected to be significant. These trends reflect many factors including families with fewer children, aging population and changes in the mix of households. They also indicate a need for senior or aging-in-place housing and services.

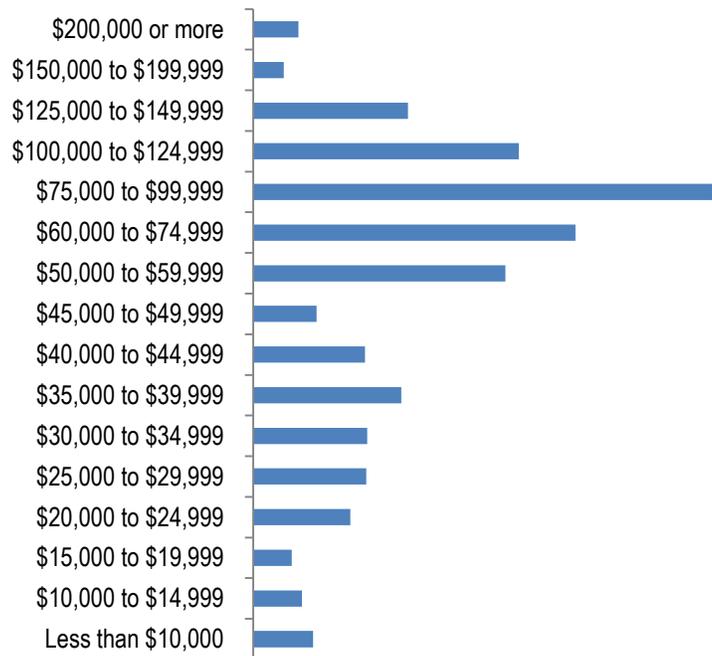
SOCIO-ECONOMIC CHARACTERISTICS

Consistent with the downturn in the economy, between the 2000 and 2010 the median household income decreased to \$64,926, down by about 21% from 2000. This is higher compared with the 2010 median household income in Monroe County (\$55,366) and Southeast Michigan (\$53,242). On a per capita income basis, income levels have decreased to \$26,149, down by 25% from 2000.

The American Community Survey also reports an increase in the number of persons in poverty from 2.9% to 5.4% of the Township's population and an increase in the number of households in poverty from 34 to 105, or 2% to 3.1%.

Table 7. Annual Household Income, 2010

	2010
\$200,000 or more	40
\$150,000 to \$199,999	27
\$125,000 to \$149,999	137
\$100,000 to \$124,999	235
\$75,000 to \$99,999	407
\$60,000 to \$74,999	285
\$50,000 to \$59,999	223
\$45,000 to \$49,999	56
\$40,000 to \$44,999	99
\$35,000 to \$39,999	131
\$30,000 to \$34,999	101
\$25,000 to \$29,999	100
\$20,000 to \$24,999	86
\$15,000 to \$19,999	34
\$10,000 to \$14,999	43
Less than \$10,000	53
Total	2,057



Source: U.S. Census Bureau and 5-year American Community Survey

According to the American Community Survey, about 15% of the Township population above age 25 held a bachelor's or higher degree in 2010. This number is lower than the number for the southeast Michigan region (29%), but consistent with the number for Monroe County (17%).

HOUSING CHARACTERISTICS

Between 2000 and 2010, there has been continued growth in the local housing stock. The number of housing units increased by 381 units, or 22% between 2000 and 2010, while the population only increased by 4% during the same period, consistent with the decreasing household size.

Single-family detached homes are predominant consisting of 93% of the Township housing stock. The remaining housing types include manufactured homes at 5.1%, townhouses or attached condominiums at 1.3%, duplexes at 0.7% and multi-unit apartments at 0.2%. There were 60 single-family detached housing units of the 72 new units permitted between 2010 and 2016.

Table 8. Housing Type, 2000-2010

	2000	2010	Change 2000-2010	New Units Permitted 2010-2016
Single Family Detached	1,610	1,812	202	60
Duplex	11	20	9	0
Townhouse / Attached Condo	22	0	-22	12
Multi-Unit Apartment	4	7	3	0
Mobile Home / Manufactured Housing	89	278	189	0
Total	1,736	2,117	381	72
Units Demolished				-4
Net (Total Permitted Units - Units Demolished)				68

Source: U.S. Census Bureau and 5-year American Community Survey

While renter-occupied units have increased between 2000 and 2010, most housing units (88%) in the Township in 2010 were still owner-occupied. About 6% of units were renter-occupied. It should be noted that 5% of housing units were vacant in 2010, an increase of 43 vacant units from the 2000 number.

Table 9. Housing Tenure, 2000-2010

	2000	2010	Change 2000-2010
Owner occupied	1,575	1,952	377
Renter occupied	116	142	26
Vacant	71	114	43
Seasonal/migrant	3	11	8
Other vacant units	68	103	35
Total Housing Units	1,762	2,208	446

Source: U.S. Census Bureau and 5-year American Community Survey

According to the American Community Survey, the Township's median housing value in 2010 was \$172,500, representing a decrease of \$17,763 from 2000. On the other hand, the median gross rent was \$1,008 in 2010, representing a \$252 increase from the 2000 number.

\$190,263

Median Home Value in 2000

\$172,500

Median Home Value in 2010

\$756

Median Gross Rent in 2000

\$1,008

Median Gross Rent in 2010

ENVIRONMENTAL AND PHYSICAL CHARACTERISTICS

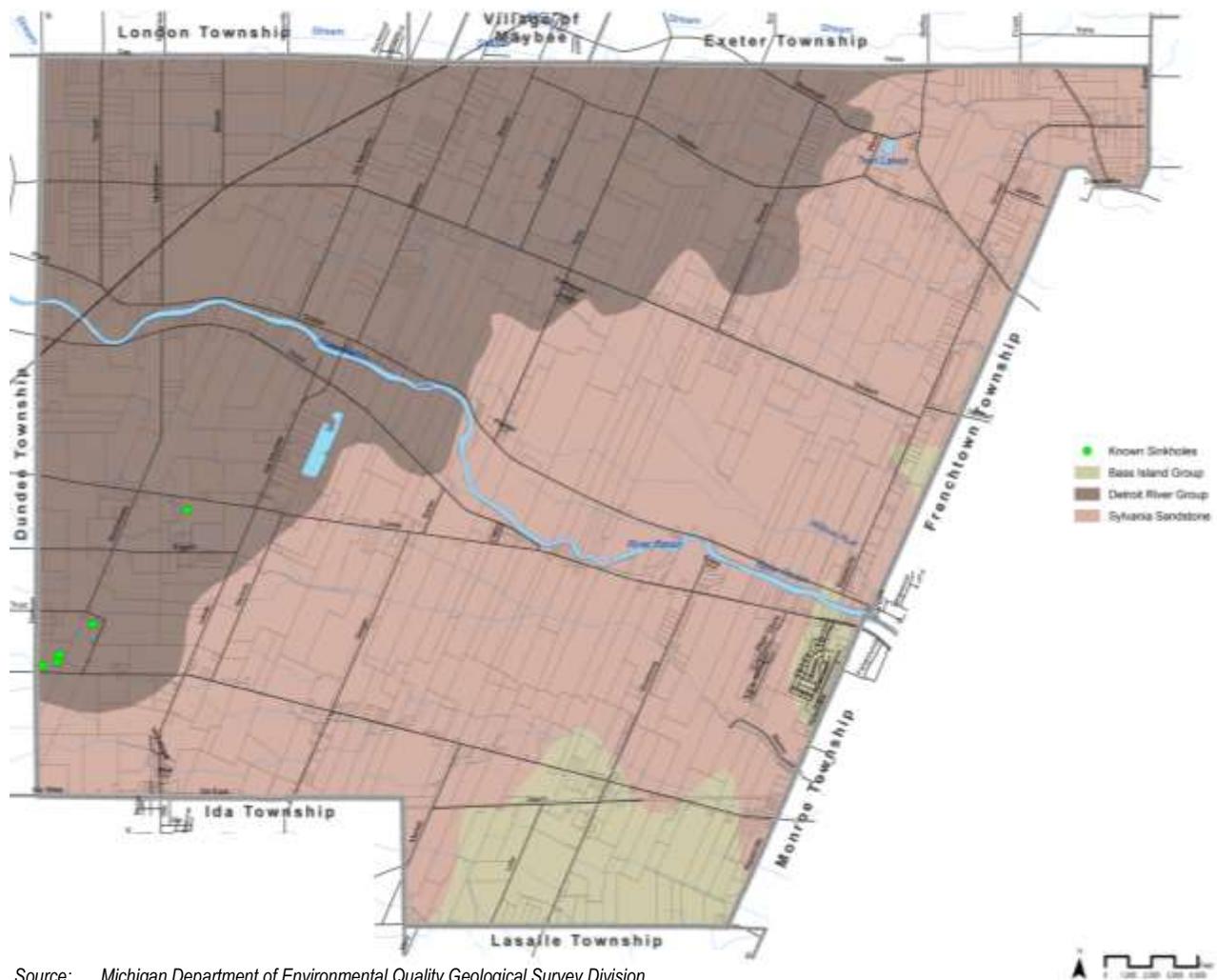
The natural features of Raisinville Township have played a major role in influencing growth and development. Like much of Michigan's southern Lower Peninsula, the Township's landscape was formed through glacial action. The movement of the glaciers shaped the topography and created many different types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

Geology

Geological formations affect land use planning in various ways. The depth to bedrock, suitability of bedrock for mining, groundwater supplies, drainage and sinkholes can affect future plans for a community.

Three different bedrock formations lie beneath Raisinville Township (Figure 8). In the southeast corner of the Township is found the Bass Island Group, which is a dolomite. A band of Sylvania Sandstone runs through the center of the Township and Detroit River Dolomite underlies most of the northwest portion of the Township. All three formations have been mined at various times and locations, especially the Detroit River formation, where several old quarries exist near the Ida-Maybee Road bridge at the River Raisin.

Figure 8. Bedrock Geology



Source: Michigan Department of Environmental Quality Geological Survey Division

The depth to bedrock ranges from less than 10 feet in some locations to more 70 feet below the surface in the extreme northwest portion of the Township. The average depth of the bedrock surface is about 20 feet below ground level. The shallow bedrock in many areas of the Township can limit development or make it more expensive, as in the case of basements and underground utilities.

Many of Raisinville Township's residents depend on groundwater pumped from bedrock aquifers. Although the presence of clay layers in much of the Township helps to prevent pollution of the groundwater, the thin soils increase the potential for contamination, especially in areas with sandier soils, as in the northeast corner of the Township. Although little information is currently available on the presence or the potential for groundwater pollution, land use decisions should take into account the effect certain uses could have on the local groundwater resource.

The presence of "Karst" formations in Raisinville Township also raises concerns regarding the safety of the groundwater resources and the potential hazards of sinkholes (see Figure 8). Karst is a geological formation characterized by rock which is soluble in groundwater, which causes the formation of underground caves, sinkholes and conduits into groundwater aquifers. The location of known sinks has an impact on future land use recommendations, due to the direct connection to groundwater through these formations.

The thin soils and quality of the bedrock also raises the possibility of quarrying in Raisinville Township. Future extractive uses would require strong efforts to locate, design and operate this locally unwanted land use in a manner which would minimize its negative social and environmental impacts.

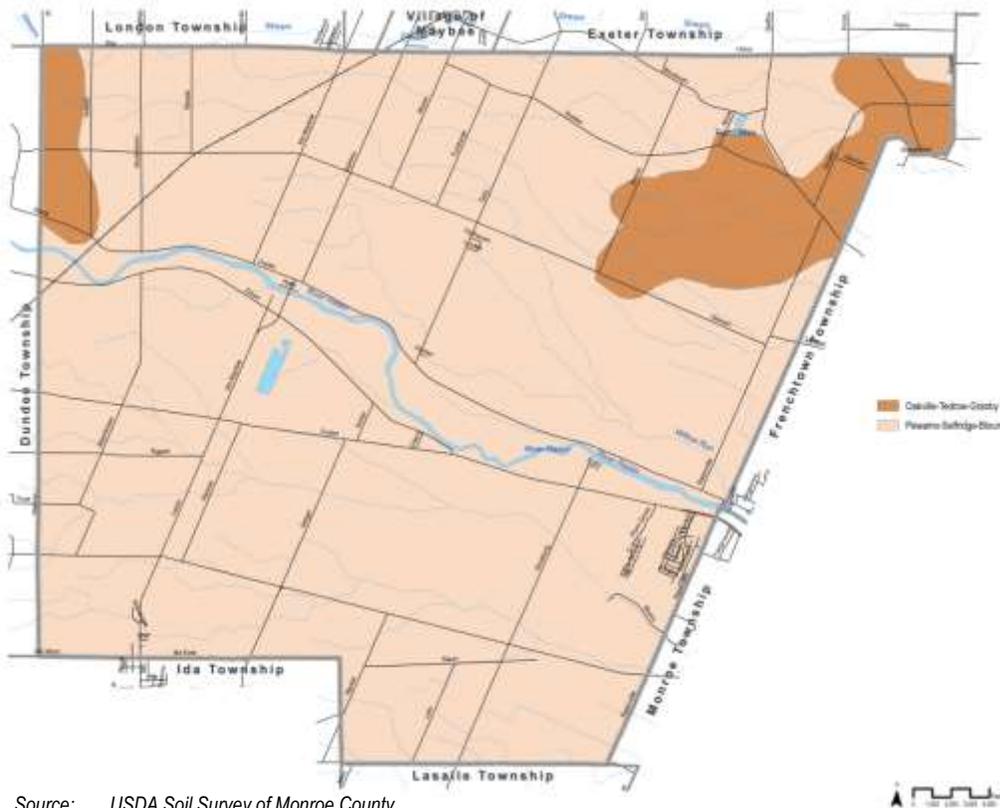


Soils

The soils of Raisinville Township play a significant role in land use planning. Different types of soils have different capabilities for various uses based on their fertility, drainage, wetness, load-bearing ability and other agricultural and engineering properties. Approximately 25 different types of soils are distributed in a mosaic-like pattern across the surface of the Township. These different soil types or “soil series” can be grouped into larger “soil associations” of which there are two main groups: the Oakville-Tedrow-Granby association and the Pewamo-Selfridge-Blount association (Figure 9).

The Oakville-Tedrow-Granby soils are generally sandy, well-drained soils which are relatively well-suited for building sites and for septic tank absorption fields, but are only fair for agriculture due to droughtiness. These soils are located primarily in the northern part of the Township. The majority and remaining portion of the Township has soils belonging to the Pewamo-Selfridge-Blount association. These soils are generally loamy with clay in the subsoil. They are poorly drained, but with proper subsurface tile drainage, are generally excellent agricultural soils. They have, however, poor suitability for building site development and for septic fields due to their poor drainage and seasonal high water tables.

Figure 9. Soil Associations



Source: USDA Soil Survey of Monroe County

Most of the Township’s soils are considered either prime farmland soils or soils of local importance. “Prime farmland” are those areas with soils considered by the USDA as having the best combination of physical and chemical properties for producing food, forage, fiber and oilseed crops. In addition to prime farmland, state and local soil conservation agencies have identified “farmlands of local importance” which are considered nearly as productive as prime farmland. In Monroe County, the farmlands of local importance are generally sandier soils which have especially high potential for the production of vegetable and other specialty crops.

