



2015

LEXINGTON TOWNSHIP MASTER PLAN



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CHAPTER 1: INTRODUCTION

The Lexington Township Master Plan articulates a vision for the Township's future growth and development. The Master Plan is the primary official Township document which sets forth growth and development policies for the future of the community. The Township derives its authority for the preparation of a Master Plan from Public Act 33 of 2008, as amended. MCL 125.3833 states:

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.

This document represents a revision and update of the Lexington Township Master Plan, adopted in 2009. Since the adoption of the Plan, a number of changes have occurred both within the Township and the surrounding area. To ensure that development policies reflect current Township conditions, it is essential that the Master Plan be periodically reviewed and updated. Current state legislation requires a review of a Master Plan every five years.

The Lexington Township Master Plan presented here excludes the incorporated Village of Lexington and City of Croswell, both of which are responsible for adopting separate master plans.

What is Planning?

Planning is a process involving the conscious application of policies relating to community-wide land use and growth/development issues. The Master Plan is the official document which establishes policies for the future physical development of the Township. It should be reiterated that Act 33 of 2008 clearly identifies the Township Planning Commission as the internal agency charged with the responsibility to "make and adopt" the Master Plan. However, as the elected governing body of the Township, the Board of Trustees may adopt a Resolution of Concurrence which makes clear that the Board is in agreement with the goals, objectives, and policies as summarized in the Plan.

How is the Plan to be Used?

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

- 1) Most importantly, the Plan serves as a general statement of Lexington Township's goals and policies and provides a single, comprehensive view of the community's plan for future development.
- 2) The Plan serves to direct daily decision-making. The goals and policies outlined in the plan guide the Planning Commission and Township Board of Trustees and other Township bodies in their deliberations on zoning, land subdivision, capital improvements, and other matters relating to land use and development.
- 3) The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Zoning Enabling Act, Public Act 110 of 2006, requires that the zoning ordinance and zoning map be based upon a plan designed to promote 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 private development and public improvements supported by the 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 functions as an educational tool, providing citizens, property owners, developers, adjacent communities and public agencies a clear indication of the Township's proposed direction for the future.

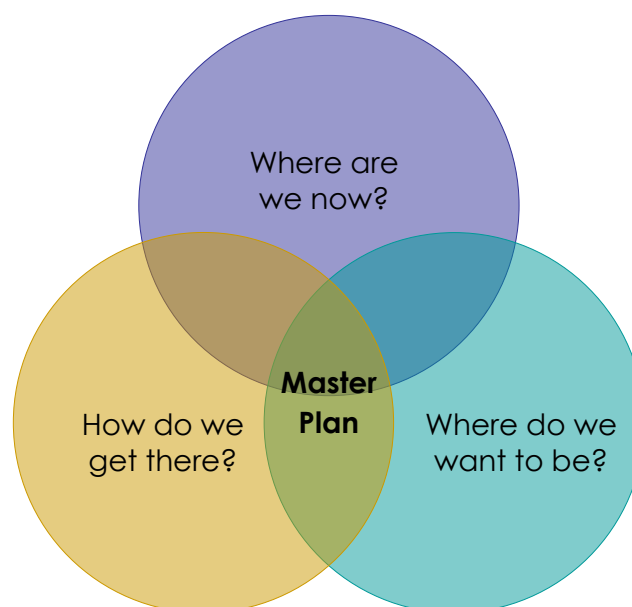
Therefore, the Lexington Township Master Plan is the Township's officially adopted document setting forth the agenda for achievement of targeted goals and policies. The Plan is a statement of general goals and policies aimed at the unified and coordinated development of the Township. In this capacity, the Plan establishes the basis upon which zoning and land use decisions may be made. However, it must be understood that the Master Plan does not itself place any legal restriction upon private property; this responsibility falls to the Zoning Ordinance.

Planning Process

The process used to generate the plan consisted of three major phases, which are described below and illustrated in **Figure 1**:

1. **Where are we now?** The first phase involved a review of demographics and the physical context of the Township to provide a foundation for the planning process. In this phase, Township resources were inventoried, updated, and mapped to document existing resources and assess their conditions.
2. **Where do we want to be?** The second phase in the planning process consisted of an analysis of the Township's resources and public participation.
3. **How do we get there?** The final phase involved developing goals and objectives to support the community's vision for growth and the future land use plan. Goals, objectives and strategies include community character, agriculture, residential, non-residential, environmental, community facilities, parks and recreation, transportation and circulation, economic development and historic preservation. A full draft of the Plan was prepared and presented to Township staff, Township officials, and neighboring communities for review and comment prior to adoption.

Figure 1. - Planning Process



Plan Organization

The Lexington Township Master Plan is comprised of five (5) basic sections, excluding the introductory chapter:

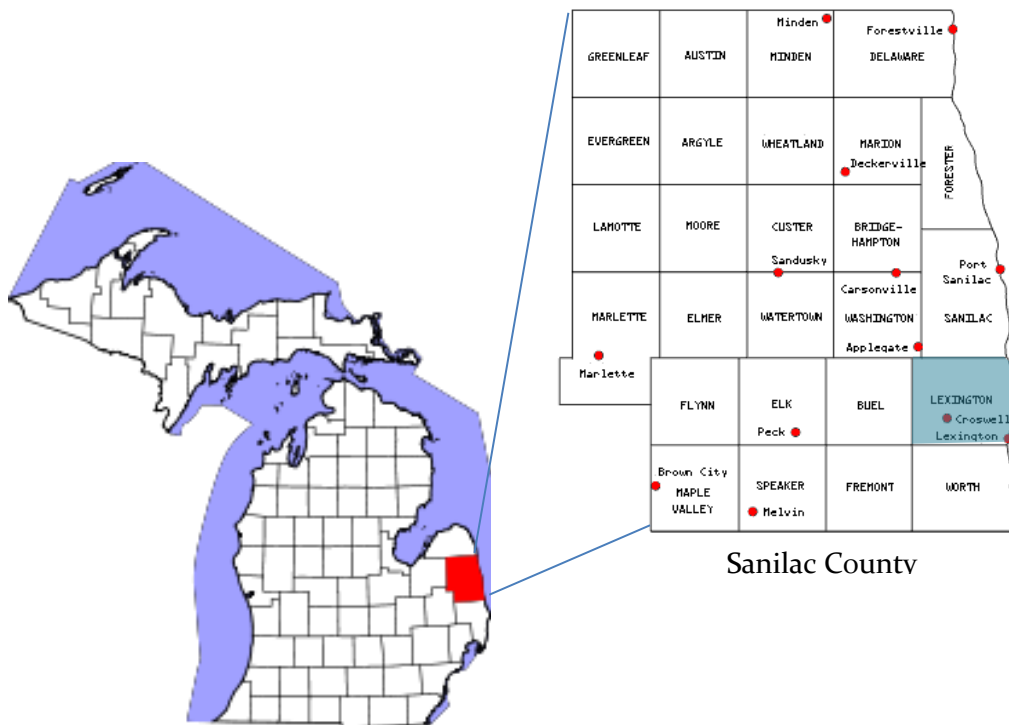
- ❖ The "**Background Summary**" chapter discusses current conditions and projected trends and documents the point from which planning may be initiated.
- ❖ The "**Community Goals and Policies**" chapter summarizes goals and policies which provide a framework for structuring the final plan.
- ❖ The "**Future Land Use Plan**" is the result of combining current conditions with a vision of the future.
- ❖ The "**Zoning Plan**" acts as a bridge between the Master Plan and the Zoning Ordinance." It is important that there is little to no separation between the vision of the Future Land Use Plan and the Township's primary implementation tool, the Zoning Ordinance.
- ❖ The "**Implementation**" chapter briefly summarizes tools to be employed to carry out the goals and policy recommendations.

While the starting point (existing conditions) is unalterable, end results may be modified and directed through judicious application of the community policies established in the plan.

Regional Context

Lexington Township is located on Lake Huron in the southeast corner of Sanilac County and is comprised of 36.2 square miles of land. (See **Map 1: Regional Context**).

Map 1. - Regional Context



History of Lexington Township

The history of Lexington Township begins with the passage of two pieces of legislation: The Land Ordinance of 1785 and the Northwest Ordinance of 1787. The Land Ordinance of 1785 provided for the sale and survey of public lands west of the Appalachians, north of the Ohio River, and east of the Mississippi River and created a system which divided land into townships. The Northwest Ordinance of 1787 created a style of government for the Northwest Territory (of which Michigan was a part of) and a method for territories to become states.

Michigan was a part of the Northwest Territory between 1787 and 1803, and a part of Indiana Territory between 1800 and 1805. In 1805, Michigan became a territory in its own right.

Pioneers began to pour into the Northwest Territory upon the conclusion of the war of 1812, which resulted in the creation of several new states (including Ohio and Indiana). When Indiana was admitted into the union in 1816, Michigan was permitted to become a territory, with a government established in Detroit. The creation of Michigan Territory resulted in a baseline (east and west) and a meridian line (north and south), both of which helped facilitate the survey and creation of townships. In 1822, Sanilac County was laid out, but was attached to Oakland County; the Territorial Laws of 1827 contained the first official mention of Sanilac County. A special act attached Sanilac County to St. Clair County for judicial purposes.

On January 26, 1837, President Andrew Jackson made Michigan a state. Lexington Township was organized in the same year, making it the oldest Township within Sanilac County (which, at this time, included all of what is now Sanilac, Huron and Tuscola counties). A legislative act signed on December 3, 1848 authorized the organization of Sanilac County as a separate county, and designated Lexington as the county seat. At the time of the act, Lexington Township included all of the present day Townships of Worth, Sanilac, Buel and Elk.