Figure 10. Prime Farmlands



Source: USDA Monroe County Soil Survey

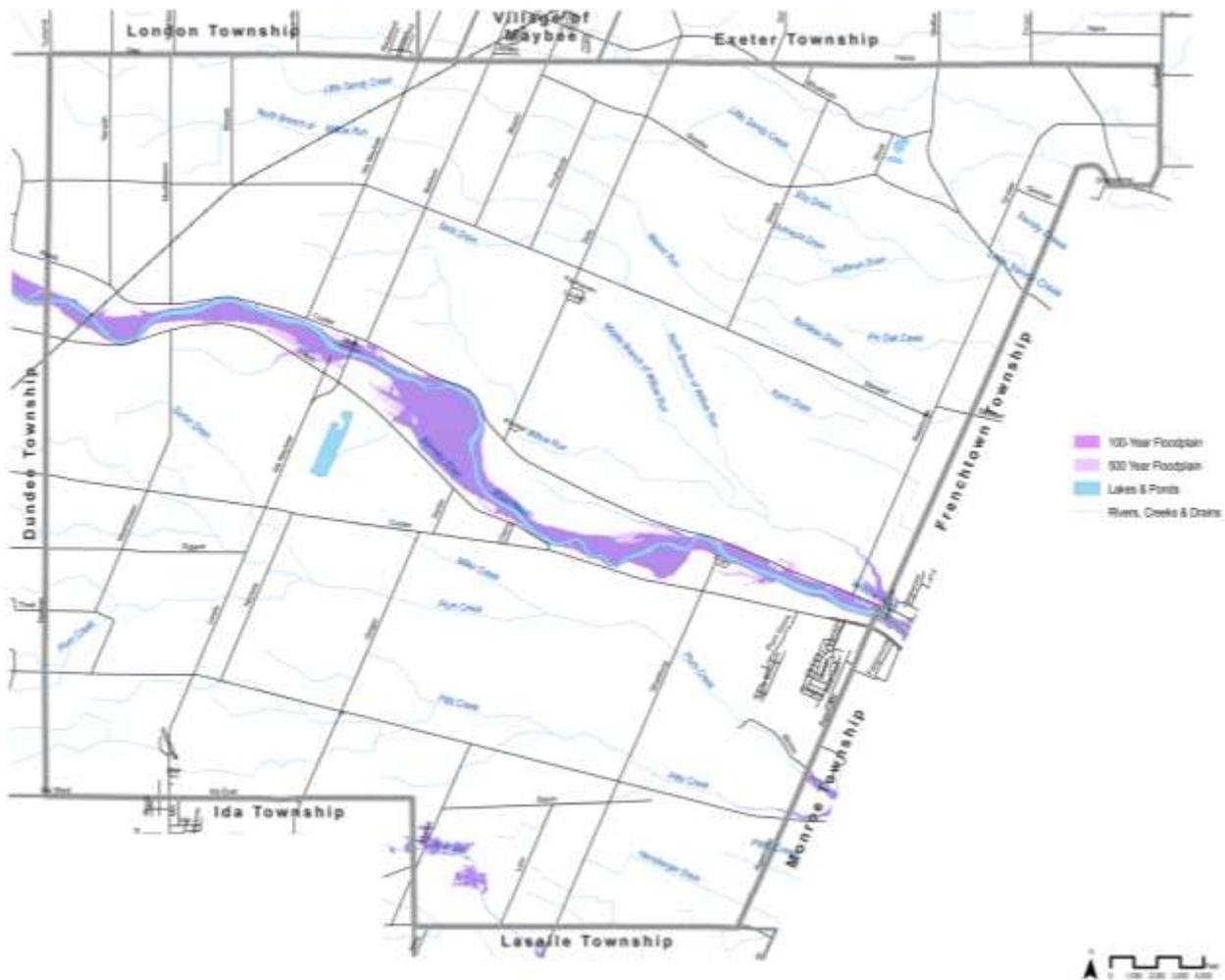
Figure 10 also identifies farmland enrolled in the State Farmland and Open Space Preservation program (2002 P.A. 116). This program enables a farm owner to enter into a development right agreement with the State of Michigan. The agreement ensures that the land remains in agricultural use for a minimum of 10 years and is not developed for any non-agricultural use. In return for maintaining the land in agricultural use, the landowner may be entitled to certain tax benefits and the land is not subject to special assessments for sanitary sewer, water, lights or non-farm drain projects.

Many areas of Raisinville Township have severe limitations for development due to poor soil drainage. In the past, the County Sanitary Code prevented development or required large lots in areas with soils with low permeability. Both the expansion of areas served by sanitary sewers and the development of mounded or alternative septic systems have resulted in more development in areas which were previously unsuitable.

Hydrology

Raisinville Township is bisected by the River Raisin, which flows from west to east and drains into Lake Erie. The Township also includes several creeks and drains which do not flow into the River Raisin but directly east to Lake Erie. These creeks include Sandy Creek, Mason Run, Plum Creek and Pitts Drain (Figure 11). There are no natural lakes in Raisinville Township; however, several abandoned quarries and dug ponds have resulted in small bodies of water.

Figure 11. Surface Hydrology



Source: Michigan Geographic Framework, Michigan Center for Geographic Information

The major planning concerns related to surface water in Raisinville Township are flooding and pollution. The relatively flat, poorly drained soils, along with the Township's location near the bottom of a large watershed create a significant potential for flooding. Flooding of the River Raisin occurs after large storm events, especially in the early spring when the soil is frozen and runoff is high. Flooding may also occur when ice blocks the flow of the river. The Federal Emergency Management Agency has provided detailed flood zone maps for the 100 and 500 year flood zones along the River Raisin; however, no such maps exist for the flood zones along the small creeks and drains which also flood on occasion. Planning efforts should be aimed at identifying flood hazard areas and strictly regulating the types of land uses permissible in these areas.

Pollution of the surface waters in Raisinville Township can occur through a variety of means, including: industrial discharges; in-flow of contaminated groundwater, agricultural runoff of sediment through farm chemicals and fertilizers. Planning efforts which could be taken to help prevent surface water pollution include: regulation of land uses in areas near water bodies, establishment of buffer zones between surface waters and adjacent uses, encouragement of agricultural and land development practices which reduce sedimentation and runoff and regulation of hazardous materials used within the Township. The River Raisin corridor presents also recreational and open space opportunities for fishing, boating, natural area preservation and other activities.



Groundwater

Raisinville Township's groundwater supply is of particular concern in the planning effort due to the fact that public water service is currently limited to only certain portions of the Township while much of the Township still depends on private wells for their source of water. Concerns related to groundwater include supply, quality and pollution.

The supply of groundwater is generally adequate for most uses. The water table is fairly close to the surface in most areas of the Township, although most wells are drilled deep in order to tap aquifers located within the bedrock rather than the groundwater which may be "perched" on the surface of the bedrock. Recent concerns about the effects on groundwater supply of drought and of quarry denaturing have created concerns on the vulnerability of the Townships groundwater resources. The quality of the groundwater is of concern to many users due to naturally occurring chemicals dissolved in the water, including calcium carbonate, which creates "hard" water and hydrogen sulfide, which can create an unpleasant odor. Water softeners or other treatments by well water users can often solve these problems.

Groundwater pollution is a more serious concern. The migration of pollutants, either through the soil or through surface waters can contaminate groundwater supplies, especially due to the presence of karst formations. Sources of potential pollution include: leaking underground storage tanks, chemical spills, agricultural chemicals, leaking or improperly installed septic systems and runoff from roads, parking lots and other areas. Planning efforts which can be taken include: community education, identification of areas with high potential for groundwater pollution, land use regulation, animal waste management, control of chemical usage and extension of public utility service areas.

Woodlands and Wetlands

Other significant natural features in Raisinville Township include woodlands and wetlands (Figure 12).

The woodlands of Raisinville Township range in size from a few acres to over 100 acres. The woodlands are basically of two major types: *upland forests* composed primarily of a mix of walnut, cherry, oak and hickory trees and *lowland forests* composed primarily of swamp white oak, pin oak, cottonwood and silver maple trees. Some of the woodlands are managed for firewood or timber, some are maintained for their natural value or for aesthetic reasons, while others are simply located on lands that are too wet or too steeply sloped to be used for other purposes.

Wetlands in Raisinville consist of forested wetlands, which are basically the same as lowland forests, shrub/scrub wetlands dominated by dogwoods and other shrubs and emergent wetlands consisting of cattails, grasses and other plants which grow in shallow waters, primarily in islands and on the edges of the river and lakes. Many areas of Raisinville Township would revert to wetlands of one type or another if not for subsurface tile drains and man-made ditches.

Figure 12. Woodlands and Wetlands



Source: MIRIS, Michigan Center for Geographic Information

The National Wetlands Inventory maps the location of certain wetlands in the Township, along with a classification of the wetland type. The existing land use map of the Township also indicates the location of wetlands. Neither of these maps, however, are “official” wetlands maps. They do not necessarily identify wetlands that may be regulated by the state or federal government.

The river and streams in Raisinville Township represented a system of linear natural areas, many of which serve to connect larger woodlands and wetlands together. These areas provide habitat for a variety of plants and animals, as well as corridors for movement between other natural areas.

The natural areas of Raisinville Township provide numerous benefits, including: scenic beauty, natural habitat, prevention of erosion and sedimentation and production of forest products. These areas of the Township provide potential for parks and recreation areas, nature preserves and open space.



LAND USE PATTERNS AND DEVELOPMENT TRENDS

Raisinville Township is primarily an agricultural area, with residential land uses concentrated along certain roads in the Township. Other significant land uses include woodlands, wetlands and open land along major rivers and drains, as well as in low areas within farm fields. A few commercial and industrial businesses are scattered throughout the Township, as are the cemeteries, recreational areas and abandoned quarries.

Figure 13 illustrates existing land uses in Township while Table 10 and 11 present the extent of both existing land uses and land cover. Land use refers to the purpose of the land or how people use the land while land cover documents how much of the Township is covered by impervious (buildings, roads, etc.) or pervious surfaces such as trees, open space and bare areas or water.

Table 10. 2008 Land Use

SEMCOG 2008 Land Use	Acres	Percent
Agricultural	24,606.5	79.2%
Single-family residential	5,732.5	18.5%
Multiple-family residential	12.3	0%
Commercial	142.2	0.5%
Industrial	0	0%
Governmental/Institutional	113.9	0.4%
Park, recreation and open space	110.6	0.4%
Transportation, Communication and Utility	75.7	0.2%
Water	262.1	0.8%
Total	31,055.9	100%

Source: SEMCOG

Table 11. 2010 Land Cover

Type	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	878.5	2.8%
Trees	woody vegetation, trees	4,290.6	13.8%
Open Space	agricultural fields, grasslands, turf grass	25,560.9	82.3%
Bare	soil, aggregate piles, unplanted fields	17.3	0.1%
Water	rivers, lakes, drains, ponds	306.5	1.0%
Total Acres		31,053.7	100%

Source: SEMCOG

Note: Land Use and Cover were derived from SEMCOG's 2010 leaf-off imagery

Figure 13. Existing Land Use



COMMUNITY FACILITIES AND SERVICES

The community facilities and services available to Township residents promote a high quality of life for its residents. These facilities and services have a wide range of functions including public safety, government facilities, social and cultural services, education and parks.

Government Facilities



The Township's administrative offices are located at the intersection of Ida-Maybee and Dixon Roads in the old Bridge Schoolhouse. The original Bridge School was built in 1828 at the same time as the bridge over the River Raisin. It was the first public school in the State of Michigan. The present brick school building was built in 1868. The stone monument was built by the school students and alumni to commemorate the school's 100th year anniversary in 1928 using stones they brought. The school was

closed in 1946 and the property was deeded to Raisinville Township by the County of Monroe in 1980.

Parks and Recreation

Raisinville Township includes a small park located behind Township Hall which provides access to the River Raisin. It has been improved by Monroe County.

There is also a private golf course, Green Meadows, located along Strasburg Road.

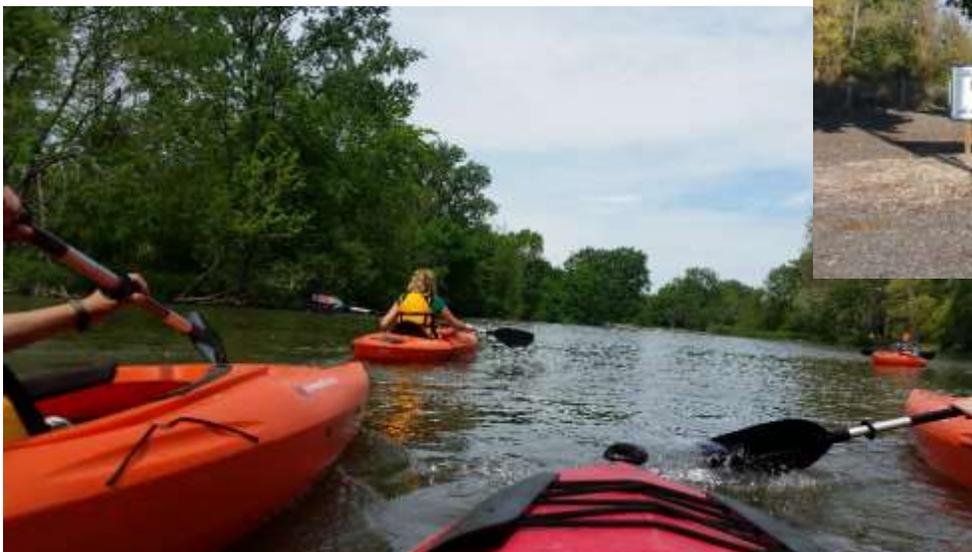
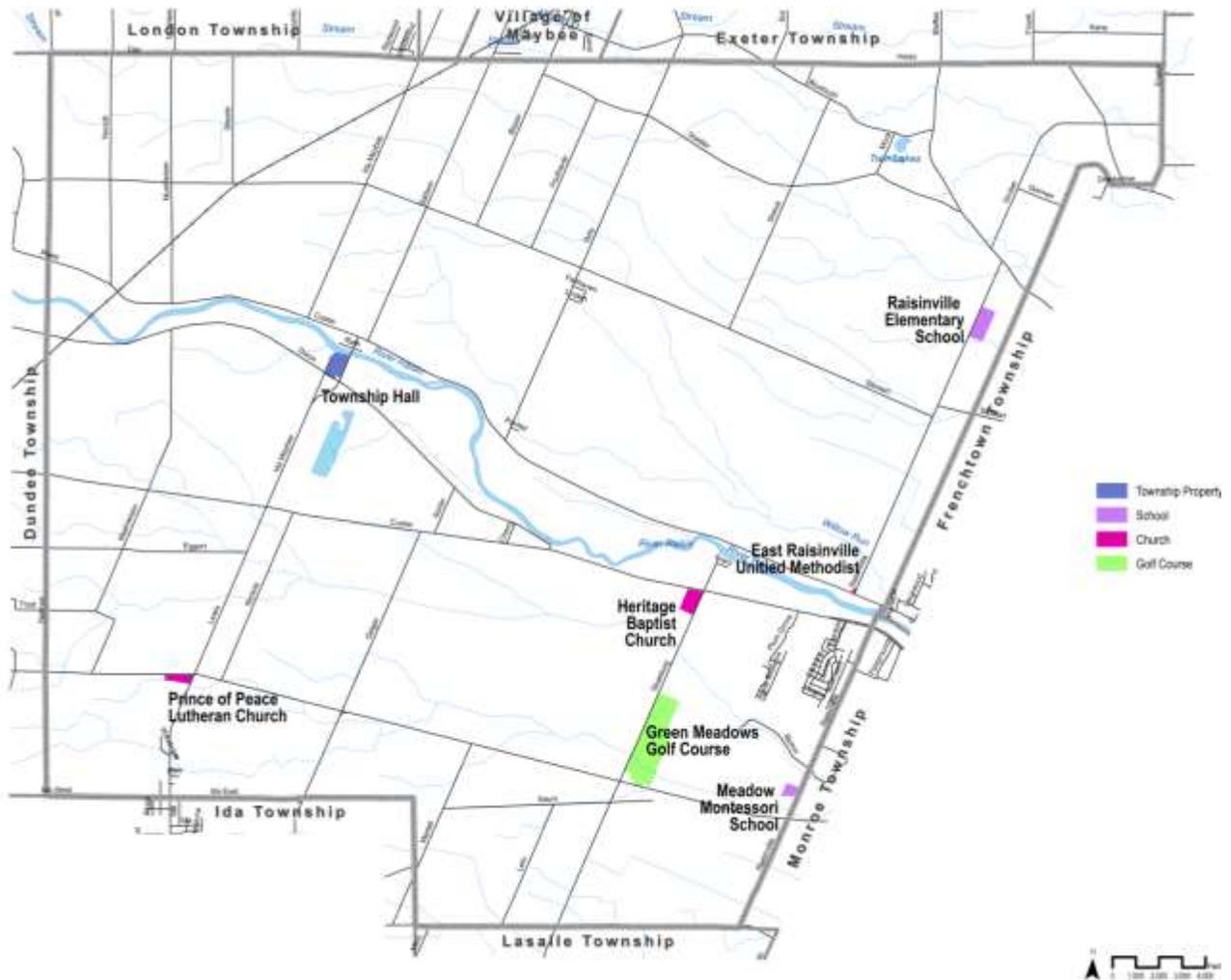