Two municipalities are currently located within the geographic boundaries of Lexington Township: The Village of Lexington and the City of Croswell. Lexington served as the county seat until the designation was given to Sandusky in 1880. The railroad reached Croswell in 1789, transitioning the City into an important farm center of the area. Major fires hit Sanilac County in 1871 and 1881, but did not cause great damage to Lexington Township. These fires did, however, put an end to the lumbering area in this portion of the state. A great storm occurred in 1913, which destroyed all of the major docks in Lexington. The combination of the storm, railroad, and the construction of the sugar and canning factories within the City converted Croswell into the economic center of the Township.

In the first half of the 20th century, the major sources of income for Township residences included agriculture, commercial fishing, and tourism. The increasing popularity of the automobile and improvements to automobile infrastructure continued to change the face of the Township. By the end of World War II, the area along the shore of Lake Huron had become a mecca for summer tourism.

The Lexington Area has served as the home of several important historical facilities. Lexington Township housed the Sanilac County Poor Farm between 1868 and 1958. Additionally, at the end of World War II, Croswell housed three separate

German Prisoner of War camps. Prisoners housed at these camps provided farming and factory labor.

CHAPTER 2: BACKGROUND SUMMARY

The Background Summary chapter of the Master Plan:

1. Analyzes socio-economic and population trends;
2. Assesses current community conditions; and
3. Provides an inventory of past growth and development trends.

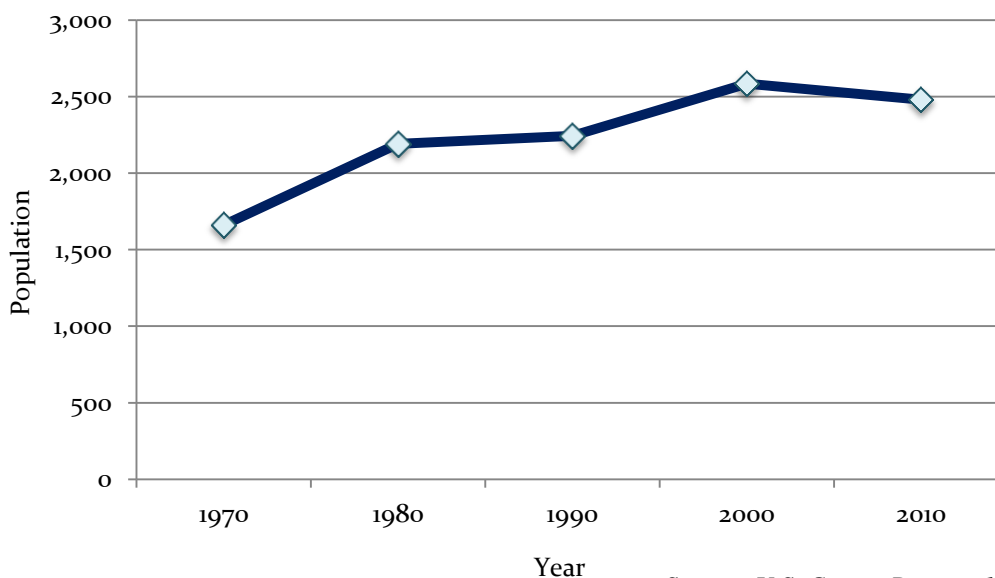
These factors collectively establish the necessary benchmarks from which the community planning program may realistically proceed. Significant findings in these three areas follow.

Population Characteristics

Historic Population Trends

As reported by the U.S. Bureau of the Census, Lexington Township's population (excluding the City of Croswell and the Village of Lexington) increased by over 13% between 1980 and 2010 (see [Table 1](#)). However, between 2000 and 2010, the Township's population decreased by 4%. The Township's population loss is consistent with that of Sanilac County as a whole, which saw a population decrease of 3%. In 2010, the U.S. Census reported Lexington Township's population at 2,480 persons.

Figure 2. – Population Trends of Lexington Township (1970-2010)



Source: U.S. Census Bureau, 1970-2010

Table 1. – Population Trends (1980 -2010) For Selected Communities

	1980	1990	2000	2010
Lexington Twp.	2,191	2,244	2,584	2,480
% increase		2.4%	15%	-4%
City of Croswell	2,073	2,174	2,467	2,447
% increase		5%	13.5%	-1%
Village of Lexington	765	784	1,104	1,178
% increase		2.5%	41%	6.7%
State of Michigan	9,262,078	9,295,297	9,938,444	9,883,640
% increase		.36%	7%	-.05%
Sanilac County	40,630	39,928	44,547	43,114
% increase		15%	11.6%	-3%

Source: U.S. Census Bureau, 1980, 1990, 2000, 2010

Compared to Lexington Township's 13% population growth rate, the following population growth percentages took place between 1980 and 2010:

- ❖ City of Croswell: 18%
- ❖ Village of Lexington: 54%
- ❖ Sanilac County: 6%
- ❖ State of Michigan: 7%

Age

The 2010 Census reported Lexington Township's median age at 46 years, up from the median age of 42 reported in 2000. **Figure 3** depicts the age distribution of Lexington Township residents. The pie chart reveals that approximately 48% of the Township's population is under the age of 45. In 2000, nearly 58% of the population was under the age of 45. The 2010 Census indicates that the age groups of 65+ and 45-54 have the greatest shares of population, at 20% and 17%, respectively.

Figure 3. – Population Distribution by Age in Lexington Township, 2010

Source: U.S. Census Bureau, 2010

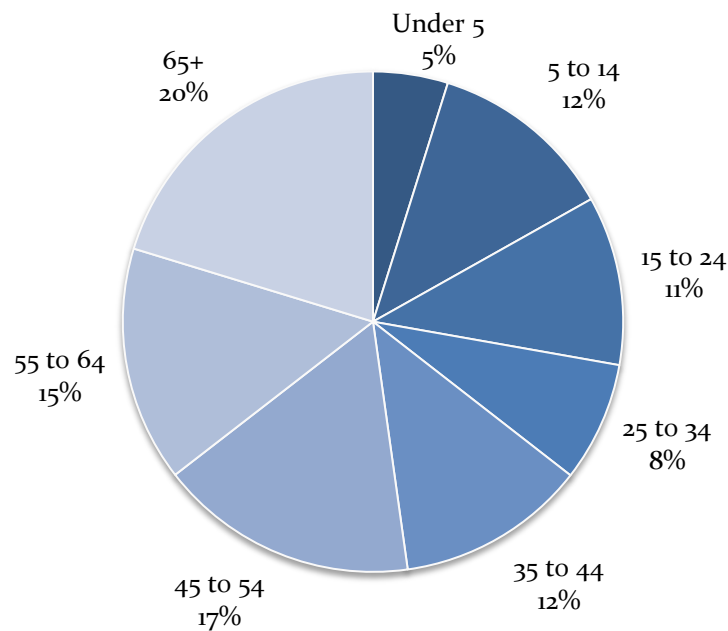


Table 2 on the following page compares the population of Lexington Township, the Village of Lexington, the City of Croswell and Sanilac County by age group and gender. The table reveals that, similar to Sanilac County as a whole, the greatest percentage of Lexington Township's population falls within the 45 to 64 age group. The Township has a slightly older population than Sanilac County; 20% of the Township is over the age of 65 while 17.6% of the County is over that age. However, the population of the Township is significantly younger than that of the Village; 35.4% of the Township is under the age of 35, while only 27.8% of the Village is under that age.

Table 2. – Age and gender of the Population of Lexington Township and Selected Communities, 2010

	Lexington Twp.		Village of Lexington		City of Croswell		Sanilac County	
	#	%	#	%	#	%	#	%
Sex								
Male	1,236	49.80%	546	46.30%	1,169	47.70%	21,315	49.40%
Female	1,244	50.20%	632	53.70%	1,278	52.30%	21,799	50.60%
Age								
Under 5	120	4.80%	34	2.90%	165	6.70%	2,513	5.80%
5 to 9	138	5.60%	39	3.30%	184	7.50%	2,749	6.40%
10 to 14	160	6.50%	53	4.50%	169	6.90%	2,944	6.80%
15 to 19	174	7%	77	6.50%	202	8.30%	3,008	7%
20 to 24	97	4%	49	4.20%	120	4.90%	2,169	5%
25 to 34	192	7.70%	75	6.40%	288	11.80%	4,290	10%
35 to 44	304	12.30%	100	8.50%	312	12.70%	5,121	11.90%
45 to 54	415	16.70%	159	13.50%	352	14.40%	6,827	15.80%
55 to 59	209	8.30%	108	9.20%	162	6.60%	3,179	7.50%
60 to 64	168	6.80%	95	8.10%	145	5.90%	2,735	6.30%
65 to 74	271	11%	200	17%	180	7.40%	4,133	9.60%
75 to 84	185	7.50%	134	11.40%	121	5%	2,478	5.80%
85 +	47	1.80%	55	4.70%	47	1.90%	968	2.10%
Median Age	46	-	55.2	-	38.8	-	42.8	-

Source: U.S. Census Bureau, 2010

Gender

The 2000 Census reported that the percentage of males and females within Lexington Township was almost evenly divided. The 2010 Census reported a similar split with 49.8% male and 50.2% female residents. Comparison of age groups and gender are illustrated in **Table 2** for the Township, the Village of Lexington, the City of Croswell and Sanilac County.

Race

Racial composition, reflected in **Table 3**, indicates that the County-wide population is 98.8% white, while the proportion of white residents in the Township is similar at 96.7%. Roughly 1.2% of the County's population is non-white, with 0.3% African American, 0.5% American Indian or Native Alaskan, and 0.3% Asian. The Township's racial composition is similar to that of the County. Approximately 2.8% of the Township's population classified themselves as Hispanic (of any race).