Figure 14. Community Facilities

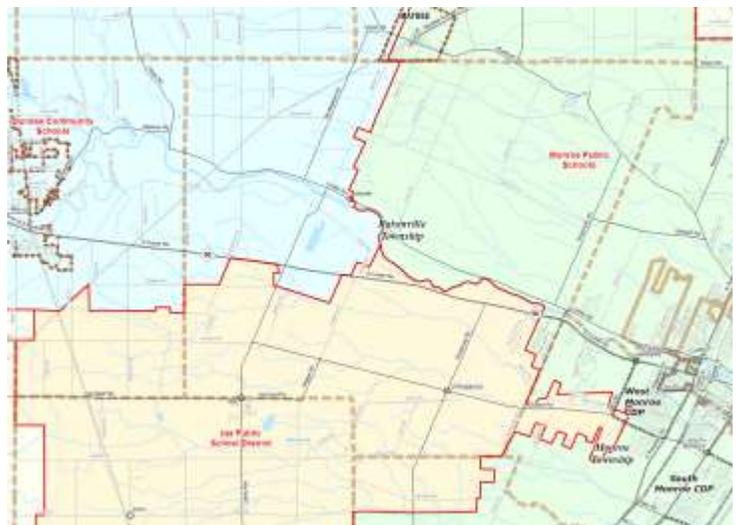


Schools

Raisinville Township is serviced by three public school districts: Monroe Public Schools in the northeast part of the Township, Ida Public Schools in the south part of the Township and Dundee Schools covering the northwest part of the Township (Figure 15). Only one public school is located in the Township along North Raisinville Road in the northeast part of the Township: Raisinville Elementary School.

There is also a private school in the Township located along South Raisinville Road, Meadow Montessori School, containing a 7.5-acre property with a pre-school, elementary school, middle school and high school programs.

Figure 15. Public School Districts



Churches

There are several churches in Township, some which offer recreational facilities and programs that are used by the community. They include the Prince of Peace Lutheran Church, Heritage Baptist Church and the East Raisinville United Methodist Church.

Police and Fire Department

The Monroe County Sheriff Department provides public safety services to residents of Raisinville.

The Township is serviced by two volunteer fire departments: the London-Maybee-Raisinville (LMR) Volunteer Fire Department which covers the portion of the Township located north of the River and the Ida Township Volunteer Fire Department which covers the portion located south of the River Raisin. It responds to fire and medical emergencies, as well as motor vehicle crashes, mutual aid requests, power line hazards, hazardous materials and severe weather.

Utilities

Water

The expansion of public water service into Raisinville Township in the 1990s and 2000s has resulted in over half of the Township's residences having public water available. The remainder of the Township relies on private wells (Figure 16).

The Township is served by the City of Monroe water system, which has its raw water intake in Lake Erie and a water treatment plant in the City. The system is connected to the Frenchtown Township water system, which can provide an alternative source in case of emergencies. Treatment at the Monroe Plant consists of sterilization pre-treatment, sedimentation, pH control, filtration, taste and odor control and fluorination. The treatment plant has the capacity to provide 18 million gallons of water daily to residents. The average daily water usage for the plant is 7.8 MGD, with a maximum daily usage in 2016 of 10.9 MGD.

In addition to the existing water service areas, there are additional areas of the Township currently under consideration for expanded service. It is the policy of the Township to permit water service extensions into those areas where the residents have petitioned the Township and are willing to pay the assessments necessary to fund the water project.

Sewer

The majority of Raisinville Township relies upon on-site sewage disposal through the use of septic systems. Existing sewer service areas are limited to South Raisinville Road between M-50 and Dunbar Road and the area surrounding Lewis Avenue adjacent to the town of Ida. The Raisinville Road service area is connected to the Monroe Urban sewage treatment plant, while the Ida area is served by Ida's treatment plant. The Monroe plant capacity is 25 MGD with daily flows averaging 13 to 14 MGD.

Future extensions of sewer service are unlikely in the near future, as the Ida plant is at near capacity and the Monroe plant, although not at capacity, is unlikely to allow additional service into Raisinville Township, due to the size of the existing mains. Raisinville Township has purchased the rights to 994 sewer taps from Monroe Township in the 1980's and most of these taps have been used to serve the Raisin Ridge mobile home park, the adjacent residential development and the west side of North Raisinville Road between M-50 and Dunbar. Most of the remaining taps are likely to be used to serve proposed residential and commercial development off of M-50 between Raisinville and Strasburg Roads.

Figure 16. Utilities



Natural Gas

Michigan Gas Utilities provide natural gas to residents of Raisinville Township. A complex system of pipelines, both for natural gas distribution and for liquid oil transport underlie the Township. Figure 16 depicts the major pipeline corridors.

With the rising costs of natural gas, homeowners are beginning to look into alternative heating sources for their homes. While sources like propane and wood have been around for years, other new sources include biomass, solar energy and even geothermal heating sources. Most of these sources have the main advantage of being renewable, although they offer higher initial costs for residents to set up.

Capital Improvement Plan

The Township Board has developed a budget and Capital Improvement Plan (CIP) that provides a framework in which desired acquisitions and projects are prioritized and matched with finite financial resources. The CIP guides needed capital improvements and expenditures in a fiscally sound manner and ensures that the improvements are consistent with the goals and policies of the Township.

The budget details capital expenditures, building improvements, infrastructure improvements and more. The Fiscal Year 2017 budget expenditures contain line items for the Fire Department and other departments as well as highway/drains, buildings, cemeteries and grounds. A summary of the Township's budget is included in Table 12.

Table 12. Raisinville Township Budget Summary

Description	16-17 Budget
Revenues	
Taxes	\$ 200,000
Licenses/Permits	\$ 70,000
Transfer In	\$ 43,135
State Shared Revenue	\$ 460,000
Charges for Services/Sales	\$ 10,000
Interest/Penalties	\$ 500
Reimbursements/Others	\$ 155,000
Reimbursement/Fire Department	\$ 80,000
Total Revenues	\$ 1,018,635
Expenses	
Contribution/Pension	\$ 41,167
Township Board	\$ 57,958
Supervisor	\$ 38,036
Elections	\$ 10,500
Audit	\$ 10,750
Assessment Department	\$ 61,232
Attorney	\$ 10,000
Clerk	\$ 39,036
Board of Review	\$ 900
Treasurer	\$ 39,036
Building-Halls-Grounds	
Salary	\$ 4,260
Utilities	\$ 7,500
Repairs/Maintenance	\$ 25,000
Clean Up Day	\$ 7,500
Clean Up Day Salary	\$ 500
Rebates/Refunds	\$ 500
Capital Outlay	\$ 20,000

Description	16-17 Budget
Subtotal	\$ 65,260
Cemetery	
Salary	\$ 1,000
Doty ,King & McIntyre Cemetery Se	\$ 12,000
Rath Cemetery Sexton	\$ 2,400
Repairs/Maintenance	\$ 1,000
Subtotal	\$16,400
Fire Department	\$ 197,500
Building Department	\$ 65,000
PC/ZBA	\$ 16,450
Highways/Drains	\$ 240,000
Overhead Lights	\$ 2,500
Maybee Library	\$ 2,710
Insurance Department	\$ 104,000
Total Expenses	\$ 1,018,635

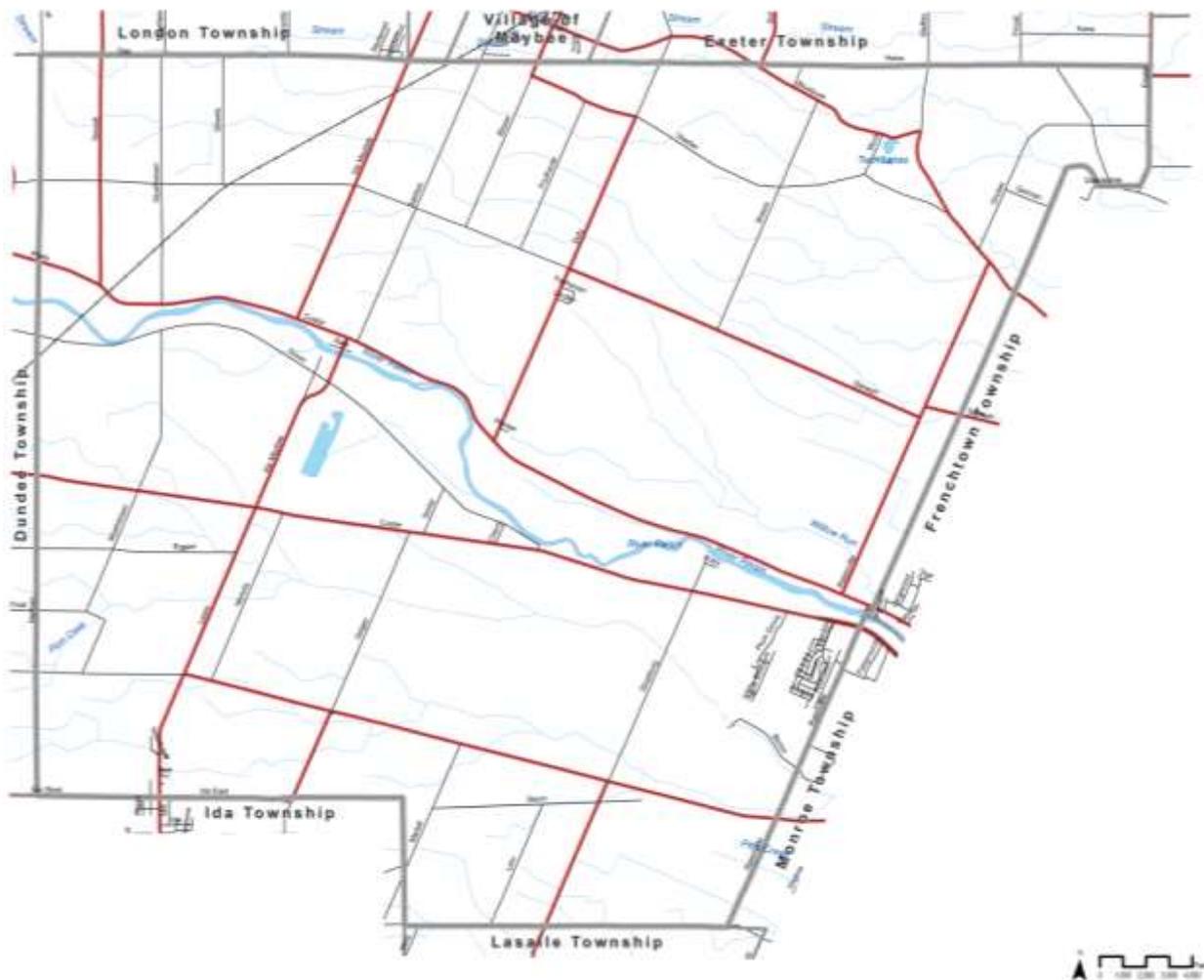
TRANSPORTATION

The Transportation network in Raisinville Township consists of one state highway, M-50, which runs east-west across the center of the Township, as well as a network of county and private roads, both paved and unpaved.

The local road network is of great importance to the residents and farmers of the Township who depend on local roads for their daily travel and for the transportation of farm products and equipment. The identification of those roads which can support growth is important, as it would increase the cost to the community to recommend growth in those areas of the township where significant road improvements would be a likely impact due to development. Areas of the Township served by paved county roads are generally more suitable for increased traffic than are unpaved roads.

Raisinville Township includes a system of county primary roads (shown in red in Figure 17) and local roads, characterized by a network of east-west roads generally parallel to the River Raisin with perpendicular north-south roadways. Only two bridge river crossings are available, one at Raisinville Road and the other at Ida-Maybee Road.

Figure 17. County Primary Roads and Local Roads



Michigan roadways are classified by the Michigan Department of Transportation (MDOT) according to a hierarchical functional system which determines whether a road is eligible for federal aid. Federal aid roads in Raisinville Township include minor arterials, major collectors and minor collectors (Figure 18). The Township's road network includes four classes of roads as described below.

- Minor arterial roads are the Township's major east-west roadways serving to connect the Township with adjacent communities. They include M-50, Dunbar Road (Raisinville to Geiger), Ida East and Ida West Roads.
- Major collector roads funnel traffic from residential areas to arterial roads, with some providing direct access to residences. They include the north-south roadways of Raisinville Road, Strasburg Road (M-50 to Dunbar Road) and Ida-Maybee Road, as well as the east-west roadways of Dunbar Road (Geiger to Lewis), North Custer Road/Plank Road and Bluebush Road.
- Minor collector roads include Strasburg Road south of Dunbar Road.
- Local roads are roadways that provide access to residences and include all other roads in the Township.

Figure 18. National Functional Classification Map



M-50, South Custer Road, is under the jurisdiction of the Michigan Department of Transportation. The Monroe County Road Commission has jurisdiction over all other roadways in the Township.

Traffic volumes and safety are some of the primary measures of the performance of individual roads in a road system and how a road network interacts as a whole. SEMCOG publishes the most recent traffic count data for the Township area, along with traffic safety data shown in Tables 12 and 13.

The highest average annual daily traffic counts have been recorded for North and South Custer with average daily counts nearing and greater than 5,000 vehicles a day. Raisinville, Bluebush, Dunbar, Ida Maybee, Lewis, Strasburg, Albain, Baldwin, Stewart and Ida (both east and west) make up the second tier of busiest roadways in the Township with annual average daily counts between 1,000 and 5,000. Stadler, Heiss, Sheick, Exeter, Sumpter and Dixon are among the roadways that average less than 1,000 vehicles a day.

SEMCOG also keeps track of accident reports by intersection and road segments throughout the southeastern Michigan region. The following ten intersections and road segments have been identified as having the most crashes in Raisinville Township based upon accidents from 2011 to 2015. Most of these intersections or road segments are located along the Township's major roadways, where most of the Township's traffic is concentrated.

Table 13. High Frequency Intersection Crash Rankings

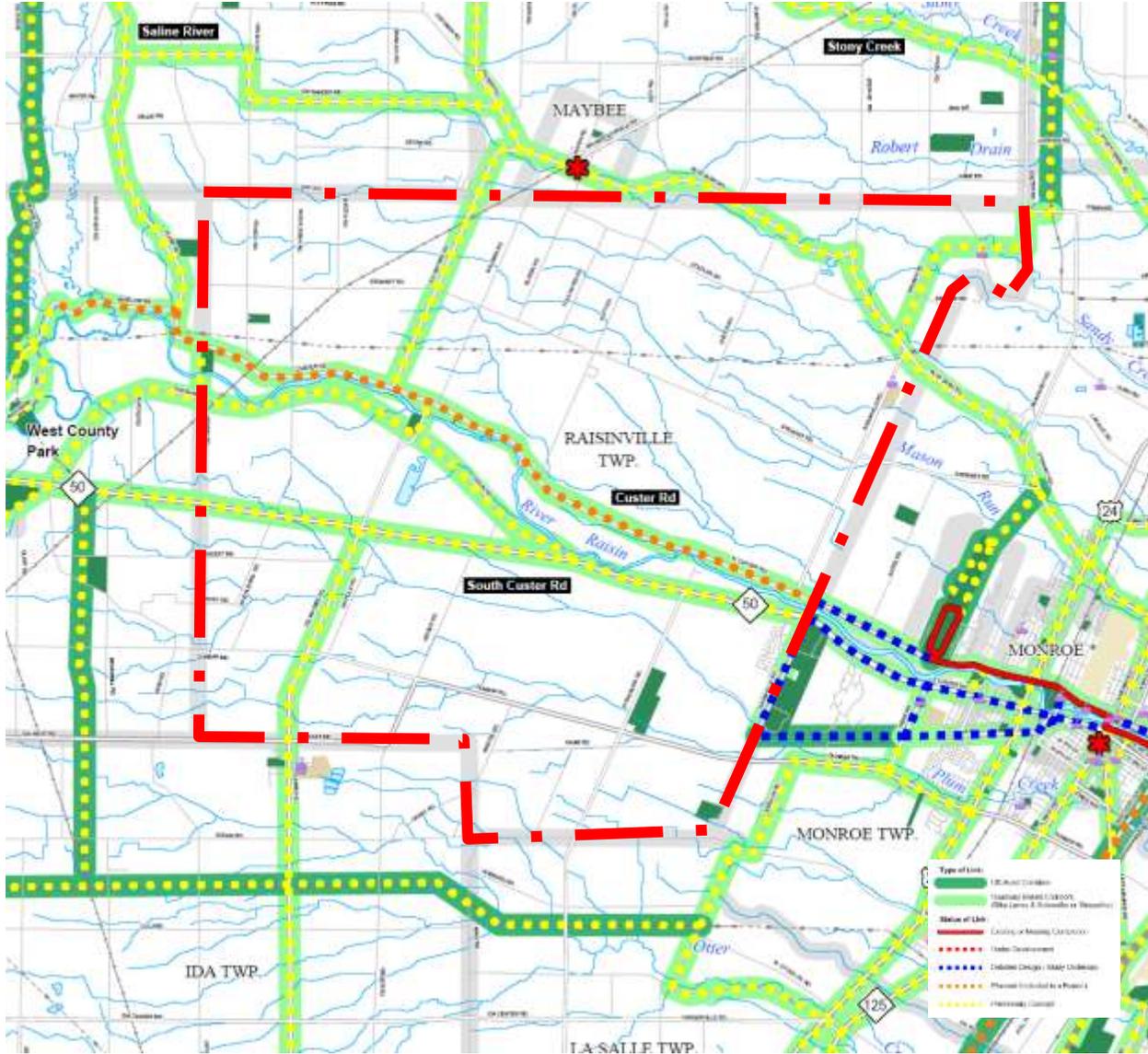
Local Rank	County Rank	Region Rank	Intersection	Annual Average 2011-2015
1	28	2,120	Custer Rd S @ Lewis Ave	7
2	93	4,551	Custer Rd S @ Raisinville Rd S	3.6
3	97	4,843	Custer Rd N @ Raisinville Rd N	3.4
4	103	5,145	Custer Rd N @ Custer Rd N	3.2
5	128	6,452	Raisinville Rd N @ Stewart Rd	2.6
6	178	8,440	Custer Rd S @ Strasburg Rd	2
7	178	8,440	Dunbar Rd @ Lewis Ave	2
8	206	9,372	Raisinville Rd N @ Stewart Rd	1.8
9	235	10,448	Custer Rd S @ Raisinville Rd S	1.6
10	284	11,824	Bluebush Rd @ Raisinville Rd N	1.4

Table 14. High Frequency Segment Crash Rankings

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Annual Average 2011-2015
1	8	491	Custer Rd S	Lloyd Rd E - Ida Maybee Rd	28.6
2	45	2,092	Ida West Rd	N US 23/Ida West Ramp - Lewis Ave	13
3	52	2,173	Custer Rd S	Ida Maybee Rd - Strasburg Rd	12.6
4	63	2,694	Custer Rd N	Raisinville Rd S - Custer Dr	10.8
5	76	3,230	Raisinville Rd S	Dunbar Rd W - Custer Rd S	9.4
6	80	3,402	Custer Rd N	Ida Maybee Rd - Raisinville Rd N	9
7	140	5,098	Bluebush Rd	Sumpter Rd - Raisinville Rd N	6.2
8	145	5,265	Dunbar Rd W	Geiger Rd - Strasburg Rd	6
9	162	5,602	Custer Rd S	Strasburg Rd - Custer Rd S	5.6
10	162	5,602	Bluebush Rd	Raisinville Rd N - Reinhardt Rd	5.6

The vision for non-motorized connections in Raisinville Township includes local connectors labeled Custer and South Custer Roads, as well as Dixon Road, Ida Maybee Road, Bluebush Road and Lewis Avenue.

Figure 20. Regional Greenways Vision for Raisinville Township



HAZARD MITIGATION

This section focuses on measures that the Township can take to prepare for and mitigate the effects of potential hazards. The Federal Emergency Management Agency (FEMA) defines hazard mitigation as actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects.

Hazards often do not exist alone, they are often accompanied by other more significant hazards and can come in many different forms including natural; technological or manufactured and biological. Below is a list of hazards that could occur in Raisinville:

- Natural Hazards - flooding, tornadoes, lightning, earthquakes, wind damage, and winter storms;
- Technological or Manufactured - hazardous substance risk, terrorism, airplane crashes, and fires; and
- Biological - water supply contamination.

Raisinville faces primarily natural hazards. The following has been adapted from the 2017 Monroe County Hazard Mitigation Plan.

In case of tornadoes, the Township has six warning sirens which provide alert coverage for its residents. Tornadoes haven't recently been directly impacting the township, but Dundee was hit, not far to the west. One of the vulnerabilities that many communities have had involves un-anchored mobile homes which are vulnerable to tipping and destruction during tornadic winds, but Raisinville Township has made mobile home anchoring a requirement, about 6 years ago, and thus helped to protect its residents. There is a 400-unit mobile home park near M-50 which is now more resistant to severe winds and tornadoes. Although a direct strike would still cause any structure to be vulnerable, this anchoring allows much greater resistance to the winds from nearby tornadoes and other strong weather systems. It is one form of hazard mitigation, making the community more resilient. The Township has a few schools—Raisinville Elementary, Meadow Montessori and Holy Ghost Lutheran—which may be able to consider and make use of grant money to enhance their ability to resist wind damage and provide more secure shelter.

The Township would like to investigate whether upgraded, wind-resistant windows or other sheltering needs are needed at the schools located within the Township, and whether these could be eligible for the receipt of FEMA hazard mitigation project grants, to potentially offset 75% of the cost of such upgrade projects. FEMA has funded safe-room school shelter areas in the past, in other communities. Hazardous materials are of concern because there is a lot of anhydrous ammonia used (and therefore transported) throughout the township. There are about 100 smaller tanks used on family farms, and large storage facilities in the adjacent Village of Maybee. Fortunately, although a problem could be devastating to an individual family or business, the fairly widespread nature of the structures and development seem not to place the Township itself at risk of a major disaster from this source. Past incidents have tended to involve accidental releases from smaller tanks, due to a broken hose or valve. The most serious source of potential future disruption might involve a severe breakdown in a propane storage tank that could interfere with the use of the nearby township hall. More serious risks probably come from the transport of hazardous materials by truck along M-50 and Ida-Maybee Road, while traveling through the Township, to the Village of Maybee, or to one of the area's quarry sites. No trucks are allowed on Baldwin Road.

The Township will give consideration to potential improvements in the design of its current truck routes (involving M-50, North Custer, Ida-Maybee, and also the lesser traveled Lewis Avenue) to see whether the safety of hazardous materials transportation can be improved.

Flooding has been a problem in certain locations within the Township. Waters have been encroaching

upon certain homes along the North Custer and Dixon Road corridors off M-50, although they have not actually reached the structures to cause surface flooding. The North Custer and Ida-Maybee areas have seen some basement flooding, with external water reaching the structure but not yet going above ground level. Some structures have been identified in the officially designated 100-year floodplain. Some interference with transportation does occur. Some creeks leave their banks, but have not caused known damages or actual closures of roads or bridges in the township. Ice jams are more likely to occur in the east, near Monroe, where sharp turns in the river can cause back-ups and bank overflow. Some dams had been removed and replaced by the county with fish ladders. This took place during the past few years, with the coordination of the Michigan Department of Environmental Quality, and may have reduced the risk of flooding along the River Raisin. Some river erosion on Dixon Road had developed about 4 years ago, just west of the Township (located in adjacent Dundee Township), and was recently fixed by the County Road Commission.

Infrastructure failures are to some extent an ordinary part of what each community always faces, to the extent that occasional power outages, road breakdowns, or sewer maintenance are things that eventually do occur anywhere. The Township does have sewer systems located along the M-50 corridor, as well as Raisinville Road and near Ida, but most homes use septic systems. Sewer capacity seems to be okay. Dredging of surface drains is necessary in the long-term to keep them working properly. The Township doesn't perceive that it has any special vulnerability to power failures. In terms of its roads, one item has been noted. - Stewart Road, between Ida-Maybee and Muehleisen, does not have crossing guards where the railroad tracks cross over. An accident involving a couple of deaths and a train derailment had taken place there in the past (20 or more years ago). Exploration should be made of the feasibility of crossing guard installation there.

Some drought problems have been experienced in the Township—in 1988 and 2012—but crop insurance coverage has been helpful in dealing with the problem, and perhaps 85-90% of residents are on an urban water system. Comparatively few wells are being used as a source of residential water supply.

Ice and sleet storms occasionally occur but usually just cause some branches to be pulled down. Of course, automotive traffic must be very careful about traveling during such events, or may avoid unnecessary travel altogether until conditions have passed.

Fog does occur and has been thick enough to cause school delays or even cancellations. Fog is usually most severe during the Fall or Spring, as night transitions into day.

Extreme cold can be a challenge to some, during the wintertime. The area's water lines are owned by the City of Monroe, who is in charge of their maintenance. County-level assistance is available from the office on aging, for seniors who may experience difficulties during extreme temperature events. No specific shelters have been established in the Township, as it is predominantly rural in character.

Wildfire risks are limited, since there is little urban/wild land interface within the township. Small groves of trees tend to be divided by roads, and these do not consist of high-risk fire-prone types. Occasional earthquake events are barely felt, and not considered a significant risk. There are no known issues with ground subsidence in the township. No special lightning risks are known, although the Township does have 6 warning towers. No special risk of public health emergencies is known. Snowstorm effects tend to be normal ones that are addressed in familiar ways, rather than causing a disaster situation.

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COMMUNITY GOALS

A key component of the Raisinville Township Master Plan is the articulation of a vision for the Township's future growth and the formulation of community goals which reflect the community's desire in responding to proposals for future development and re-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 articulate preferred development patterns and outline development strategies that are appropriate for the Township.

Community goals were developed with input from residents, community stakeholders and Township officials. Valuable information was gathered through an online resident survey which took place in the Fall of 2016. The detailed community survey results are included in the Appendix.

The specific issues facing Raisinville Township include:

- Supporting Raisinville as a farming community and encouraging farmland preservation;
- A desire to maintain rural character;
- Increased demand for walking, bicycling and recreation opportunities; and
- A need to limit development to areas of the Township served by adequate public services and infrastructures including water, sewer and roads.

To respond to these challenges and opportunities, a framework was developed based on six overarching themes:

1. Maintain the Township's agricultural viability and preserve farmland;
2. Promote new residential development that respects and preserves the Township's historic farmsteads and rural character;
3. Restrict commercial and manufacturing uses to limited and concentrated areas of the Township;
4. Recognize public services capabilities, particularly roads, water and sewer;
5. Encourage infrastructure improvements, particularly transportation and connectivity; and
6. Preserve open spaces and natural resources.

AGRICULTURE AND RURAL CHARACTER

Agriculture is the primary land use in Raisinville Township. There are approximately 25,000 acres of land currently under cultivation in the Township, with additional land in orchards, woodlots and for grazing and livestock. Preservation of farmland protects the lands most suited for agricultural production and furthers the rural character and way of life existing in Raisinville Township.

Goal 1. Promote stable and economically viable agricultural operations and preserve the Township's rural character.

- Encourage the use of Generally Accepted Agricultural and Management Practices (GAAMPS).
- Encourage and support enrollment in the state Farmland and Open Space Preservation program (P.A. 116) and Michigan Agriculture Environmental Assurance Program (MAEAP).
- Discourage the splitting of large parcels into smaller parcels upon which agricultural activities would become limited.
- Amend the list of permitted uses in the AG, Agricultural District to add value-added agricultural enterprises such as bed and breakfast operations, wineries, microbreweries, distilleries and others.
- Amend the list of special approval uses in the AG, Agricultural District to add civic events such as weddings, farm dinners and other entertainment activities.
- Continue to permit more intensive development only in areas of the Township where infrastructure is available.
- Encourage efforts which protect the rural character and scenic quality of Raisinville Township, such as farmland preservation and the planting and protection of tree rows, windbreaks, woodlots and native vegetation.
- Encourage cooperation with local and regional organizations to encourage dialogues on issues related to farmland preservation, agricultural practices and other issues.



RESIDENTIAL USE

Residential uses in the Township consist primarily of single family detached houses located either in small residential neighborhoods or individually along County roads. Although homes are located throughout all areas of the Township, there are significant concentrations of residential uses along Raisinville, Dunbar, North Custer, South Custer, Blue Bush Road and Lewis Avenue. As the Township becomes increasingly desirable for residential development, there will be pressure to allow for more housing in farmlands. The development of residential opportunities is desirable, if planned carefully in order to minimize its impact upon agriculture and sensitive environmental areas.

Goal 2. Continue to create a pleasing environment for living in Raisinville Township with a variety of housing types for all tastes and incomes, taking into account environmental limitations on development.

- Limit residential development to those areas of the Township that are suitable and capable of supporting it.
- Develop innovative zoning regulations to incentivize cluster residential development where soils are suitable for development thereby preserving the integrity of large agricultural tracts and open spaces.
- Require residential developments to preserve the natural features such as woodlands, wetlands and natural drainage ways.
- Require adequate transitional areas, uses, or buffers between residential and non-residential uses to lessen potential conflicts, maintain property values and appearance.
- Encourage the preservation, repair and maintenance of Raisinville's older homes, farmsteads and other structures by putting in place policies and/or zoning standards such as restricting lot splits when older farm buildings become accessory structures.
- Promote a mixture of housing opportunities for all segments of the population including the elderly and low-and moderate-income households.
- Provide for a range of residential densities within the Township based on the natural capability of the land as well as the availability of utilities.
- Utilize site plan reviews and other building controls to achieve quality residential development consistent with existing rural character of Raisinville Township.



COMMERCIAL AND INDUSTRIAL USES

Commercial land uses in Raisinville Township have generally been limited to small parcels in various locations within the Township which have been sited without consolidation or organization. There are no commercial centers in the Township, with the exception of a portion of the “town” of Ida, which is primarily south of Raisinville in Ida Township. Although Raisinville Township views itself as primarily agricultural and rural residential in character, there is a need to provide some commercial and office land uses to serve the immediate needs of residents. Limited industrial development is needed also, particularly small industries related to agribusiness.

Goal 3. Plan commercial and office development in limited concentrated areas within the Township and support development of small industrial land uses in appropriate locations.

- Discourage commercial strip development.
- Rigorously limit non-residential development to the areas defined for such use on the Future land Use Map.
- Limit the impacts of non-residential uses by requiring all existing and future commercial developments to be screened from adjoining residential, agricultural and institutional areas.
- Encourage non-residential development only in those areas where utilities, roads, drainage, soils, natural features - including karst topography and existing and surrounding land uses are capable of supporting the proposed use without significant impact or conflict.
- Maintain effective zoning and land use controls.
- Encourage the Township’s representation and participation in county, regional and state planning activities.
- Monitor the development and planning activities in surrounding communities.