Table 3. – Racial and Ethnic Composition: Lexington Township and Selected Communities

RACE		Lexington Township		Village of Lexington		City of Croswell		Sanilac County	
		#	%	#	%	#	%	#	%
TOTAL POPULATION		2,480	100%	1,178	100%	2,447	100%	43,114	100%
RACE									
One Race		2,456	99.0%	1,163	98.7%	2,404	98.2%	42,600	98.8%
	White	2,399	96.7%	1,146	97.3%	2,243	91.7%	41,649	96.6%
	Black or African American	6	0.2%	3	0.3%	12	0.5%	150	0.3%
	American Indian and Alaska Native	3	0.1%	2	0.2%	18	0.7%	195	0.5%
	Asian	5	0.2%	4	0.3%	5	0.2%	144	0.3%
	Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%	0	0.0%	7	0.0%
	Some other Race (includes Middle East)	43	1.7%	8	0.7%	126	5.1%	455	1.1%
Two or More Races		24	1.0%	15	1.3%	43	1.8%	514	1.2%
Hispanic or Latino and Race									
Hispanic or Latino (of any race)		69	2.8%	18	1.5%	313	12.8%	1,439	3.3%
	Mexican	62	2.8%	15	1.3%	263	10.7%	1,110	2.6%
	Puerto Rican	1	0.0%	0	0%	12	0.5%	89	0.2%
	Cuban	0	0.0%	0	0%	3	0.1%	24	0.1%
	Other Hispanic or Latino	6	0.2%	3	0.3%	35	1.4%	216	0.5%
Not Hispanic or Latino		2,411	97.2%	1,160	98.5%	2,134	87.2%	41,675	96.7%

Source: U.S. Census Bureau, 2010

Housing Characteristics

General Housing Trends

As illustrated in **Table 4**, the 2010 U.S. Census tallied 1,341 total housing units in the Township – an increase of 6.5% over the 1,260 reported by the 2000 U.S. Census.

Table 4.- Housing Units: Lexington Township and Selected Communities, 2000-2010

	2000			2010			% Change 2000-2010		
	Total	Occupied/ Vacant	Seasonal	Total	Occupied/ Vacant	Seasonal	Total	Occupied/ Vacant	Seasonal
Lexington Twp.	1,260	1,005/255	208	1,341	1,018/323	208	6.4%	1%/26.6%	0%
City of Croswell	973	914/59	8	1,120	971/149	10	15%	6%/153%	25%
Village of Lexington	1,060	550/510	462	1,114	599/515	459	5%	9%/1%	-1%
Sanilac County	21,374	16,871/4,443	3,244	22,725	17,132/5,593	3,568	6.3%	1.5%/25.9%	10%

Source: U.S. Census Bureau, 2010

Table 4 also reveals the following with respect to Lexington Township:

- ❖ Vacant housing units increased by 26.6% between 2000 and 2010.
- ❖ The number of seasonal housing units stayed the same between 2000 and 2010.

Table 5 on the following page contains information on households, which reveals the following. Between 2000 and 2010:

- ❖ The number of households in the Township decreased from 1,055 to 1,018 – a decrease of 3.5%
- ❖ The number of family households and married couples increased by approximately 1.5%
- ❖ Female households and non-family households remained nearly level.
- ❖ Households with a householder living alone increased by 12%
- ❖ Householders 65 years and over increased by 15%
- ❖ Persons per household increased by 3.3% within the Township, while the County saw a decrease of 4.6%

Table 5. – Households/Household by Type: Lexington Township and Selected Communities, 2000-2010

Households by Type	Lexington Twp.		City of Croswell		Village of Lexington		Sanilac County	
	2000	2010	2000	2010	2000	2010	2000	2010
Total households	1,055	1,018	914	971	550	599	16,871	17,132
Family households (families)	740	751	633	649	305	531	12,169	11,885
Married-couple families	637	646	448	445	241	253	10,094	9,427
Other family, female householder	67	66	147	144	43	61	1,445	1,673
Non-family households	262	267	281	322	245	268	4,702	5,247
Householder living alone	215	241	253	271	224	243	4,098	4,526
Householder 65 years +	100	115	122	113	111	128	1,958	2,073
Persons per household	2.36	2.44	2.68	2.51	1.98	1.95	2.60	2.48

Source: U.S. Census Bureau, 2010

Age of Housing

The American Community Survey (ACS, 2009-2013) estimated a total of 1,355 housing units within Lexington Township. As shown in **Table 6**, the ACS estimates that approximately 158 units (11.6%) were constructed between 2000 and 2009. Over sixty-five (65%) of Lexington Township's housing units are estimated to have been constructed prior to 1979, similar to that of Sanilac County as a whole.

Table 6. – Age of Housing/Year Structure Built

Year Structure Built	Lexington Twp.		Sanilac County	
	Number	Percentage	Number	Percentage
2010 or later	0	0%	31	1%
2000 to 2009	158	11.6%	2,045	9.0%
1980 to 1999	301	22.2%	5,618	24.0%
1960 to 1979	354	26.0%	5,757	25.5%
1940 to 1959	201	15.8%	3,886	17.2%
1939 or earlier	341	25.0%	5,275	23.3

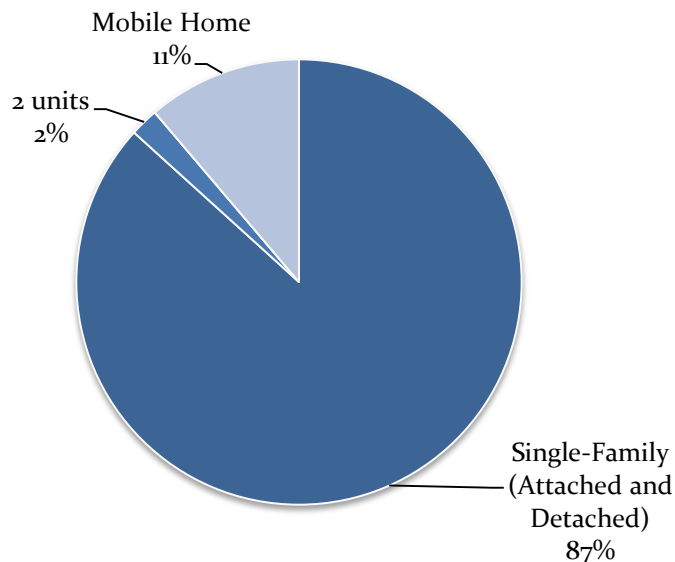
Source: U.S. Census Bureau, American Community Survey
5-year estimates, 2009-2013

Units in Structure/Structure Type

As illustrated in **Figure 4**, the Township's housing stock is mostly single-family at 87%. Only 2% of the housing stock contains two (2) units, while only 11% of the housing stock is comprised of mobile homes within a mobile home park. By comparison, the Village's housing stock is more diverse; only 56% of the Village's housing stock is single-family (attached/detached) homes, while 15% are multi-family with at least 2 units. The Village has a high percentage of mobile homes in mobile home parks (30%) as the Village contains the only municipally-owned mobile home park within the State.

Nearly ninety percent (90%) of the Township's occupied housing units are owner-occupied.

Figure 4. – Units in Structures/Structure Type: Lexington Township, 2013



Source: U.S. Census Bureau, American Community Survey
5-year estimates, 2009-2013

Housing Value

In 2013, the American Community Survey estimated that approximately 32%, or 289 units, of Lexington Township's specified owner-occupied units had values of between \$50,000 and \$99,000. As denoted in **Table 7**, nearly 38.3% of the Township's owner-occupied homes had values of between \$100,000 and \$149,000, while approximately 17% had values of over \$200,000. The County-wide median value of single-family homes was \$96,500, significantly less than Lexington's median value of \$103,685. However, Lexington Township's median housing value fell by nearly 15% from the housing value reported in 2000 (\$121,400).

Table 7. – Housing Value: Lexington Township and Sanilac County, 2013

	Lexington Township		Sanilac County	
	#	%	#	%
Specified owner-occupied units	906	100%	13,201	100%
Value				
Less than \$50,000	123	13.6%	2,167	16.4%
\$50,000 to \$99,999	289	31.9%	4,683	35.5%
\$100,000 to \$149,999	256	28.3%	2,731	20.7%
\$150,000 to \$199,999	88	9.7%	1,650	12.5%
\$200,000 to \$299,999	90	9.9%	1,107	8.4%
\$300,000 to \$499,999	46	5.1%	551	4.2%
\$500,000 to \$999,999	0	0.0%	241	1.8%
\$1,000,000 or more	14	1.5%	71	<1%
Median (dollars)	\$103,685	-	\$96,500	-

Source: U.S. Census Bureau, American Community Survey
5-year estimates, 2009-2013

Rent Values

Approximately 60.7% of the rental units in the Township fall within the \$750 to \$999 per month rental range. The monthly median rent in the Township is approximately \$568, slightly lower than that of Sanilac County (\$619). Since 2000, median rent has increased by nearly 13% (reported at \$502 in 2000).

Table 8. – Rent Value: Lexington Township and Sanilac County, 2013

	Lexington Township		Sanilac County	
	#	%	#	%
Occupied Units paying Rent	79	100%	2,735	100%
Value				
Less than \$200	0	0.0%	155	5.7%
\$200 to \$299	0	0.0%	140	5.1%
\$300 to \$499	16	20.0%	576	21.1%
\$500 to 749	9	11.3%	1,043	38.1%
\$750 to \$999	48	60.7%	538	19.7%
\$1,000 to \$1,499	6	8.0%	280	10.2%
\$1,500 or more	0	0.0%	3	0.1%
Median (dollars)	\$568	-	\$619	-

Source: U.S. Census Bureau, American Community Survey
5-year estimates, 2009-2013

Educational Attainment

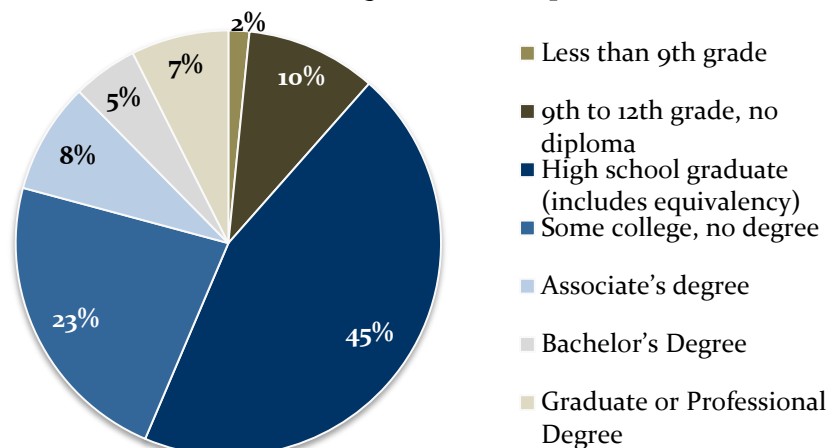
Table 9 and **Figure 5** compare educational attainment in Lexington Township and Sanilac County, as revealed through the American Community Survey (ACS) 5-year estimates. Note that the ACS estimates for the Township include the Village of Lexington. Of Township/Village residents over the age of 25, 88.4% have a high school diploma or higher. The Township/Village compare favorably to the County, where 86.9% of residents have a high school diploma or higher. Nearly 20% of Township/Village and County residents as a whole have at least an associate's degree.