COMMUNITY FACILITIES AND SERVICES

Sewer and/or water service should be provided to selected areas of the Township only after careful assessment of the social, environmental and economic costs and benefits involved in providing these services.

Goal 4. Use tax dollars efficiently by avoiding the duplication of services and to put government on a sound financial basis.

- Promote development in a manner which provides public services, such as roads, utilities and fire protection, as efficiently as possible.
- Investigate grants and matching funding from a variety of sources to finance capital improvements.
- Strive for improved coordination between various governments' capital improvement planning.
- Monitor the public health and safety concerns related to on-site sewage disposal and ground water quality.
- Explore the availability of federal and state grants to provide public utilities to the Township.



TRANSPORTATION

A safe and effective transportation network is essential to communities, for everything from getting children to school, getting to and from work and having places to exercise and recreate.

Goal 5. Coordinate transportation improvement with the Monroe County Road Commission and develop solutions for access management, road improvements and pedestrian connectivity along the Township roadway corridors.

- Cooperate with the Michigan Department of Transportation, the Monroe County Road Commission to ensure that a proper relationship exists between planned road improvements, maintenance and the Township's desired future land use pattern.
- Recognize the relationship between land use patterns and the availability and adequacy of the transportation system.
- Limit points of ingress/egress on major roads such as M-50.
- Promote the improvement and replacement of inadequate bridges and culverts throughout the Township.
- Encourage road operating agencies to provide adequate funding for road improvements and maintenance.
- Encourage the provision of proper road drainage through joint cooperation of the Township, the Monroe County Road Commission and property owners.
- Support the development of parks, bicycle paths, trails and recreation facilities in the Township in conjunction with new development and to connect to existing and planned non-motorized corridors.



ENVIRONMENT AND NATURAL RESOURCES

As Raisinville Township continues to develop, the Township desires to preserve and protect the environmental quality of air, surface, water and groundwater resources for the enjoyment and use of present and future residents.

Goal 6. Provide for the protection and maintenance of the Township's environment and natural resource to support the health, safety and welfare of the public and improve the quality of living.

- Preserve the River Raisin corridor as a natural area with access for public use.
- Encourage the preservation of woodlands, wetlands and other natural areas.
- Encourage the planting of windbreaks and buffer strips as a means of preventing soil erosion and sedimentation.
- Preserve ground water quality and quantity by strictly regulating uses of land which would diminish or detract from those resources.
- Maintain the quality of ground and surface water in the Township by promoting soil conservation, sewage treatment, solid waste disposal and the proper use of agricultural and industrial chemicals.



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LAND USE

The future land use plan for the Township is the primary guide to the physical development of Raisinville. The future land use plan for Raisinville Township was devised to be consistent with the overall community goals. It reflects the input received through the residents' survey, discussions with community stakeholders, existing land use patterns and the consideration of proper planning principles. Considerations have included:

- Not proposing extensive changes to the existing land use pattern because the Township is primarily occupied by agriculture and residences;
- Providing a balance and variety of land uses, including a sound tax base of commercial, office, industrial, open space and institutional uses in locations is important to enhance the quality of the residential environment and promote a harmonious, attractive community;
- The availability and capability of the Township's infrastructure. The potential for public water and sewer service and dependence on wells, hauled water systems and septic fields affects future development capabilities. The road network limits the types and intensity of uses that may be effectively serviced in an area of the Township without adversely impacting traffic operations.

FUTURE LAND USE MAP

The Land Use Plan serves to translate community goals into a narrative and graphic illustration. The resulting future land use map presents the vision for the future growth and development of the Township in terms of the allocation of land for specific types of uses. The Land Use Plan Map illustrates the proposed physical arrangements of land use for Raisinville Township.

The main purposes of the map include:

- Assuring for the future land use needs of the community by recommending that areas be dedicated for specific uses, even if the demand for these uses is not yet present and by recommending that existing land use patterns that are consistent with the plan be preserved to promote their long-term viability.
- Assisting the Township Planning Commission in reviewing zoning change requests and in determining if such requests are consistent with future plans for the Township.
- Assisting residents, developers, economic development agencies, public utility authorities, educational interests and others in providing guidance for selecting suitable locations for future uses that will promote land use patterns that are compatible, sustainable, efficient and economical.

The map includes several land use categories which are described in terms of their intent, desirable typical land uses and the corresponding zoning districts. The Future Land Use map depicts the location of the future land uses and a description of each future land use designation is provided below.

Agricultural Land Use

Agriculture is the primary land use in Raisinville Township. There are approximately 25,000 acres of land currently under cultivation in the Township, with additional land in orchards, woodlots and for grazing and livestock. Most farms in the Township are between 40 and 160 acres in size and generally include farmhouses and outbuildings. Major crops in the area include corn, wheat and soybeans, as well as hay, small grains, sugar beets, potatoes and tomatoes. A total of 7,900 acres of farmland in the Township are enrolled in Act 116 Farmland Open Space and Preservation program agreements.

As a primarily agricultural community, there are vast opportunities for agricultural land uses in Raisinville Township. Opportunities include: row crops, livestock, vegetable and specialty crops, forestry, orchards, nursery and ornamental crops, sod farms and other farming related enterprises.

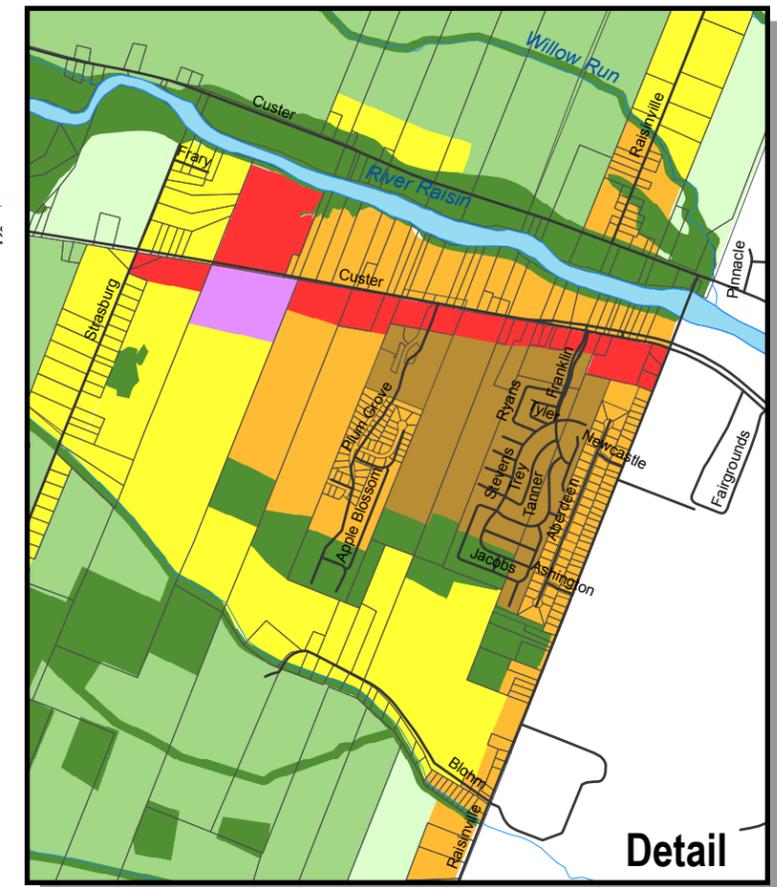
The combination of high quality soils, a long growing season, level topography and proximity to markets makes Raisinville Township an exceptional location for agricultural uses. The major limitations for agriculture include: wet soils often requiring sub-surface drainage; conversion of farmland to other uses; and economic concerns related to the viability of farming. Loss of farmland due to erosion is an additional concern. Both wind and water erosion can deplete topsoil and leave agricultural land with greatly reduced productivity.

Due to the nature of agriculture as a land use dependent on the soil, there are very limited opportunities to create new farmland in Raisinville Township, other than draining wetlands, removing woodlots, or bringing fallow land into production. Opportunities for agriculture in the Township are therefore focused on the preservation and improvement of existing agricultural lands. These opportunities include preventing the conversion of farmland to non-agricultural uses and taking efforts to preserve the viability of agriculture in the Township. Specific actions which can potentially be taken include:

- Enrolling land in the Farmland and Open Space Preservation program;
- Preventing the splitting of large farm parcels into smaller parcels less suited for farming;
- Strict enforcement of agricultural zoning districts;
- Encouraging soil conservation practices; and
- Encouraging new markets, crops, value-added agricultural enterprises, events or entertainment, processing facilities, techniques and educational opportunities aimed at increasing the productivity and profitability of farming.

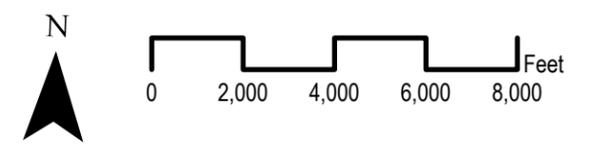
The Future Land Use Map identifies two categories of agricultural land – Primary Agricultural and Secondary Agricultural. Primary Agricultural is the largest land use, in terms of area, on the Future Land Use Map. Areas designated as Primary Agricultural are best suited for preservation as permanent agricultural areas. These areas were selected based on currently being in Act 116 agreements, or by having all three of the following characteristics: currently in cultivation, large parcels (over 35 acres) and having prime farmland soils (see Figure 10). Areas identified as Primary Farmland are recommended for agricultural related use and should be the focus of agricultural preservation efforts. Residential densities in these areas should be approximately 1 unit for every 40 acres.

Areas identified as Secondary Agricultural generally have two out of three of the following criteria: currently in cultivation, large parcels (over 35 acres), or prime farmland soils. Secondary Agricultural areas are intended to remain in agricultural use, but may also be suitable for uses such as hobby farms or low density residential areas, with an intended density of approximately 1 unit per 10 acres.



- | | |
|--|--|
|  Prime Agriculture |  High Density Residential |
|  Secondary Agriculture |  Commercial/Office |
|  Low Density Residential |  Industrial/Office |
|  Medium Density Residential |  Open Space |

Future Land Use Map Raisinville Township



Residential Land Use

Residential land uses in Raisinville Township consist primarily of single family detached houses located either in small residential neighborhoods or individually along roadways. Although homes are located throughout all areas of the Township, there are significant concentrations of residential land uses along Raisinville, Dunbar, North Custer, South Custer, Blue Bush and Lewis Avenue. Residential concentrations are generally located near the more densely populated communities of Ida, Frenchtown and Monroe Townships. Raisinville Township's only manufactured housing community has 262 sites and is located near the southwest corner of South Custer and Raisinville Roads.

Recent trends in Raisinville Township show continued increases in building activity. According to residential building permit records, there were a total of 72 new homes built between 2010 and 2016. The 2010 Census reported that there were 2,117 housing units in Raisinville Township, up from 1,736 in 2000 and 1,492 in 1990. The median housing value was \$172,500 in 2010.

There are significant opportunities for residential development in Raisinville Township. Opportunities exist for new single family housing, as well as for limited development of multiple family buildings. The greatest limitation for development is the lack of public utilities in most areas of the Township, as well as the limited areas of the Township where soils are suitable for on-site sewage disposal.

Raisinville Township's location in a rural area, yet in proximity to employment opportunities in Monroe, Detroit, Toledo and Ann Arbor, creates an attractive setting for residential development. A challenge exists in allowing new development while maintaining the rural character which makes the area attractive. Specific areas of the Township with the greatest potential for new residential development include: the potential sewer and water service area bounded by South Custer, Dunbar, Strasburg and Raisinville Roads; the area surrounding the existing residential concentrations in Ida; and the northeast portion of the Township where soils are generally suitable for septic systems.

Within the South Custer, Dunbar, Strasburg and Raisinville Roads area, the potential and existing public utility service, as well as access to transportation routes and proximity to existing residential areas create the greatest opportunities for residential development. This area has potential for residential subdivisions, multiple family housing and for other supporting uses such as neighborhood commercial and office uses.

The area near the unincorporated Village of Ida along Lewis Avenue and Ida East/Ida West Road has potential for single family housing. The presence of sewer service in this area would allow for a slightly higher density of development than in areas not served by sewer.

The northeast portion of the Township, especially along Bluebush, Stadler, Steffas and Gruber Roads, is an area with existing concentrations of residential development. As this area is located on soils which are generally suitable for on-site sewage disposal, there is potential for the additional development of single family housing, although at a lower density than in public utility service areas. Elsewhere in the Township, opportunities for residential development are more limited due to unsuitable soils and the lack of sewer service. The type of development in these areas would most likely be limited to farmhouses, renovation of existing housing and housing on large parcels.

The Future Land Use Map identifies three types of residential areas – Low Density Residential, Medium Density Residential and High Density Residential.

The Low and Medium Density Residential areas are intended for single family homes, either individually or in subdivisions, located either in areas served by sewer and water, on paved public roads and associated with concentrations of existing residential development. Recommended minimum lot sizes are approximately 3 units per acre for Medium Density Residential and approximately 1 unit per acre for Low Density Residential.

The Future Land Use Map depicts recommended Medium Density Residential areas along roads such as M-50, Raisinville, Bluebush, Stewart, Strasburg, Dunbar as well as the areas surrounding the “town” of Ida and Maybee. Recommended Low Density Residential areas are located in the northeast portion of the Township, along Sheick, Stadler, Gruber and Heiss Roads, as well as along roads such as Blohm, Strasburg, South and North Custer, Dunbar, Dixon, Yensch, and Stewart.

The High Density Residential area, which is located along M-50 between Strasburg and Raisinville Roads, is intended to include uses such as townhouses, multiple family structures and single family homes at a relatively high density (15,000 square feet minimum lot size). High Density Residential areas are in that portion of the Township with access to water and sewer service and with access to major roads.

Open Space Land Use

Existing open space land uses in Raisinville Township include: parks, golf courses, woodlots, wetlands and floodplains. There is one public park located on Township property behind Township Hall providing access to the River Raisin. It is maintained by Monroe County for public access to the River. Private parks in the Township include the River Raisin Canoe Livery, the Missionary Baptist Church park, the Holiday Camp, the Monroe Rifle and Pistol Club and the Canvasback Gun Club’s shooting range. Green Meadows Golf Course is an 18-hole course located on Strasburg Road at Dunbar.

Woodlots and wetlands represent significant areas of natural open spaces. Woodlots are scattered throughout the Township and range in size from one acre to over 100 acres. Most of the woodlots are parts of larger farm parcels and often include land that was too wet or for other reasons was impractical to farm. These woodlots represent important habitat for wildlife and act as wind breaks which help reduce wind erosion of farmland. Woodlots also provide important scenic benefits in the Township and help to break up the monotony of the relatively featureless flat land of the area.

Wetlands in the Township consist mainly of wooded wetlands and have characteristics like woodlots, in terms of size, location and benefit. In addition, there are significant amounts of wetlands associated with the River Raisin which include shoreline areas as well as islands in the River.

The River Raisin, along with its floodplain, is one of the most important open space features in Raisinville Township. The River provides an important recreational resource with opportunities for boating and fishing, as well as for wildlife habitat and for scenic beauty. The floodplain surrounding the River Raisin is, for the most part, made up of farmed land but also includes areas of woodlands, wetlands and other open spaces, as well as residential areas. In addition, the narrow areas surrounding the smaller streams and drains in the Township represent a network of valuable open spaces and wildlife habitat, as well as buffer zones which can help prevent flooding and sedimentation.

Open space opportunities in Raisinville Township include protection of existing open space resources and providing additional open space to meet future needs. Woodlands and wetlands can be protected through a variety of means. Many woodlots are part of a parcel enrolled in an Act 116 Farmland Agreement and

are therefore protected from development. Woodland and wetland preservation ordinances can prevent landowners from removing certain trees from their property. The State of Michigan Wetland Protection Act makes the development of wetlands difficult other than for agricultural purposes. Finally, owners of wetlands and woodlands can be encouraged to manage their property for wood production, wildlife, or for aesthetic purposes. Land owners can also be encouraged to plant additional woodlands, as well as to plant trees along fence rows to create wind breaks. Land owners can also enroll land in conservation programs which provide incentives for creating wind breaks, stream buffers and other conservation practices. Opportunities exist for the development of public open space in Raisinville Township, especially in areas fronting the River Raisin. Access sites, picnic areas, playgrounds and other recreational facilities could be developed as Township, County or Regional Parks.

Parks and open spaces can also be developed in conjunction with residential developments. Developers can be required to dedicate land for parks and open space to serve the needs created by new developments.

The River Raisin and its floodplain also provide opportunity for open space to protect the public from danger, as well as to preserve water quality, natural habitat and scenic beauty. Development within the defined flood zone can be prevented through local ordinances and zoning controls. Landowners and farmers within the flood plain can be encouraged to leave buffer strips of vegetation between their fields and the River in order to protect the River from agricultural runoff, to prevent soil erosion and to provide natural habitat. The Township could also purchase land and/or easements within the flood plain for open space and recreational purposes.

The Future Land Use Map identifies areas in the Township intended for preservation as open space. These areas include: parks, golf courses, cemeteries, woodlots, wetlands and floodplains. A buffer zone along all drains and streams is also indicated as open space. Although the identification of these areas does not preclude their conversion to other uses, especially agricultural-related uses, it is the intent of the map to indicate that it is a goal of this plan to preserve, wherever possible, existing natural areas, flood plains and recreational lands for the long-term benefit of the Township's residents and for the benefit of nature itself.

Commercial Land Use

Commercial land uses in Raisinville Township have generally been limited to small parcels in various locations within the Township which have been sited without consolidation or organization. There are no commercial centers in the Township, with the exception of a portion of the "town" of Ida, which is primarily south of Raisinville in Ida Township. Existing commercial uses include small retail stores, hardware and sales. Commercial home occupations are conducted at various residential locations in the Township, as are agricultural-related sales.

Opportunities for commercial development in Raisinville Township include the small, low-impact type of commercial development. Uses such as grocery stores, agricultural supply stores and garden and nursery centers, as well as similar uses which would serve primarily local residents, could be located in Raisinville Township. Such uses would tend to be acceptable within the community if they could be developed with minimum impact on surrounding uses and be associated with and compatible with the rural character of the Township. Appropriate sites for such uses would depend on the size and type of commercial use, but in general, sites on major roads with access to either public utilities or on-site disposal systems are potentially suitable.

The Future Land Use Map identifies two areas in the Township which are suitable for commercial land uses: areas adjacent to M-50 between Raisinville and Strasburg Roads and the area adjacent to Ida, on Lewis and Ida East/Ida West Roads. Both of these areas are served by public utilities, are on major roads and contain existing commercial uses. The M-50 area presents opportunities for shared access and parking to be developed among the properties fronting M-50 between Strasburg and Raisinville Roads.

Industrial and Manufacturing Land Use

Existing industrial land uses in Raisinville Township are limited, with some small, scattered industrial uses, as well as related facilities, such as communication towers, utility stations and small extractive operations. Two areas have recently been developed: one north of the River and the other along M-50, Miller Business Park on the site of the former plant nursery. While these sites are industrially zoned, their uses are really a mix of commercial, office and manufacturing uses.

Opportunities for industrial development in Raisinville Township include industrial parks, small industrial facilities and office buildings. Due to the rural and residential nature of the Township, facilities such as heavy industrial plants, mining operations and other industrial uses which have adverse impact on natural resources and surrounding home values are considered inappropriate uses for the area.

The best opportunities for industrial development are limited to the small portion of the Township which has access to M-50 and to sewer and water service. Opportunities exist for facilities such as light manufacturing, research and development, offices, warehousing, food processing, agricultural-related facilities and similar uses which have minimal impact on surrounding land uses, minimal impact on natural resources and which do not require excessive needs about sewer or water service.

An area designated as Industrial is located on the future land use map near the intersection of M-50 and Strasburg Road. This area was selected based on having access to M-50 and to potential sewer and water service. The area shown does not directly front M-50, but is intended to have direct access off M-50. It was determined that commercial use was the highest and best use for the highly visible area fronting the highway, while the industrial area did not require high visibility, but did require easy access to a Class A all-weather road.

Additional Facilities

The planning effort for Raisinville Township also involved investigating the need for additional public facilities including roads, highways, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways and water front developments, flood prevention works, drainage, sanitary sewers and water supply systems, works for preventing pollution, works for maintaining water levels and public utilities and structures.

The following are the recommendations for the future development of the township:

- A pedestrian and bicycle path should be developed that would run from the Township's eastern boundary along North Custer to Ida Maybee Road, south to Dixon Road and along Dixon Road to the Township's western boundary. Such a trail could eventually be a link in a Monroe - Dundee trail.
- The Township park should be further developed on the Township owned property north of the Bridge School. The park could contain areas for picnicking, open space, natural areas and river access.

- More intensive commercial, office and industrial developments fronting M-50 should be required to share access drive and parking to limit traffic impact on M-50.
- The Township should continue to require developers to build and dedicate roads which serve new developments. Developers should also be required to provide public utilities, open space, pedestrian routes and other amenities which would lessen the impact of growth on the community.
- The Township should continue to coordinate public water service to those areas of the Township which petition for water service and pay for the utility extensions.

Table 15. Summary - Future Land Use Categories

Future Land Use Category	Intent	Land Uses	Character	Location	Corresponding Zoning Districts
Prime Agricultural	To preserve prime farmland for agricultural production	Farming, forestry, livestock, orchards and specialty farms	Farmland with farmsteads with lots a minimum of 40 acres	Throughout the Township	AG
Secondary Agricultural	To preserve farmland for agricultural production	Farming, forestry, livestock, orchards, specialty farms orchards, hobby farms and rural residences.	Farmland with limited residential development with lots a minimum of 10 acres.	Throughout the Township	AG
Low Density Residential	To preserve rural character and accommodate residential development	Single family homes without public sewer and water	Low density residential character with lots a minimum of 1 acre	Scattered around the Township	R-1
Medium Density Residential	To preserve accommodate residential development in areas served by public sewer and water	Single family homes with public sewer and water	Medium density residential character with lots a minimum of 15,000 square feet or a maximum density of 3 units per acre	North of Ida and around M-50 and S. Raisinville Road	R-2
High Density Residential	To accommodate additional and higher intensity housing options	Duplexes, attached single-family units, townhouses, multi-family condos, apartment buildings, convalescent/ nursing homes and other housing types	High intensity residential development at a density range of more than 3 units per acre	Along M-50	RM
Commercial/ Office	To provide general businesses serving the needs of the community along major road corridors	Commercial businesses, offices, retail sales, services, professional buildings	Individual businesses capitalizing on opportunities for shared access and shared parking on lots a minimum of 1.5	Along M-50 between Strasburg and Raisinville Road	C-1 and C-2

Future Land Use Category	Intent	Land Uses	Character	Location	Corresponding Zoning Districts
			acres to 3 acres		
Industrial/ Manufacturing	To support areas for the warehousing and manufacturing of materials and provide tax base and jobs	Light manufacturing, warehousing/storage, offices	High quality sites designed with convenient access, screening of outdoor storage, work areas and equipment	In isolated areas of the Township	M
Public & Semi-Public	To recognize community facilities and other institutional uses	Schools, churches, public utility facilities and municipal facilities	Designed to fit into the established character of the surrounding area	Throughout the Township	All districts
Park & Open Spaces	To preserve parks, open spaces and environmentally sensitive land	Parks, cemeteries and open spaces	Maintain park and preserved natural features and open spaces	Throughout the Township, following the network of drains, creeks and rivers	FP, All districts

IMPLEMENTATION

The Master Plan is essentially a statement of goals, objectives and strategies designed to provide a framework for 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 strategies. It helps develop a balance of orderly change in a deliberate and controlled manner that permits appropriate growth. It provides the basis upon which zoning and land use decisions are made. The Plan forms the philosophical basis for more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning and that the Master Plan will have little effect upon future development unless adequate implementation programs are established.

Raisinville Township has a variety of tools and techniques at its disposal to help assure that the Township's growth and development will occur in a manner consistent with the recommendations of its Plan. Without consistent and concerted efforts, the Township will be unable to control growth and to develop in a way the public and the Township officials have envisioned for the future.

ZONING REQUIREMENTS

Perhaps the most important tool in implementing the future land use plan is zoning regulations. The Township's zoning ordinance divides the Township into different zones and regulates the types of uses, their densities and other site development requirements for different land uses. It will be important for the Township to keep the zoning map and regulations up-to-date and to explore innovative zoning techniques which will help to direct the Township's growth. 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;
- Consider special, complex or unique uses through mechanisms such as planned unit developments, overlay districts, or special land use permits; and
- Guide development away from conflicting land uses (i.e., industrial uses adjacent to residential areas).

The Zoning Ordinance and the 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 AND OTHER ADJUSTMENTS

Zoning adjustments for Master Plan implementation are recommended as follows:

- Review the Zoning Ordinance to determine whether districts, permitted/special uses and standards implement the policies of the Master Plan. This is the most basic method of implementing the Master Plan. For example, the list of uses permitted by right or special approval for the agricultural district should be reviewed and amended to include the value-added agricultural enterprises mentioned as a community goal. Standards many need to be revised such as those included in the schedule of regulations as well as other regulations pertaining to parking, signs and landscaping/screening. Residential densities and minimum lot sizes should be examined and adjusted as appropriate;
- Condominium and subdivision regulations should also be reviewed and updated to facilitate all types of development projects;
- The C-3, Restricted Commercial District should be eliminated and the requirement for an “access road” parallel to M-50 replaced by the encouragement of shared driveways and parking lots in the C-2, General Commercial District;
- Prepare a corridor plan for the M-50 corridor to consider opportunities for enhancing the visual appearance of the corridor through development standards related to architecture, access management, landscaping, lighting and signs. These standards could be applied through an overlay zone, which would create additional design standards for building articulation, exterior building material, side and rear façade, other architectural features, sign regulations, landscaping requirements, parking lot placement and screening, service area screening, fencing and lighting standards.
- Prepare and publish development guide handouts such as a site plan review manual that outlines the Township’s development policies, procedures and guidelines.

Farmland Preservation

A variety of tools are available to preserve agricultural lands from development. Enrollment in Act 116 Farmland and Open Space Preservation program agreements is a voluntary program which keeps farmland from being developed for a specified period. The Purchase of Development Rights is a technique which can permanently preserve farmland by purchasing from the owner the rights to development the property. Other tools, such as lot split regulations, transfer of development rights and the purchase of conservation easements are all aimed at maintaining the long-term viability of agriculture as an important land use.

Open Space and Natural Area Protection

The presence of floodplains, wetlands and forested areas in the Township, as well as potential public open space for recreation creates the need for special tools to protect these areas. Floodplain regulations, wetlands regulations, woodland ordinances and soil conservation practices can all be used to protect areas which have public and environmental value when preserved. Land development practices which conserve land can also be encouraged, such as cluster housing and open space zoning. The Township could also purchase land for future use as parks and recreational areas, or could purchase the development rights or conservation easements, which would protect the natural values of property while keeping the land in private hands.

Community Review of Development Proposals

The future development of the Township depends on the willingness of the community to plan, protect and guide development in a manner which produces the type of community which the Township desires. Requiring the review of development proposals through tools such as site plan review, performance guarantees, building codes and similar techniques can help assure that proposed developments are created in a manner which protects the public's interest and surrounding land uses.

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 contained within the Master Plan.

PLAN UPDATES

The Plan should not become a static document. The Township Planning Commission should re-evaluate and update portions of it on a periodic basis. In accordance with Michigan Public Act 33 of 2008, 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.

COORDINATION WITH ADJACENT COMMUNITIES

As a part of the Master Plan adoption process and in accordance with Michigan Public Act 33 of 2008, Raisinville Township sent the proposed draft Plan for review and comments to neighboring jurisdictions, Monroe County, regional agencies and any registered public utility company, railroad, or other governmental agencies. Following receipt of the comments from the adjacent communities and other agencies, a public hearing was held, the comments considered and revisions made to the Plan. The final Plan was approved and adopted by the Township Planning Commission. Each of these requirements is outlined in Michigan Public Act 33 of 2008 and has been adhered to by Raisinville Township.

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APPENDIX

COMMUNITY INPUT

The planning process for the Raisinville Township Master Plan included community input into the plan which was received through an online survey and public meetings. A total of more than 258 people participated in the planning effort. This level of involvement is outstanding for a community of Raisinville's size.

During the month of October through January, Raisinville Township residents were invited to provide opinions and ideas for the Township's future growth through an online survey available from the Township's website. Township staff worked diligently in soliciting input from residents and the survey was advertised through flyers and posting at both Township Hall and on the Township's website, as well as a formal notice published in the Monroe Evening News

The online questionnaire was designed to solicit feedback on a broad spectrum of issues for the community. 258 surveys and comments were received and tabulated. A complete tally of the responses gathered follows.

1. Please identify the following factors as to why you chose to live in Raisinville:					
	No Opinion	Not Important	Somewhat Important	Important	Very Important
Centrally located to urban areas	17	44	78	80	26
Quality of schools	13	31	33	90	81
Rivers, trees, natural features	8	6	28	96	109
Low crime rate	9	2	4	80	154
Churches	25	58	55	61	45
Reasonable housing prices	13	18	53	98	65
Open spaces/rural atmosphere	5	1	19	85	139
Found the type of housing that I wanted	23	7	25	99	88
Close to my job	33	64	62	56	28
Family/friends live nearby	20	47	62	65	53
Investment potential	30	68	71	55	21
Availability of larger lots	21	35	44	79	66
Progressive, growing community	23	94	71	41	11
Other (please specify)					
I like the rural feel, but I would like to see it easier for people to sell property to others, while keeping the larger lot size.					
Moved here because it's rural and NOT cluttered with subdivisions.... let's keep it that way.					
low taxes					
I have lived in the village of Ida my whole life as did my spouse. Our parents also have lived here all their lives as well. Our parents as well as ourselves and our children are Ida graduates. When we purchased our home in Ida in Raisinville township. I have worked in Ida and Monroe County for all of my life. Most and all of the Questions don't apply.					
when we built our house 20+ years ago we wanted a larger lot that was out in the country that was somewhat away from town.					
School of choice - Ida					
bought property and built new home					
Lots of land but not too far from the city					
Doty Road is very much need of attention. Is there a possibility of repaving it in the near future?					
Purchased family farm					
Blight issues are not handled effectively by Raisinville Township. It's a problem for neighboring homes values and an eyesore for affected					

1. Please identify the following factors as to why you chose to live in Raisinville:

taxpayers.
farm for sale
Love the older homes, the farming/rural community, friendly neighbors and traditional family/community values.
Farming community
Love the country appeal and no neighborhoods nearby or trailer parks/apartments. Small community feel yet 10-15 minutes to shopping.
Original tax rates; now taxes tripled & not equal value--re-examine tax rates
When I moved to Monroe, real estate agent showed me my current house along with a number of others. This house and location appealed to me and I remained here since 1967.
Small units of government and schooling so easy access to local politics and participation in school governance
Family home lived here 40yr plus
There no government-related housing and it should stay that way.
Able to live quietly in a country setting. Hoping that the Progressives don't ruin it like they did where we moved from.
I live close to work and we have cable, city water, city sewer and natural gas available. My home is very affordable as well.
no noise at night. few neighbors close but tight neighborhood.