Table 9. - Educational Attainment, Population 25 Years and Over: Lexington Township and Village and Sanilac County, 2013

	Lexington Township/ Lexington Village		Sanilac County	
	#	%	#	%
Population 25 years and over	2,642	100%	29,551	100%
Less than 9 th grade	42	1.6%	1,181	4.0%
9 th to 12 th grade, no diploma	262	10.0%	2,689	9.1%
High school graduate (includes equivalency)	1,186	44.9%	13,653	46.2%
Some college, no degree	602	22.8%	6,206	21.0%
Associate's degree	223	8.4%	2,453	8.3%
Bachelor's Degree	131	4.9%	2,098	7.1%
Graduate or Professional Degree	196	7.4%	1,271	4.3%

Source: U.S. Census Bureau, American Community Survey
5-year estimates, 2009-2013

Figure 5. - Education Attainment for Persons Over 25 Years of Age:
Lexington Township, 2013



Source: U.S. Census Bureau, American Community Survey
5-year estimates, 2009-2013

Employment

Table 10, Employment by Occupation, reveals that the top three occupations within Lexington Township are: Sales and office (23.9%); management, business and financial (19%); and production, transportation and material moving (18.5%). The top Lexington Township occupations are comparable with the top occupations in Sanilac County. The top occupation for Sanilac County is sales and office with approximately 23.5% of the County employed within this field, followed by production, transportation and material moving (22.1%) and service occupations (14.7%).

Table 10. – *Employment by Occupation: Lexington Township and Selected Communities, 2013*

OCCUPATION Employed civilian population 16 years and over	Lexington Township		Village of Lexington		City of Croswell		Sanilac County	
	#	%	#	%	#	%	#	%
Management, business, and financial	199	19.0%	29	8.9%	87	10.1%	2,234	13.5%
Computer, engineering, and science	10	1.0%	9	2.8%	25	2.9%	404	2.5%
Education, legal, community service, arts and media	59	5.7%	58	17.7%	105	12.1%	1,037	6.2%
Healthcare practitioner and technical	10	1.0%	19	5.8%	16	1.8%	751	4.5%
Service occupations	134	12.8%	82	25.1%	151	17.4%	2,434	14.7%
Sales and office	250	23.9%	76	23.2%	227	26.2%	3,906	23.5%
Natural resources, construction and maintenance	189	18.1%	12	3.7%	82	9.5%	2,165	13.0%
Production, transportation and material moving	193	18.5%	42	12.8%	173	20.0%	3,667	22.1%
Total Employed Persons	1,044	100%	327	100%	866	100%	16,598	100%

Source: U.S. Census Bureau, American Community Survey
5-year estimates, 2009-2013

Table 11, Employment by Industry, reveals that Lexington Township, Croswell, and Sanilac County all have the highest percentage of residents employed in the Manufacturing industry. The Village of Lexington has the highest percentage of residents within the educational services, health care and social assistance industry. Within Lexington Township, the three largest industries with regard to citizen employment are manufacturing (47.7%); educational services, health care, and social assistance (13.1%); and construction (10.2%).

Table 11. – *Employment by Industry: Lexington Township and Selected Communities, 2013*

INDUSTRY Employed civilian population 16 years and over	Lexington Township		Village of Lexington		City of Croswell		Sanilac County	
	#	%	#	%	#	%	#	%
Agriculture, forestry, fishing and hunting, and mining	28	2.7%	0	0%	3	0.3%	1,630	9.8%
Construction	107	10.2%	8	2.4%	34	3.9%	951	5.1%
Manufacturing	498	47.7%	40	12.2%	211	24.4%	3,626	21.8%
Wholesale trade	0	0.0%	18	5.5%	18	2.1%	268	1.6%
Retail trade	68	6.5%	35	10.7%	143	16.5%	2,120	12.8%
Transportation, warehousing, and utilities	0	0.0%	8	2.4%	30	3.5%	725	4.4%
Information	0	0.0%	0	0.0%	4	0.5%	237	1.4%
Finance and insurance, real estate, rental and leasing	25	2.4%	24	7.3%	28	3.2%	579	3.5%
Professional, scientific, management, administrative, and waste management services	36	3.5%	9	2.8%	36	4.1%	748	4.1%
Educational services, health care, and social assistance	137	13.1%	84	25.7%	199	23.0%	3,422	20.6%
Arts, entertainment, recreation, accommodation and food services	23	2.2%	66	20.3%	76	8.8%	902	5.4%
Other services (except public administration)	44	4.2%	20	6.1%	25	2.9%	720	4.3%
Public administration	78	7.5%	15	4.6%	59	6.8%	670	4.0%
Total Employed Persons	1,044	100%	327	100%	866	100%	16,598	100%

Source: U.S. Census Bureau, American Community Survey
5-year estimates, 2009-2013

Income

The following table provides figures for median household income for Lexington Township for 2000 and 2013. Note that the 2000 estimates were obtained from the 2000 Census, while the 2013 estimates were obtained from the 2009-2013 American Community Survey. As observed in [Table 12](#), between 2000 and 2013, the median household income for the Township has remained relatively stable at around \$39,425.

Table 12. – Household Income: Lexington Township, 2000 – 2013

Income	2000		2013	
	#	%	#	%
Total Households	1,023	100%	1,013	100%
Less than \$10,000	29	3.0%	83	8.2%
\$10,000 to \$14,999	61	6.0%	49	4.8%
\$15,000 to \$24,999	136	13.0%	206	20.3%
\$25,000 to \$34,999	163	16.0%	120	11.8%
\$35,000 to \$49,999	211	21.0%	160	15.8%
\$50,000 to \$74,999	191	19.0%	168	16.6%
\$75,000 to \$99,999	157	15.0%	96	9.5%
\$100,000 to \$149,999	55	5.0%	58	5.7%
\$150,000 to \$199,999	3	0.30%	16	1.6%
\$200,000 or more	17	1.7%	57	5.6%
Median household income	\$39,241	-	\$39,425	-

Source: U.S. Census Bureau, 2010; U.S. Census Bureau, American Community Survey 5-year estimates, 2009-2013

Additionally, Table 12 reveals that between 2000 and 2013:

- ❖ The proportion of households with incomes below \$10,000 grew by 5.2%
- ❖ The proportion of households with incomes below \$25,000 grew by 11%
- ❖ The proportion of households with incomes greater than \$50,000 remained nearly level at 40%
- ❖ The proportion of households with incomes greater than \$100,000 increased by 5.9%
- ❖ The proportion of households with incomes greater than \$200,000 increased by 3.9%

Natural Features

Topography

Topography, as is the case in Lexington Township, is affected by what is known as *quaternary geology*. The Quaternary, in terms of the geologic history of Earth, is a unit of time beginning nearly 2.5 million years ago and continuing to the present day. The Quaternary has been characterized by several periods of glaciation, when ice sheets many miles wide covered vast areas of North America, including Michigan.¹