2. Please indicate how much you agree or disagree with the following statements:

	No Opinion	Strongly Disagree	Disagree	Agree	Strongly Agree
If I were to move to another residence now, I would remain in Raisinville.	67	9	39	98	37
When I retire, I will remain in Raisinville.	51	10	23	105	62
I think Raisinville should stay a rural community.	9	1	11	71	162
I will continue to live in Raisinville even if it becomes more developed.	20	41	67	103	22
I prefer to live on a lot less than 3 acres in size.	28	59	70	72	20
I prefer to live on a lot of 3 to 10 acres.	32	35	56	71	57
I prefer to live on a lot that is more than 10 acres.	45	45	67	45	49

3. Please indicate which one statement best describes your opinion about the Township's growth:

	Response Percent
Growth and development should be encouraged, without any interference from the Township government.	5.1%
Growth and development should be encouraged, but the Township government should regulate things such as the quality and location of development.	36.1%
The Township should neither encourage, nor limit growth and development in Raisinville.	9.0%
Growth and development should be somewhat limited by the Township Government.	18.0%
Growth and development should be limited and closely regulated by the Township government.	31.8%

4. Please indicate to what extent each of the following conditions is a problem in Raisinville:

Answer Options	No Opinion	Serious Problem	Somewhat of a Problem	Seldom a Problem	Not a Problem at All
Commercial development along M-50	24	18	43	81	79
Traffic around the schools	33	24	76	81	34
Homes being built on smaller lots	40	37	64	50	56
Traffic along M-50	20	26	74	80	48
Loss of rural character	13	68	66	60	40
Road access across the River Raisin	15	20	65	84	63
Physical condition of roads	1	100	111	31	6
Lack of parks or recreational facilities	11	25	72	78	60
Lack of community center and/or community gathering places	18	22	45	85	79
Lack of bicycle paths and/or trails	12	57	71	53	56
Number of homes using septic systems	46	10	28	55	109
Loss of agricultural land	29	77	84	40	18
Unpaved roads	19	33	65	74	58
Public safety (Police & fire) response time	39	13	48	87	60
Quality of cellular communications	18	35	46	76	72
Lack of broadband accessibility (Internet access)	18	58	55	56	60
Light or noise pollution	14	17	43	101	71
Blight enforcement	27	31	67	78	43
Signs and billboards	23	11	28	100	85
Impeded farm equipment traffic flow along roadways due to mailboxes and newspaper boxes located on both sides of roads	28	28	55	82	52
Use this space to elaborate:					
I believe that construction of new homes and development needs to be encouraged, with the township controlling the quality of development and the location. I think we need to have areas that smaller lots can be built on, but they need to be centrally located in small areas, where the overall look of the township can remain with that rural look. As for blight, I believe that this is a problem in some areas, but I consider roadside weed growth to be included in blight. As for technology, I believe we need to have more and better choices for broadband access. Keep Raisinville Rural.					
Would be nice if enforcement of blight would occur.					
I think the Township needs to address different laws about noise pollution for the village of Ida verses agricultural lands.					
As long as commercial development of M-50 is done where zoning is appropriate, such as areas like the Miller complex, I agree it is seldom a problem. I would be disappointed to look out the back sliding door or kitchen window to view a commercial operation next door or on M-50 near Lewis. I enjoy the AG zoning on our lot 3-10 acres. We look forward to investing in our property and being here for years to come.					
Although the condition of roads across the state are not very good, I believe that the roads in the township are generally in good condition. The traffic on Raisinville Rd. at Raisinville School when school lets out should not be allowed to park on the road. The shoulders are not wide enough to allow a vehicle to park without being in the traffic lane, thus creating a hazard for the children and other drivers. I would like to see this prohibited. We DO NOT need any more subdivisions or trailer parks in the township. If you bring city sewers in it encourages this kind of development and this will lead to the loss of the rural character of the township! I firmly believe the township should remain primarily agricultural. We don't want to lose our farms as has happened in other areas.					
We absolutely need an internet provider other than satellite. A WISP or virtually any other service would be better than satellite. Please include this in future plans.					
LOSS OF NATURAL FEATURES AND DEVELOPMENT ALONG RIVER RAISIN					
I wouldn't mind a commercial corridor. We're so close to other city things (parks, etc.) not a huge issue not having any.					
Bike Paths and Walking paths!!!!!! This I believe to be a major enhancement to the quality of living.....see Saline area! I can't let my kids ride bikes on the roads here, too dangerous.					

4. Please indicate to what extent each of the following conditions is a problem in Raisinville:

neighbors dusk to dawn lights too bright and too high....

Serious problem with a major agriculture farming business that is monopolizing the area. They leave rotting produce in the fields which smells like garbage. Also, a serious problem with smoke pollution from people burning leaves and the fumes that it puts off.

We do need Doty to be resurfaced immediately. Speed limit signs posted on North Custer

Keep it rural

Access to city water

this is a farm community and I would like to see it stay that way.

Excessive speeders driving down Stewart Rd between Bluebush and Raisinville Rd. People speeding is a HUGE PRBLEM!!!

I moved to Raisinville Township almost 20 years ago and Yensch Rd was a mess then. 20 years later, all roads around Yensch have been upgraded EXCEPT Yensch. Please do something about Yensch Road!

Again, Blight issues are not aggressively worked or followed up. This is a terrible problem that needs to be corrected immediately.

On the blight enforcement, 3233 Gruber home owner is terrible. Unlicensed vehicles. Nothing has ever changed. Cars parked all over the yard in front of the house.

Problem - No street light at intersections, such as Gruber and Heiss Roads. Very dark and hard to see at night. This intersection is tricky enough because it is somewhat curved.

Tracking of mud onto public roads due to more and more vegetable/produce agricultural activity

I moved to Monroe 30 years ago because of a job and chose Raisinville Twp because of its rural atmosphere, my home and the school (even though I didn't have kids at the time). Over the years, out-of-towners who knew/know Monroe have described it as being a great place to raise kids. We have that small town atmosphere here between two large cities (Detroit and Toledo) and we need to work to maintain that. People move here from the big cities because they want to live in this rural atmosphere, but they also want to bring their big-city amenities. They try to push through changes to suit their way of life, losing track of why they moved here in the first place and then they move away when it gets too congested, etc. I flagged the physical condition of roads because I feel it's important they be continually maintained in a timely fashion. The number of homes on septic systems, because I live in one of those homes and since we've already got city water, may as well add sewer, I guess; I'm sure other present homeowners would appreciate that convenience. Broadband accessibility could be improved, then again, that's a price one pays for rural living, but technology is such that it is our present, our future, our everyday life; these upgrades could benefit our future fire and police services, etc. Bicycle paths would be a benefit along the busier roads; they're a great way to connect communities, promote family activity and enhance the theme of rural life, farmers markets, Sunday drives and a slower paced way of life. I guess I'm suggesting we should be keeping the charm and integrity of our community by attempting to keep it rural and on the small side and just trying to improve/maintain the quality of roads and some utility services. I don't want to see Raisinville Twp become just another "burb" running into another and another and another, losing its identity.

The machines are getting bigger than they were even thirty years ago. It would be a plus for the farmers in the community and also have a better look to it. We need the farmers! The park by the river is great. Maybe add one picnic table and trash can. Keep up the good work and thanks!

Access to City water: Serious Problem. Would like to see City water expanded westbound Dixon Rd.

Tax rates have risen significantly in last 10-15 years yet appraisal rates are significantly less than 10-15 years ago (multiples appraisals on my & nearby neighbors' homes show this). Neighbors have tried to have tax assessment lowered & have met with frustration, arrogance & no success of changed assessment at Raisinville Township government.

Commercial traffic using township roads to haul produce causing more problems hitting mailboxes and deteriorating roads, noise pollution and creating dust

The biggest problem around neighborhood is Ruhlig farms, semi's trucks going down sheick rd. all day and late hours 7 days a week. Mud and vegetables on road. In the fields for 8 months a year and until late hours. That is commercial farming, not like regular farms around here. That is going to bring house prices down.

Once the rural atmosphere is gone, it's gone forever. Once you take federal dollars, it will be they who control development.

River access. We need to finish the fine job of the launch ramp by the township office. It is not feasible to back a boat trailer into, it needs to be smoothed out and graded into the water with gravel, cement ramp is not necessary. We also need river access west of the Grape Dam without having to go all the way to Dundee. The Raisin River is a great resource with limited access. Launching a boat by Grape to travel downriver is nice but there is no place downriver to take the boat out after the trip.

Lots should not be smaller than 2-3acres to prevent rural housing loss. Smaller lots over populate and ruin the rural landscape.

I feel that we need to keep our beautiful township rural and mostly crime free-just like it is now. Slowing down for Ag equipment has never been a problem for me because I know they help feed us and the world. I am Pro Farm and always will be.

If people want to live in an urban setting there are plenty of locations that they can move too. This is a country setting and should remain that way. If you want to see an example of what happens when you cater to low income housing, government subsidies and the freebies that go with it, go to any area around Indianapolis. The end result is more crime, lower standard of living for people that actually work for a living and a depreciation of home and property value.

4. Please indicate to what extent each of the following conditions is a problem in Raisinville:

The roads are very bad in some areas

Cherry rd not easy to see to make left turn on to going east on m50. Night and snowing winter terrible. We do not get plowed till days after. A neighbor helps the road or we would be in for days.

Our problem is no speed limit on the road and traffic from Maybee and other west area roads, fly down out road without respect to pedestrians or bicycle riders, or children. No shoulder on road.

Raisinville school traffic is bad

5. Please indicate how much you agree or disagree with the following statements:

	No Opinion	Strongly Disagree	Disagree	Agree	Strongly Agree
Development should only be allowed if adequate public services are available such as water, sewer, roads, police, fire, schools, etc.	17	12	23	130	59
Farmland should be preserved in the Township.	13	1	12	97	121
The Township should try to preserve some land along the River Raisin for public use and enjoyment.	13	6	14	100	111
Commercial and industrial development is needed to keep taxes reasonable.	24	47	83	73	18
Growth and development is acceptable as long as the Township's natural resources are preserved.	6	23	26	141	46
Growth is inevitable and the Township has little control over it.	14	95	99	28	6
The Township needs more employment opportunities.	64	29	70	69	12
The Township needs more commercial and retail establishments.	28	77	84	43	10
Raisinville should have a wide range of housing available for all income levels.	17	61	77	67	18
More intensive growth should be allowed where public sewers are available.	33	52	58	90	7
Development should be concentrated along the entire length of M-50.	30	55	81	62	13
Development should be concentrated at specific locations along M-50 including Strasburg, Raisinville, Ida/Maybee, or other areas.	31	57	62	86	7
Larger parcels of 3 acres or more should be preserved for farms or "hobby farms."	39	21	41	106	36
I do not mind traveling outside the Township for my regular shopping needs.	3	3	8	130	99
The Township needs more housing options for the elderly population.	57	23	72	76	13
The Township should add other recreational amenities to the new Raisinville Township River Raisin Access Site (Ida-Maybe Road at the River Raisin).	44	25	38	106	29
The Township should encourage the preservation of historic homes and buildings in Raisinville.	15	4	9	139	77

6. What types of non-residential development could Raisinville Township use more of? Check all that apply.	
	Response Percent
Small scale retail businesses and personal service establishments such as ice cream stores, bakery, neighborhood grocery stores, drugstore, convenience stores, hardware stores, hair salon/barber shops, dry cleaners, specialty shops/boutiques.	42.4%
Large scale commercial development such as grocery stores of greater than 20,000 square feet, motels/hotels, automobile sale showrooms and/or commercial garages, big box stores, shopping center, etc.	5.5%
Sit-down restaurants and coffee houses	35.7%
Fast food restaurants	7.1%
Banks and professional offices of doctors, lawyers, dentists, chiropractors, or other professions	18.9%
Industrial facilities	7.1%
Mixed residential, office and low intensity commercial uses in specific areas of the Township such as along the M-50 corridor and /or North of the Village of Ida	29.8%
None, there is enough commercial development	40.3%
Other (please specify)	
We have Monroe, we have Dundee... we need NOTHING here!	
Retain rural township	
also gas stations near the fairgrounds along with a take-out store	
Industry is always a good thing for jobs	
Keep it rural	
It would be nice to see the town of Maybee developed like downtown Saline is.	
gas station convenience store would be good.....	
I would be wary of any mid-to large scale developments, although the developments currently in place are acceptable and non-invasive.	
Please no more drug stores! There is one on every corner in this county already. We need a few high end restaurants so we don't have to drive to Toledo for a dinner out! No more fast food and no more mom and pop diners that open and close in 6 months' time.	
Mixed residential, office and low intensity commercial uses in areas along the M-50 corridor ONLY. This could include senior citizen housing.	
no response	
Bike lanes and trails so one can get to the stores safely	
promote the River and river activities. It is our greatest (mostly) UNUSED resource.	

7. What type of residential development could Raisinville Township use more of? Check all that apply.	
	Response Percent
Apartments	4.7%
Attached townhouses/condominiums	14.8%
Senior citizen housing	28.0%
Manufactured homes	2.5%
Single-family homes on small lots or in subdivisions	21.2%
Single-family homes on lots of 3 acres or more.	45.3%
None	33.1%
Other (please specify)	
I believe we could use different types of development, but the township needs to control that growth. There is room for smaller houses on smaller lots, but they should be controlled to specific areas, just as commercial development is needed, but that should be concentrated in specific areas such as M-50. These are items that the people of the township should have input into.	
Leave it the way it is!!!	
NO apartments or Manufactured homes!	

7. What type of residential development could Raisinville Township use more of? Check all that apply.

Retain rural township
There is a lack of housing in the \$200,000-\$300,000 range for Ida School District at this time.
I don't think development needs to be encouraged but be allowed to proceed at its own rate. Having said that it should be allowed as Single-family homes on lots of 3 acres or more.
No more trailers
For the love of God, no more subdivisions, please. This isn't a suburb, it's a historic farming community. If someone wants to live in a subdivision, they can live in Dundee or Lambertville, which have already successfully developed themselves into oblivion. Let's not try to compete.
NO more mobile home parks, apartments, or houses crammed on tiny lots! NO NO NO!
One acre lots are also acceptable
I want to say none, but realistically would go with a LIMITED supply of single-family homes on lots of 3 acres or more in CERTAIN AREAS, if need be. This would keep the rural atmosphere of our community intact.
NO mobile home or manufactured home parks
like things like they are, but that's not growth right?
3acres or more!
Single family homes on lots of 2 acres or more.
Everyone wants to be the last man on the mountain and someone should be. We don't need housing that is going to change the crime rate.
No apartment, condos, or manufactured home. These destroy the rural Township that is here.