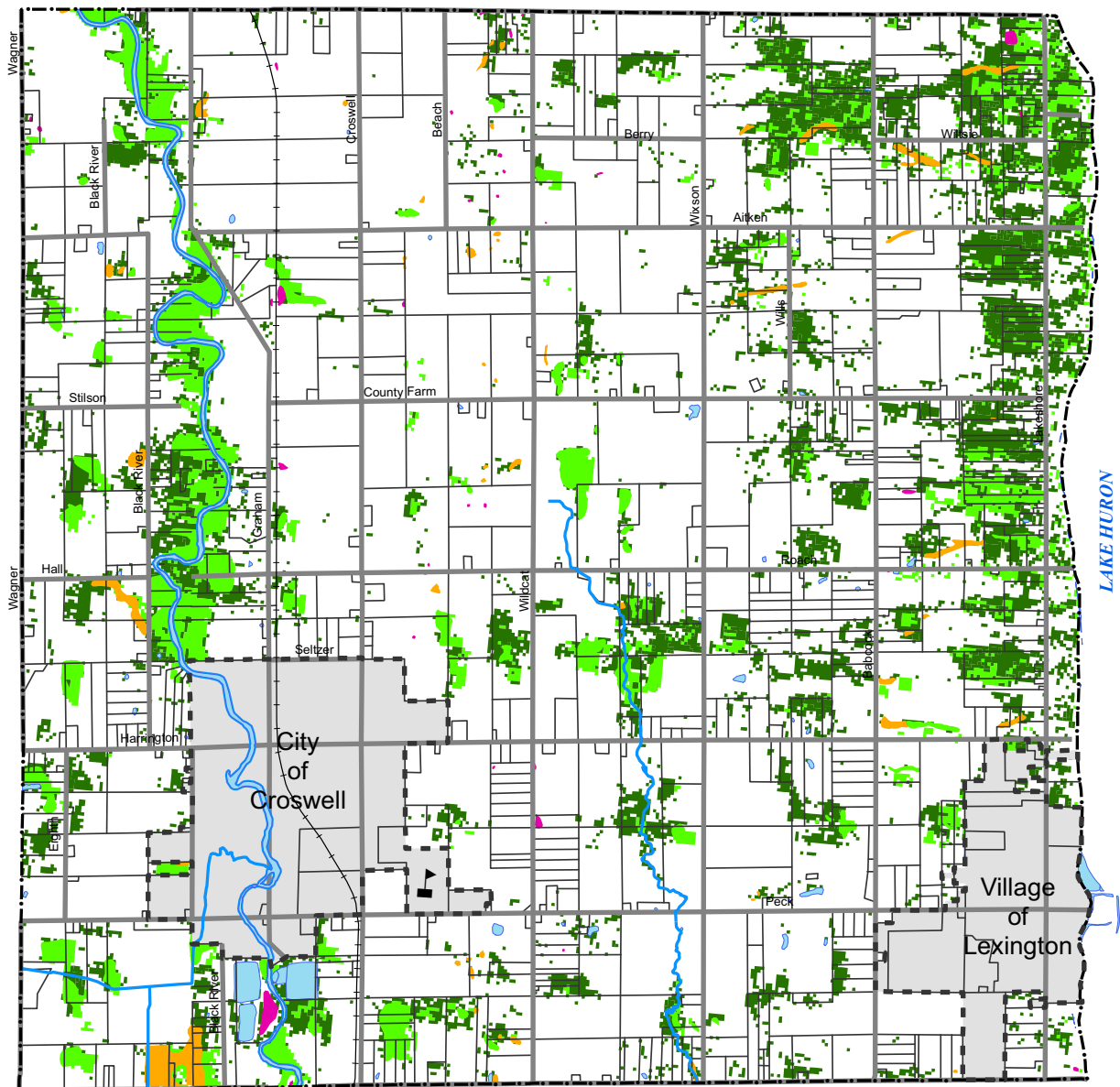
The accumulation of till deposited by a glacier has resulted in a nearly two-mile swath of end moraines between the City of Croswell in the west and Babcock Road in the east. On either side of these moraines (from Babcock Road to Lake Huron and from Croswell westward), the geology is generally comprised of Lacustrine clay and silt. These sediments, which range in texture from sand to clay, were deposited and exposed by the lowering of water levels throughout the Quaternary period.

The topography from the edge of Lake Huron inland toward Babcock Road is fairly level, rising slowly. Due to the glacial till, the topography west of Babcock Road rises, but levels off and begins to drop into the lake bed just west of Croswell Road.

An effective way to visualize the topography of Lexington Township is to follow a transect line down Roach Road toward the west:

1. Beach/ Lake Huron: 590 ft. above sea level
2. M-25: 620 ft. above sea level
3. Babcock Road: 668 ft. above sea level
4. Wixson Road: 760 ft. above sea level
5. Wildcat Road: 775 ft. above sea level
6. East of Arnold Field: 780 ft. above sea level
7. Croswell Road: 760 ft. above sea level
8. Old M-51/Graham Road: 730 ft. above sea level
9. Black River: 720 ft. above sea level
10. Wagner Road: 740 ft. above sea level

¹ Belknap, D. (2014). *Quaternary*. In *Encyclopedia Britannica*. From: <http://www.britannica.com>



0 2,500 5,000 Feet

Natural Features

- Emergent Wetlands
- Forested Wetlands
- Scrub-Shrub
- Woodlands

NATURAL FEATURES LEXINGTON TOWNSHIP Sanilac County

Source: State of Michigan
Modified: 5/20/15

Carlisle/Wortman Associates, Inc.



Soils

There are four general soil associations within the boundaries of Lexington Township:

- ❖ **Guelph and London Soils (Association #4):** Best described as undulating to hilly and well to imperfectly drained, this soil association is used primarily for agricultural purposes.
- ❖ **London, Iosco, Parkhill and Saverine Soils (Association #5):** Best described as nearly level and imperfectly to poorly drained soils, these soils are gray to black loamy sands and clay loams that are medium to acidic to mildly alkaline.
- ❖ **Melita, Arenac, Croswell and Eastport Soils (Association #6):** Best described as level to undulating, these sandy soils are well to imperfectly drained that are very strongly acidic to neutral. The soils in this association are mainly used for pasture and secondary forest growth.
- ❖ **Parkhill and Capac Soils (Association #9):** Best described as nearly level to undulating, these soils are poorly to imperfectly drained. Soils are natural to mildly alkaline. The soils in this association are very productive when adequately drained.

Soil surveys, such as the Sanilac County Soil Survey, provide additional information in regards to soil suitability for agriculture, building sites, septic tanks and absorption fields, and dwelling units with basements, among others.

Natural Features Map

Natural features within Lexington Township are depicted in Map 2. The map indicates the location of the following natural features:

- ❖ **Emergent Wetlands:** Emergent wetlands, commonly called marshes and meadows, are dominated by herbaceous (non-woody) plants such as grasses, sedges, and forbs (broad-leaved plants) that “emerge” from the water. Shrub wetlands, commonly called shrub swamps or thickets, are dominated by low, woody plants such as willow, alder, buttonbush and meadowsweet. Forested wetlands, known as wooded swamps or bottomland forests, are dominated by

large trees over 20 feet tall. These trees include species such as red and silver maple, willow, pin oak, black ash, slippery elm, eastern hemlock, spruce and tamarack.

- ❖ **Forested Wetlands:** Forested wetlands, known as wooded swamps or bottomland forests, are dominated by large trees over 20 feet tall. These trees include species such as red and silver maple, willow, pin oak, black ash, slippery elm, eastern hemlock, spruce and tamarack.
- ❖ **Scrub and Shrub:** Scrub/shrub wetlands, commonly called shrub swamps or thickets, are dominated by low, woody plants such as willow, alder, buttonbush and meadowsweet.
- ❖ **Woodlands:** In the mid-19th Century, Lexington Township was covered primarily by Beach-Sugar Maple Forests, predominantly east of the Black River. In addition to the Beach-Sugar Maple, Mixed Conifer Swamps occupied some areas east of the Black River. Hemlock and White Pine Forests occupied areas on the west side of the river.

Current woodlands are depicted in Map 2. As depicted on the Map, the Township has generally been cleared for agricultural purposes or non-farm residential uses. The remaining woodlands and forested wetlands are primarily located along the Black River, Mill Creek and on either side of M-25.

- ❖ **Water Bodies:** The major water course in the Township is the Black River, which runs the entire length of Lexington Township, as well as the entire length of Sanilac County. The Black River starts near Minden and Palms, Michigan in northern Sanilac County and empties into Lake Huron in Port Huron.

Acreage figures for Natural Features are contained in Table 13, below:

Table 13.- Natural Feature Acreage

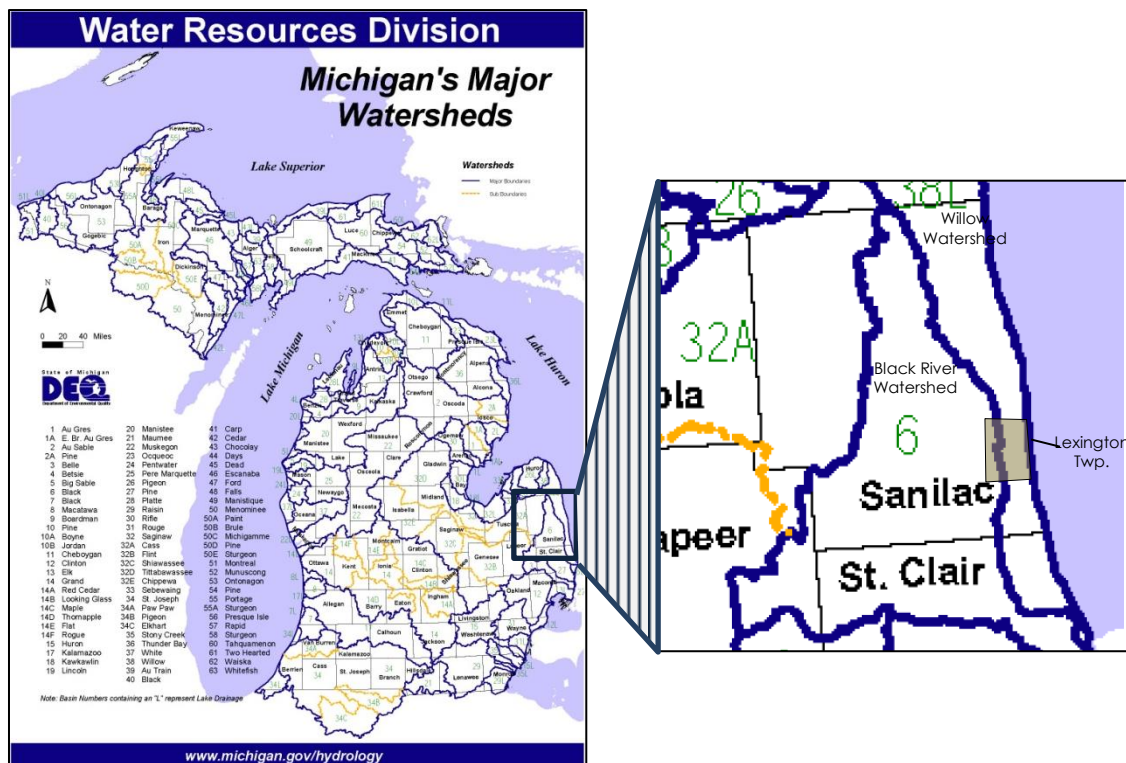
Natural Feature	Acreage
Emergent Wetlands	29.3
Forested Wetlands	1,240.5
Scrub-Shrub	175.9
Woodlands	3,161.4
Total	4,607.1

Source: State of Michigan

Watersheds

A watershed is the area of land that catches rain and snow and drains or seeps into a marsh, stream, river, lake or groundwater. As depicted within Map 3, Lexington Township is located within the Black and Willow Watersheds. The Willow Watershed runs the full length of the Township along Lake Huron, while the western portion of the Township is located within the Black watershed.

Map 3. – Sanilac County Watersheds



Source: www.michigan.gov/hydrology

Existing Land Use

Existing land use patterns within Lexington Township are illustrated in Map 4. The Existing Land Use Map contains six basic existing land use categories:

- ❖ **Agricultural Open Space:** Contains agricultural land, large-lot rural non-farm residential property, open space and vacant land.
- ❖ **Single-Family Residential:** Contains properties that are primarily single-family detached residential properties with little or no agricultural presence.
- ❖ **Mobile Home Park:** The only area dedicated to mobile home parks within the Township is located in the northwest corner of Peck Road and Eighth Road.
- ❖ **Commercial:** Contains properties that are used to deliver either commercial retail or services to Township residents.
- ❖ **Light Industrial:** Contains areas that accommodate industrial uses that generate a minimum of noise, glare, dust, vibration, air and water pollution, fire and safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation or any other nuisance characteristics. The only existing light industrial parcel is located on a Township island on M-25 north of the central business district in the Village of Lexington.
- ❖ **Recreation:** Although there are several private camps located along the shore of Lake Huron north of the Village of Lexington, the largest identifiable recreational use in the Township is the Lakeview Hills Golf resort located on Peck Road, just west of the Village of Lexington.
- ❖ **Lakefront Residential, Recreation and Resort:** Properties east of M-25 (Lakeshore Road) along the coast of Lake Huron feature a mix of residential and recreational uses. Residential uses include single-family dwellings, vacation rentals, guest houses and bed and breakfasts. Recreational uses located in this area include Camp Cavell (YMCA), Blue Water Campground, Camp Stapleton and Camp Playfair.

Table 14. – Existing Land Use Acreage

Land Use	Acreage
Agriculture/Open Space	18,732
Single-Family Residential	4,703.8
Mobile Home Park	42.1
Commercial	63.5
Industrial	7.2
Recreation	291.1
Total	23,819.7

Source: State of Michigan

Community Facilities

Township Hall

The Lexington Township Hall, built in 1981, is shared by Lexington Township and the Village of Lexington. The building houses both the Township and Village staffs, including the Village Police and Fire Department.

Public Safety

- ❖ **Police:** Police protection for the Township is provided by the Sanilac County Sheriff's Department as well as the Michigan State Police post. Both offices are located in Sandusky, Michigan. Police backup is provided by the City of Croswell and the Village of Lexington police departments
- ❖ **Fire Protection:** Fire protection for the Township is provided by volunteer firefighters. Three volunteer departments serve the Township: The City of Croswell, The Village of Lexington, and the Village of Applegate.

Table 15. – Local Fire Departments Serving the Township

Municipality	Address	Number of Stations	Volunteer Fire Fighters
Croswell Fire Department	100 N. Howard Croswell, MI 48422	1	25
Village of Applegate	2459 Sherman St. Applegate, MI 48401	1	21
Village of Lexington	7227 Huron Ave. Lexington, MI 48450	1	23

Source: www.firedepartment.net

Parks and Recreation

While the Township itself does not provide recreational facilities or programs, nearby County and State Parks, as well as privately-operated facilities, offer a variety of both passive and active recreational opportunities for Township residents.

Sanilac County owns and operates one (1) park in Lexington Township. Lexington Park is located three (3) miles north of the Village on M-25. Located at 3885 Lakeshore Road, the Park offers a variety of amenities, including: restrooms and showers, a pavilion for day use, a lake and beach, recreation field, playgrounds and horse shoes, and seasonal RV/tent campsites with electric hook-up. There are also several privately owned parks within the Township, including Blue Water Campgrounds, Camp Playfair (Girl Scouts), Camp Stapleton, and Y.M.C.A.'s Camp Cavell.

Two (2) State-owned and operated parks are located in close vicinity to Lexington Township: The Sanilac Petroglyphs Historic State Park located in Ubly, Michigan (Sanilac County) and Lakeport State Park located in Lakeport, Michigan (St. Clair County). Additional recreational opportunities within and near Lexington Township include the Black River (fishing and kayaking), the bike bath adjacent to M-90 between the Village of Lexington and Croswell, and the Lexington State Harbor in the Village (boat launch to Lake Huron). The Township is also home to one (1) golf course, Lakeview Hills Golf Resort.

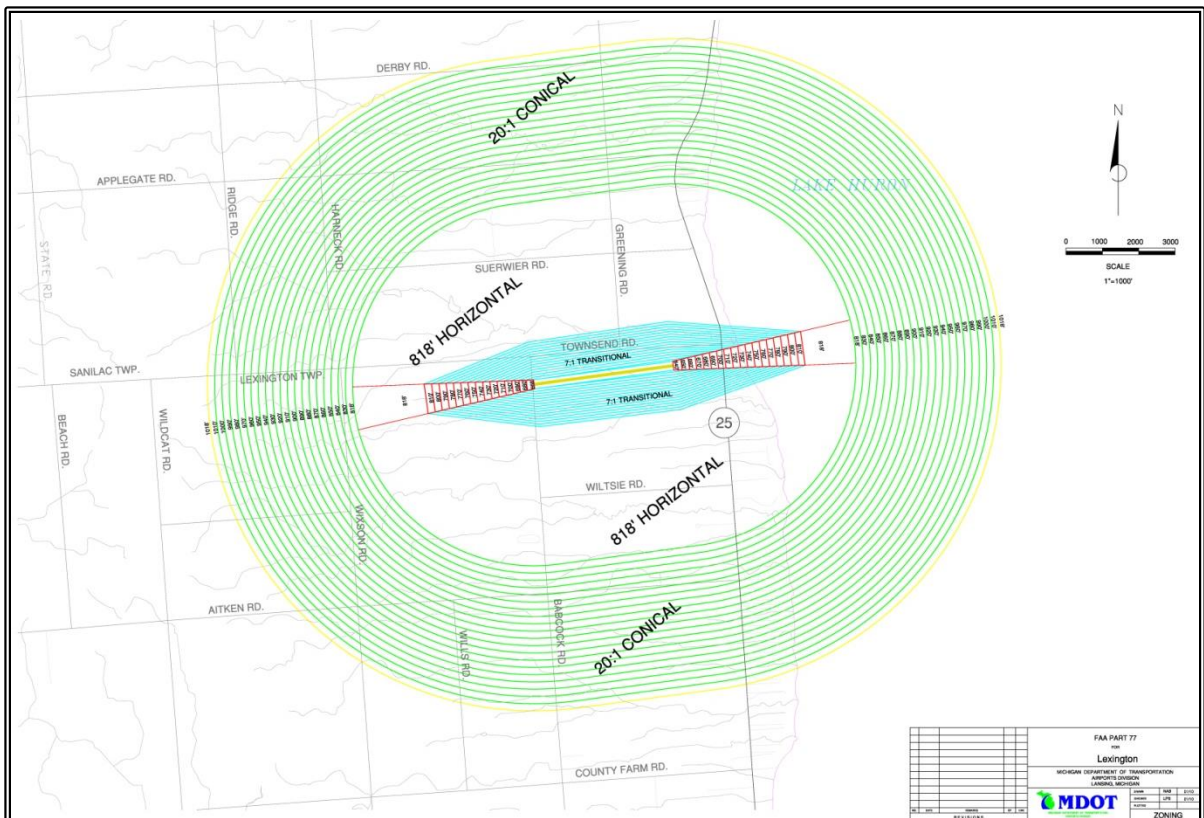
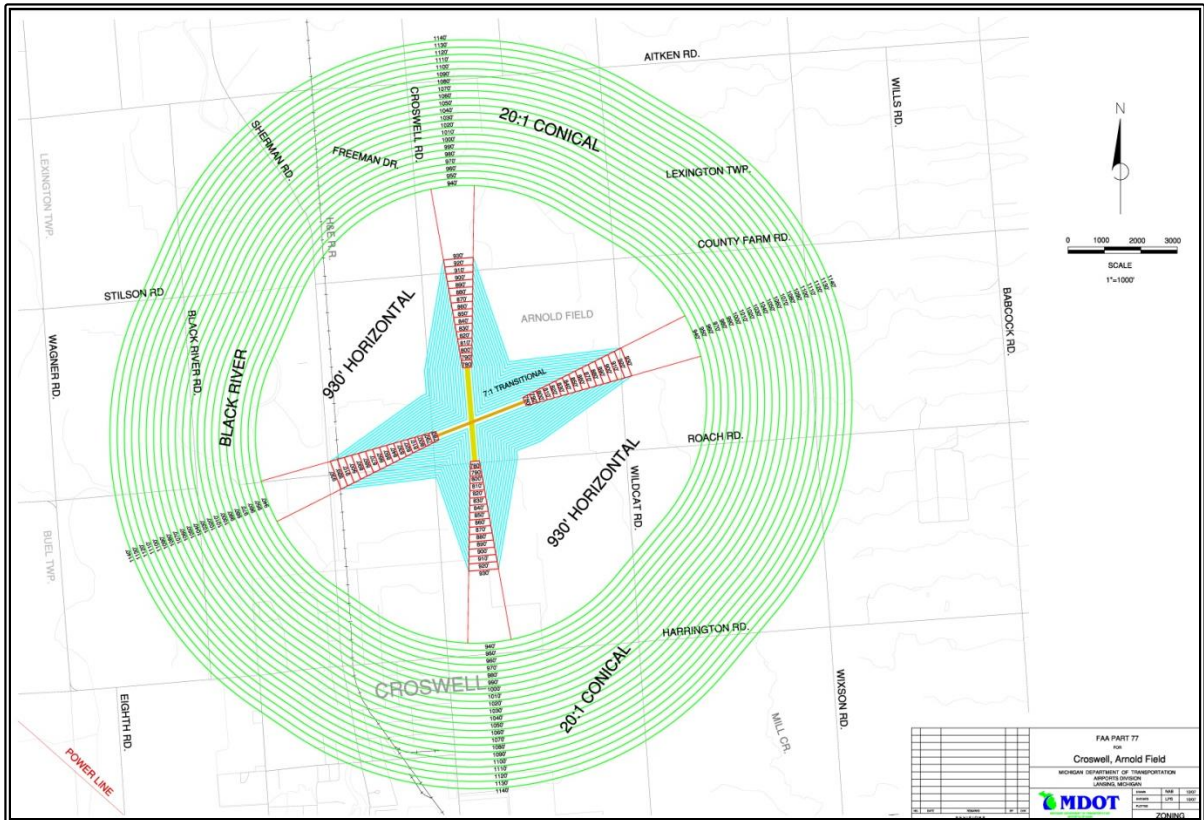
Railroads

One railroad traverses through Lexington Township: The Huron and Eastern Railway (HESR) – an all freight line – was purchased from CSX in the mid 1980's. The first line purchased from CSX was from Kinde to Croswell.