8. Please indicate how much you agree or disagree with the following statements about public services in Raisinville:

	No Opinion	Strongly Disagree	Disagree	Agree	Strongly Agree
Public sewer should be made available to more land in the Township.	40	31	63	68	36
Public water should be made available to more land in the Township.	43	15	24	122	35
Public water and sewer service should only be made available in areas where needed to solve environmental problems.	38	17	71	85	23
The Township should develop more parks, bicycle paths, trails and recreational facilities.	27	18	38	101	56
The Township should encourage underground utilities where possible.	13	4	8	147	67
Public safety and response times are adequate in the Township	42	6	20	145	26

9. How important are these amenities to you?

	No Opinion	Not Important	Somewhat Important	Important	Very Important
Street lighting	10	112	58	45	15
Public water	4	19	28	100	90
Public sanitary sewer	9	95	38	51	47
Parks and recreation	5	60	62	71	39
Bicycle paths and trails	7	67	55	63	50
Senior services	18	68	57	68	30

10. Would you support special assessments, bonding or other means to improve roads and bridges in Raisinville?	
	Response Percent
Yes	47.5%
No	36.4%
No Opinion	16.1%

11. Is there anything else you would like us to consider?
County drain polluting private pond (draining farm land)
As we plan for our township's future we should also make every effort to keep in mind the development strategy of our neighboring communities. In this way we can identify any alignment opportunities that can create synergy and give Raisinville Township residents the biggest bang for our buck!
The last question about supporting bonding or special assessments, I did not respond to, as the answer would depend on the specifics of the issue and the quality of the product we would be buying. I would not be open to expanding sewers "just in case", but would be open to it if there was a specific development that would benefit.
Yes, we and many like us move to rural places to get away from the madness of urban areas. Please do not push to flood this area with housing and business... leave it rural.
We live in this area because it is rural, quiet, not contested and peaceful. I understand development has to happen but please do not allow this to become another Monroe or Ann Arbor.
Publicize road improvement plans. Do we have a 5-year plan? The rural aspect of our township is important. Urban sprawl does not improve the quality of life. The planning/zoning review panels are important. Seek individuals who have the ability to consider all sides of issues. Do you bid out legal services regularly? Increase the per incident/call pay for firemen. You need more volunteers.
Decreasing the posted speed limits on our roadways and enforcing them.
It is the mission of the township zoning ordinance to protect and promote the health and safety of its citizens. I hope that the township continues to do that and ensures proper zoning use in development of properties within the township. AG zoned property should not be allowed to be used commercially, for example.
When my wife and I were looking for a place to build our home we were looking for an area that had good schools, somewhat near to shopping areas and a place where we could raise our children where they would be "free to run" and not have to worry about them. The thing that attracted us to Raisinville Township was its rural character. We didn't want a place where houses and other buildings were packed into an area; and where we would be free from some of the rules and regulations of living in a city or some of the other townships in Monroe County. Also, we liked the open fields and wooded areas that are found throughout the township. Although my wife has passed and my children have grown and moved away, I still believe this area is a good place to raise a family. Both of my children sought and are living, in areas that are similar to Raisinville Township because of the experiences they had here growing up. I would like to see commercial development strictly regulated and residential development limited to single-family homes on larger parcels in most areas of the township.
Easing restrictions on growing medical marijuana, thus is a farming community. Even our president says it should be regulated like alcohol and tobacco.
Maintaining farm land while being able to bring more small commercial into the twp and more rec area would be great. (expanded bike baths, etc)
If I thought development would not destroy the attributes that make Raisinville a nice place to live (now), I might have a more pro-development disposition. For example, if the township would actually work to preserve natural features along the River Raisin, instead of allowing the filling of floodplains and clearing of vegetation, we might be able to gain from progress. I would support a bond that would raise money to purchase development rights of floodplain lands. These areas are suitable for agriculture, recreation and wildlife and storing excess water in wet times, benefitting us most in their unaltered state. It is really disappointing that your survey does not address the floodplain zone of the township specifically, since the risk of severe storms and rain events is increasing. The floodplain zones we currently have should be kept free of structures/filling, to maintain the capacity of the zone to store excess water in rainy times and to provide significant benefits to scenery and wildlife. A hands-off approach to floodplain management will result in the area looking more like Estral Beach rather than anything we would be proud of. The township should see what other governmental bodies have done to retire floodable lands from development. This can and has been done in many other places and should be done BEFORE the possibility of widespread property damage and not after.
Bike paths and Walking paths for the health and safety of our residents.
Keep Raisinville the excellent RURAL community that it is.

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

Keep Raisinville as rural as is economically feasible

lower the speed limit along the length of Stewart Rd. between Raisinville Rd. and Plank Rd. People are going up to 70 mph

removal of dirt should be allowed when building a pond

fish stocking in the river and river restoration/ removal of non-natural structures.

none

Will not be able to attract jobs of the future with internet access so limited in area. Also, well water is very bad in the area, so more water lines are needed

We live on M-50 and feel strongly about limiting development. Farmland is a critical necessity and is disappearing fast. Raisinville is a good township with little crime. M-50 is a road that is very busy. We can sit in our driveway for a long time waiting for traffic to clear. Any time we need parks, restaurants, shopping, etc. it is a short drive to Dundee, Monroe, Toledo and Ann Arbor. We would rather spend more time driving than give up our agricultural surroundings. My husband has lived on a farm in Raisinville Township all of his life and I have lived here over forty years. Please keep our township a quiet and safe area of Monroe County.

extending internet access to the western most portion of the township, specifically N. Custer Road

Just fix the roads we have and not add unnecessary items to our township.

No more trailers, stop all these 3 acres and a pole barn people. Keep it rural.

N/A

Preserving the land for farming as this will be a dire need in the future for everyone. The land is high yield here and you are all I'm sure aware of that.

Cable throughout the township for TV, promote more street vendor sales and activities for families. Keeping intersections mowed for safety concerns, need cleared of growth up to the right of way. We lack a Senior Center.

Small shops with more recreational/parks/nature trails and paths would encourage positive environments for visitors.....: therefore, encouraging increased population.

City water in rural areas, apply for grants.

Other than sewer services keep Raisinville as is

Bike paths. Should be paving all road shoulders instead of loose gravel, which is very dangerous to motorist and bikers.

Don't raise our taxes. Find other means please.

Raisinville identity is small. But small business is not a bad thing. Decent roads and parks are not a bad thing either. But high taxes are a concern

Partner with more neighbors for public safety - create a wider Authority

recreational center would be awesome...

Commercial needs such as shopping, dining, etc. are available all around us; Monroe and Dundee are less than 15 minute drives, Toledo, Detroit and Ann Arbor less than an hour. Raisinville Township is a Township, not a city. While public utilities and recreational development are essential, commercial development is a slippery slope that will lead to our community going from a series of rural farms to a growing hub like Dundee. Raisinville does not need to urbanize; improving public utilities and rapidly developing are not mutually exclusive. We can have one without the other and I would be sorely saddened to see the community lose its character for the sake of cheap tax break. Please do not allow the development of heavy industry or corporate retail. Rather, focus on improving the quality of the environment and resources for those who live here and encourage small developments by Michigan residents, instead of opening our land to large commercial interests with no real stake in the future of our community. Raisinville township is one of the prettiest areas in our part of the state, still a rural and only mildly developed land but fortunate enough to be close to the resources of further developed cities. Looking toward the future does not mean we must alter the character of our home.

FIX YENSCH ROAD PLEASE!

I believe we should do everything possible to preserve the agricultural area we have and to encourage small farming and animal husbandry as well as large. We as a nation, state and county have lost the ability to feed ourselves as well as others. We should fight to preserve that.

Possibly tell people where the township borders are before you ask these types of questions

The open spaces and rural areas are what make Raisinville Twp desirable for us. We would like to see larger (3 acres or more) residential homesteads in the agricultural zones of the township.

A party store and gas station somewhere along M-50 between Monroe and Dundee.

cut taxes, cut operating cost, slow down let the world move ahead of us, we won't miss anything

Property owners with small parcels of land that are not in a subdivision or manufactured home area should be allowed to have small numbers of backyard poultry, rabbits and beehives.

no

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

Clean up 2 houses on Gruber, between Blue Bush and Heiss on the West side.

Please try to keep the delicate balance between development along the M-50 corridor and preserving the beauty and natural habitat that provides such enjoyment and peace in our beautiful Township. The rural natural beauty of Raisinville Township is a treasure that not many people in this world get to enjoy. It is my hope that the rural feel of the Township will be able to be kept and passed on to the next generation so that we don't lose our farming heritage.

Protection of our roads and drainage infrastructure from unnecessary thru commercial traffic and tracking of mud and debris from careless agricultural traffic.

YES, street lights needed! Street intersections, such as Gruber and Heiss Roads are very dark and hard to see at night. I have seen too many near misses of traffic accidents. Also, intersections such as N. Raisinville and Stewart Roads should also have street lights. I am very happy to see the new one at N. Custer and N. Raisinville Roads. This is very good. Please, for the safety of all residents and motorists who drive in the township, please consider installing more street lights at these intersections. Thank you!

There are many vehicles that are going over the speed limit speed on Stewart Rd. More police presence hopefully would provide a deterrent.

I like the rural community of the township.

It would be nice if Raisinville Township offered more Cable services than just Charter. They have a monopoly and customers have no recourse unless they use satellite.

I may be contradicting myself in some areas, but I suppose I'd like to see some public utilities (water and sewer) if the majority of residents want that, but I'm not encouraging an abundance of residential or commercial growth. I'd like to see not so much public recreational areas, but bicycle paths instead; say, from Monroe along N Custer Rd to Dundee. The recreational launch area at Ida-Maybe Rd would be a nice stop over with a few picnic tables, a water spigot and a couple port-a-johns or the like, but the area should be kept small for fishermen, canoeists/kayakers and cyclists. It would be nice to have a couple of those types of stops along the river on the way to Dundee. Grape would be a nice stop with the Grape Pantry there; great portion of a route for a laid-back Sunday drive as well. Regular commercial growth should be kept along M-50 with possibly some senior housing and townhouses mixed in. Keep the commercial area along M-50 and the rest of the areas of the township rural. People move to the country because they want to live in the country atmosphere. Don't let our community end up being just another suburb of the city of Monroe.

An ordinance requiring bushes to be set back from corners or trimmed to allow clear site of traffic.

More aggressive mowing of weeds in ditch areas.

Keep it a simple place, we must many city's all ready. Look at Dundee, gangs are already coming south from Ypsilanti. Keep the country in raisinville.....

Rulig trucks (semi's) are too heavy in accordance to the weight restrictions on Sheick Rd. Destroying roads.

with the development of Monroe and Dundee, I am not in favor or adding more industrial or large business to the township.

Thanks Again

Improve drainage along rural roads. Get rid of the gravel roads, the township has the money use it.

We get charged when drains are cleaned out on our property; however, we have to do the general maintenance on them. I think the charge should cover the maintenance.

Carefully

Recycling??

I live on N Custer and Ida maybe Rd on some days I feel like a tour guide because the sign are not there to show them the way and changing the name to north ida Maybee and south Ida maybe

No

thank you to all elected officials for doing such a great job bless you

Access to cable services for faster, more budget friendly internet options!!

Accurate Re-assessment of taxes. Taxes have continued to raise but are not in alignment with appraisal values in Strasburg area. Multiples houses have had appraisals done for refi or selling and state equalized value (doubled) doesn't align with appraisals. Tax payers have asked for reconsideration of values and met with arrogance and resistance at Raisinville Township government.

Lower taxes!

The amount of commercial trucking using Sheick Rd, a narrow township road, endangering walking, biking and driving the road. They are causing rapid deterioration of the road, especially the shoulder of the road. Rulig's trucks should have to stay on county roads.

The amount of dust created by his operation should be controlled as well as the odor of rotting vegetables in the fall.

I recognize that there is a right to farm. But his operation is not the typical farming of corn, soy beans, wheat and etc that is common to the township. His operation lowers property values in the area and detracts from the quality of life in the area with truck traffic, farm equipment on the road, noise pollution, light pollution, chemicals in the air and dust.

NO

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

assuring the voting places and system are fraud free.

How about creating a place for snowmobilers to use their snowmobiles instead of resident's property? What right do they have to come on our property (private) without asking? There is no respect or courtesy for the resident whatsoever. And, if they get hurt on our property, then what? They'll start crying "law suit". Something needs to be done.

Other telecommunication options. The cable TV monopoly or lack of competition.

Concentration of services vs strip mall development with sidewalks, bike paths, trails to get there safely. Enforcement of local speed limits. Enforcement of local weight limits. Thank goodness there is finally a light at M-50 and Lewis!!! I've waited 38 years for it.

Do something about Ruhlig commercial farming!

Well, I don't think so. We moved down here 5 years ago from Detroit. We are both in our 60's and hubby retired 5 years ago and we love it down here. I love the shopping, I love my new doctors are close and the hospital is getting better (heart attacks). I would like a dollar store by Lowes, we did get the 5 Below and that is nice. We are on a sewer and that was new to us, but we have city water. And we really do love it here, thanks for having us.

Sulphur is terrible in the well water. More city water access to rural residents. Also consider more broadband internet access.

my taxes are high enough with the ecom.....lower taxes would be great

road and drainage maintenance

I like the farming community of Raisinville township. I would hate to see too much more commercial development to offset that.

One factor in us choosing our home was the condition of the roads. Let's use some street lights on the intersection to allow people to see them. Thank you.

That the township doesn't gouge the people that live with building permits to put up a 16 X 16 Shed or refuse to allow them on their own property that they pay taxes on.

Once you open the door, it's never going to close. People will just move farther away.

We DO NOT need any low income housing or encouraging of bringing in of Syrian refugees. We have a small flock of sheep and have been hassled by the Muslims trying to get our lambs.

Stop building subdivisions.

Get the county to plow and salt the roads.

We need to keep Raisinville Township the gem of Monroe County. We don't need more development just for its own sake. We have access to all the modern conveniences in Monroe proper. The last thing we need to do is make our beautiful rural township like Detroit or Toledo. It's perfect the way it is. I'll always (and have) vote for school and road improvements. Let's recognize and appreciate what we have.

Yes hunting to close to persons property especially down by the river on township property

bike path along n raisinville rd traffic is way too fast

Splash pad, pool, or something sillier in a nice park. Check out thorn park in Brownstown.

No

Consider that people move here because they like the country, they like being able to sit on their porch without having a bunch of traffic, noise and worry about the things that come with the Progressive Mantra. More taxes, more intrusion, less freedom, there is enough of that at the federal level.

the cleaning and cutting of all drainage ditches on Stewart roads

Part of the joy of living here is the country feel of the area. We can leave the congestion of where we work and enjoy the quiet. Yes, we need growth, but in moderation

Ditch bank mowing especially at intersections

Pave more roads.

Speed limit on our road should be 35mph and we need more police enforcement. We definitely need bike path down Bluebush and especially N. Raisinville Road. Many bicycle riders and it's very dangerous.

The new clerk deserves a raise. She's the best !!

Allow more accessory building square footage in all zones (especially Residential zone with acreage). Also, don't consider attached garages as part of the accessory building square feet.

12. How long have you lived in Raisinville Township?	
	Response Percent
I do not live in Raisinville Township	0.4%
0 to 1 year	1.7%
2 to 5 years	12.4%
6 to 10 years	7.5%
More than 10 years	78.0%

13. How old are you?	
	Response Percent
Under 25	0.8%
25 to 34	5.3%
35 to 44	13.6%
45 to 54	24.7%
55 to 64	24.7%
65 and over	30.9%

14. Including yourself, how many adults 18 and over live in your household?	
	Response Percent
1	19.8%
2	56.4%
3	16.5%
4	6.2%
5	1.2%
6	0.0%
7	0.0%
8	0.0%
9 or more	0.0%

15. How many children under 18 live in your household	
	Response Percent
0	72.5%
1	13.8%
2	8.3%
3	2.9%
4	2.1%
5 or more	0.4%

16. Do you own or rent your home?	
	Response Percent
Own	99.2%
Rent	0.8%

17. If you own, how many acres?	
	Response Percent
Less than 3 acres	57.5%
3 to 5 acres	13.3%
>5 to 10 acres	10.8%
>10 to 40 acres	7.9%
>40 to 80 acres	3.8%
More than 80 acres	6.7%

18. What is your employment status?	
	Response Percent
Employed	51.7%
Retired	38.0%
Self-employed	6.6%
Unemployed	0.0%
Homemaker or stay-at-home parent	3.7%

19. If you are employed, where do you work?	
	Response Percent
Dundee	2.1%
From Home	8.5%
Detroit	6.4%
Ann Arbor	5.7%
Monroe	32.6%
Toledo	5.0%
Other in Wayne County	14.9%
Other in Washtenaw County	0.7%
Other in Monroe County	11.3%
Other in Lucas County	0.0%
Elsewhere (please specify)	12.8%
Novi, MI	
Husband is retired, I work pt in wayne county	
belleville, mi	
Work encompasses multiple counties	
Wayne county and Monroe county	
Dearborn	

19. If you are employed, where do you work?

Retired, but worked in Monroe

Jackson County

City of Tecumseh- Lenawee County

Oregon, OH

Centerline

Travel

Pontiac

Auburn Hills, MI

Ida Public Schools

Cleveland

Livonia

Ida