Airports

The closest general aviation airports to Lexington Township are Huron County Memorial Airport located in Bad Axe (Huron County) and Tuscola Area Airport in Caro (Tuscola County). Two public use airports – Arnold Field and Flugplatz Airport - are located in the Township. Arnold Field is located just north of the City of Croswell, at the northeast corner of Croswell and Roach Roads. Flugplatz Airport is located in the northeast portion of the Township, at the intersection of Babcock and Townsend Roads. The approach surfaces for these airports are illustrated in Figures 6(a) and 6(b) on the following page.

Figures 6(a) and 6(b). – Arnold Field (top) and Flugplatz Airport (bottom) Approach Surfaces



Source: MDOT, Airports Division

Utilities

The Township does not provide either municipal sewer or water. A majority of the Township relies on private wells for water supply and septic tanks/absorption fields for on-site waste disposal. The Village of Lexington provides water for a portion of Lexington Township bordering M-25 (Lakeshore Road). The portion of the Township south of the Village is serviced by Worth Township, while the portion north of the Village is serviced by Sanilac Township.

Electricity

The State of Michigan is served by numerous electrical utility companies. Sanilac County, including Lexington Township, is served by DTE Energy. Portions of the County (including Lexington Township), and the Thumb Area are also served by the Thumb Electric Company (TEC), a cooperative started in 1937 by local farmers.

Natural Gas

Lexington Township is served by SEMCO Energy Gas Company. SEMCO Energy Gas Company serves over 290,000 customers in the southern half of Michigan's Lower Peninsula and in the central, eastern and western part of the state's Upper Peninsula. Headquartered in Port Huron, Michigan, SEMCO is a diversified energy and infrastructure company that distributes natural gas.

Schools

Township students attend Croswell-Lexington Community Schools. The Croswell-Lexington Community School District is composed of a high school, middle school, and two (2) elementary schools. The School District also operates an "early college," which offers an associate degree program.

Cros-Lex High School was ranked one of the best high schools in the State of Michigan by U.S. News and World Report. Cros-Lex received a silver medal as an indicator of college readiness and was placed in the top 2.1% of the State based on academic indicators. The High School's national ranking was #947, placing it in the top 4.8%.²

² <http://www.usnews.com/education/best-high-schools/michigan>

Transportation and Circulation

Location/Access

Lexington Township does not have direct access to an interstate highway system. Interstates 69 and 94 are located approximately 20-25 miles to the south of the Township via M-25 or M-90 and M-19. M-25, previously known as US-25, is one of the main access routes through the Township and the Thumb Region running adjacent to Lake Huron. M-25 serves the lakeside communities of Lexington, Port Sanilac, and Forestville in Sanilac County. M-90 provides east/west access in the Township and is a state trunk line route in the Thumb Region of Michigan. M-90 begins near North Branch and ends at M-25 in the Village of Lexington. M-90 also provides access to M-19, which provides direct access to Interstate 69. I-69 provides access to US-23 and I-75 to the west and I-94 to the east.

National Functional Classification (NFC)

The National Functional Classification (NFC) indicates how roads are classified by the State of Michigan in conformance with the funding requirements of the Federal Highway Administration. Road classifications are defined by the Michigan Department of Transportation (MDOT), as highlighted below:

- ❖ **Rural or Urban Interstates (Principal Arterials):** These generally carry long distance, through-travel movements. They provide access to important traffic generators, such as major airports and regional shopping centers.
- ❖ **Rural or Urban Minor Arterials:** Similar to Principal Arterials; Minor Arterials carry trips of a shorter distance and to smaller traffic generators.
- ❖ **Rural Major or Urban Collectors:** Provide more access to individual property than arterials do. They also funnel traffic from residential or rural areas to arterials.
- ❖ **Rural or Urban Local:** Primary provide access to property.

Only interstates, arterials, and collectors are considered federal-aid roads and are eligible for federal funds under the National Highway System (NHS) or Surface Transportation Program (STP). Table 16 summarizes the

NFC classifications for selected roads in Lexington Township that are eligible for federal aid.

Table 16. – Roads Eligible for Federal Aid

Road Name	NFC Road Classification
County Farm Road	Rural major or urban collector
Black River	Rural major or urban collector
M-25	Rural or urban principal arterial
Huron Street	Rural or urban minor arterial
Old M-51/Graham Rd.	Rural or urban minor arterial
Harrington	Rural minor collector

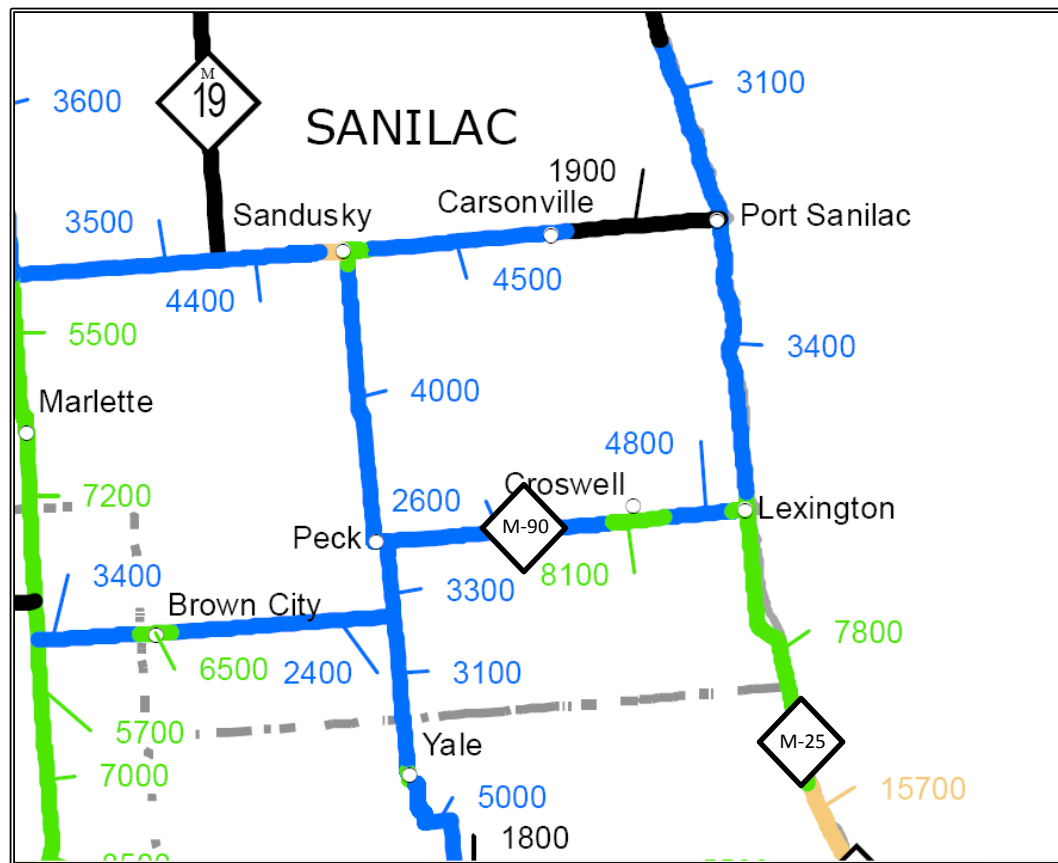
Source: MDOT and Sanilac County Road Commission

Traffic Volume

Traffic counts and volumes for trunk-line roads are depicted in Map 5 on the following page. The traffic counts within the map were collected by the Michigan Department of Transportation (MDOT) in 2013. The map measures traffic volume in terms of annual average daily traffic (AADT); AADT is the total volume of vehicle traffic on a road for a year divided by 365 days.

MDOT traffic volume information is available for state trunk lines and non-trunk lines, including M-25, M-90, County Farm Road and Old M-51/Graham Road. As shown on Map 4, AADT for M-90 (Peck Road) ranges from 2,600 trips west of Croswell to 4,800 trips east of Croswell. AADT on M-25 ranges from 3,400 trips north of the Village of Lexington to 7,800 trips south of the Village.

While not illustrated on the Map, AADT for County Farm Rd. was 692 trips, while AADT for Old M-51/Graham Rd. from Croswell to Applegate was 2,221 trips.

Map 5. – Traffic Volumes (State Trunk-Lines)

Source: MDOT, 2013

Road Segment	Annual Average Daily Traffic (AADT) Count
M-90 (Croswell to Peck)	2,600
M-90 (Croswell to Lexington)	4,800
M-25 (Worth Twp. to Lexington)	7,800
M-25 (Lexington to Port Sanilac)	3,400
County Farm (entire length)	692
Old M-51/Graham Rd. (Croswell to Applegate)	2,221

Source: MDOT, 2013

Intergovernmental and Regional Cooperation

Natural resources, such as air and water, do not conform to jurisdictional boundaries. Additionally, physical infrastructure, such as roads and water and sewer lines, cross over man-made municipal boundaries, influencing land use patterns on a regional scale. Therefore it is important that there is collaboration between adjacent jurisdictions to guarantee proper environmental and land use planning. Intergovernmental cooperation is an important part of municipal development decisions that help to limit negative impacts on the built and natural environments. Coordinated planning with adjacent jurisdictions helps to limit the duplication of services and helps support local planning efforts through joint planning and land use decisions.

If adjacent jurisdictions work and plan together, the negative impacts on the environment can be minimized. Coordinated planning can encourage preservation of large areas of open space and woodlands, and can also promote the planning of land uses that complement each other, limiting potential conflicts. Coordinated planning efforts enable open space preservation and the establishment of greenway corridors for recreation, and also help with the migration of species within the area.

Intergovernmental cooperation is a key component of an environmentally-conscious, viable and sustainable region. The Township should take a lead role in coordinated planning with the other townships and municipalities within the area and continue to participate in regional programs and organizations. As the region continues to grow, decisions made in one community could greatly influence another. Therefore, communication, cooperation and joint planning is essential for the Township and surrounding communities. A number of cross-jurisdictional planning efforts are currently underway or have recently been completed, including:

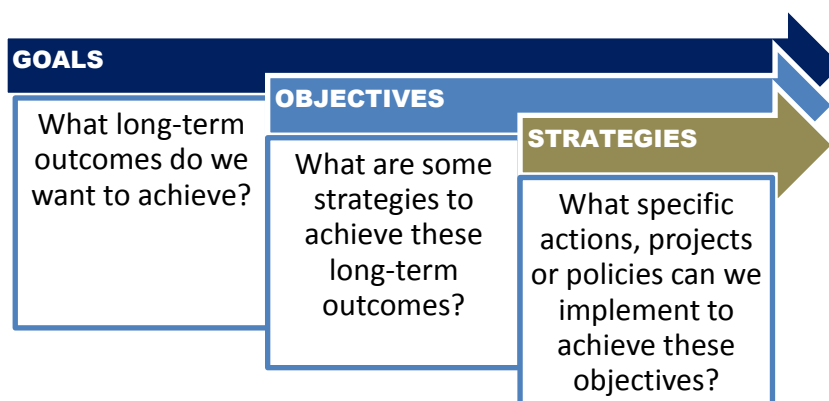
- ❖ **The Sanilac County Master Plan**, which contains general strategies to improve education, transportation, environment, public facilities, economy, and land use throughout the County.
- ❖ **The EMCOG Comprehensive Economic Development Strategy (CEDS)**, which brings together 14 counties around a shared vision to set the stage for sustained regional economic growth and resiliency.
- ❖ **The Sanilac County Hazard Mitigation Plan**, which inventories possible hazards (i.e. tornados, flooding, blizzards), assesses which hazards County communities are most vulnerable to, and outlines potential mitigation actions to reduce the impact of such hazards.

CHAPTER 3: GOALS, OBJECTIVES AND STRATEGIES

Long-range land use planning requires a policy basis from which decisions can be made. Lexington Township has identified changes that it hopes to promote for the betterment of its future. These changes take the form of goals, objectives and strategies, which, combined, serve as the cornerstone of the planning process and are the basic framework for public and private decision making.

For this Chapter, the following definitions apply:

- ❖ **GOALS** are general statements that provide a focus for future discussions.
- ❖ **OBJECTIVES** are specific steps that can be used to qualify the goals and provide more detailed direction for planning efforts.
- ❖ **STRATEGIES** are specific, action-oriented statements that help achieve the goals and objectives.



In general, goals, objectives and strategies set forth a particular approach or position to be taken when resolving a planning issue. Ultimately, the strategies and policies identified within this section will give direction to private property owners regarding the physical environment, provide direction for more detailed analysis and eventual changes in existing regulations, and establish a framework to assist governing bodies and staff in assessing the impact of planning and zoning decisions.

AGRICULTURE

GOAL

Encourage opportunities for innovative programs to support agricultural activities.

OBJECTIVE

Recognize that the presence of agricultural land adds to the scenic and rural character of the Township, as well as its economic health.

STRATEGIES

- ❖ Allow for the pursuit of economically feasible options for continued agricultural use of active value-added agriculture (i.e. turning wheat into flour or fruit into jam), direct marketing, local agri-tourism and agricultural support services.
- ❖ Allow and encourage farmland protection through the transfer of development rights, purchase or lease of development rights, conservation easements and the clustering of non-farm development.
- ❖ Encourage the establishment of public and private local facilities through which local resource-based products can be sold.
- ❖ Convene regular work sessions with agricultural producers to identify purchasing patterns and trends, and develop a strategy to market the Township's agricultural producers.
- ❖ Partner with the Sanilac Regional Economic Consortium and the Michigan State University Extension Office to identify non-traditional sources of agricultural purchasers, such as immigrant ethnicities or organic markets.
- ❖ Where agricultural land is transitioning to residential use, develop a set of criteria to guide in the rezoning process.
- ❖ Encourage wineries, brew-pubs and other agri-tourism based industry and businesses to locate within the Township.

RESIDENTIAL

GOAL

Provide a variety of housing opportunities to meet the needs of Township residents, while maintaining Lexington Township's established pattern of low-density residential development and open space.

OBJECTIVE I

Encourage unique single-family developments that are complimentary to the Township's rural lakefront setting and preserve valuable natural features and open space.

STRATEGIES

- ❖ Design residential development standards that complement the natural capacity of the land.
- ❖ Provide a range of development options, such as clustering and planned unit developments in the zoning ordinance, which encourage innovative development patterns that result in the preservation of natural features and maintenance of open spaces.
- ❖ Review Zoning Ordinance standards to ensure that development criteria encourage residential uses of different densities to occur within appropriate planned areas where they will not negatively impact community character or the natural environment.
- ❖ Maintain the Zoning Ordinance's Lakefront Residential, Recreational, and Resort (LFRRR) District to ensure that future residential development along the lake is compatible in scale and character with surrounding development.
- ❖ Adopt or review site condominium and subdivision control standards and/or engineering standards to ensure that the Township is protected from sub-standard development proposals.
- ❖ Where agricultural land is transitioning to residential use, develop a set of criteria and guidelines to streamline the rezoning process.

OBJECTIVE II

Encourage restricted multiple-family development consistent with the community's needs and its limited utility systems, while maintaining open space and decreasing negative impacts on the visual and natural environment.

STRATEGIES

- ❖ Encourage a variety of housing styles and price ranges in order to accommodate residents of all income levels.
- ❖ Direct high-density and multiple-residential developments toward the City of Croswell and around the Village of Lexington.
- ❖ Provide for limited higher-density housing developments, such as apartments, townhouses, and senior housing, but restrict the locations of such developments to areas with adequate utility and transportation systems in place.
- ❖ Develop Zoning Ordinance standards which require appropriate water and sanitary service for higher-density development.
- ❖ Develop and enforce landscaping requirements to buffer residential uses of differing densities in order to improve views from the roadway.
- ❖ Maintain an orderly growth pattern by continuously reviewing and updating zoning regulations and a zoning map based on the goals and objectives of this master plan.

NON-RESIDENTIAL DEVELOPMENT

GOAL I – COMMERCIAL

Maintain commercial businesses which meet the needs of Township residents without detracting from the rural character of the Township.

OBJECTIVE

Examine the need for additional commercial, retail and service facilities that will meet the convenience needs of the Township while complementing the City of Croswell and the Village of Lexington's existing commercial centers.

STRATEGIES

- ❖ The Township should avoid duplication of retail services that are already available in the Village of Lexington or the City of Croswell, but should provide for appropriate local retail services at convenient locations when needed by adjacent residential neighborhoods.
- ❖ Review and enhance Zoning Ordinance landscape standards for commercial uses to ensure that developments are visually appealing and appropriately screened from residential areas.
- ❖ Review Zoning Ordinance sign standards to ensure appropriate scale, lighting, landscaping, and design of commercial signage that is compatible with the residential character of Lexington Township.
- ❖ Review Zoning Ordinance standards to ensure that development criteria encourages commercial uses to occur within appropriately planned areas where they will not negatively impact community character or the natural environment.
- ❖ Commercial development, such as convenience retail and services, should be directed primarily to the M-90 (Peck Road).
- ❖ Establish Zoning Ordinance standards to promote rural commercial facilities such as viticulture, bio-fuels, e-commerce, bed and breakfasts, commercial/agricultural enterprises, and other similar activities which are compatible with the rural character of the Township.

- ❖ Explore the expansion of commercial activities at the stockyards, near the City of Croswell.
- ❖ Encourage wineries and other agri-tourism-based industry and businesses to locate within the Township.

GOAL II- INDUSTRIAL

Existing and future industrial development should not detract from the community's rural character and should help to balance the local tax base while providing job opportunities to local residents.

OBJECTIVE

Support existing light-industrial and future light-industrial and research uses in a concentrated area that will not negatively impact adjacent land uses, community character, or natural features.

STRATEGIES

- ❖ Develop Zoning Ordinance standards for landscaping and screening to buffer industrial and research uses from adjacent land uses and to improve views from the roadway.
- ❖ Examine Zoning Ordinance standards for industrial and research uses to ensure that development criteria encourage such uses to occur within planned industrial areas rather than scattered throughout the Township.
- ❖ Review and enhance Zoning Ordinance standards regarding permitted placement and required screening of outdoor storage areas.
- ❖ Evaluate Zoning Ordinance sign standards to ensure appropriate scale, lighting, landscaping, and design of industrial signage that is compatible with the residential character of Lexington Township.
- ❖ Review and enhance the performance standards of the Zoning Ordinance to ensure that the health and safety of Township residents is maintained while encouraging new light industrial and research development.
- ❖ The Township should direct potential industrial developments toward the City of Croswell or near/within the Village of Lexington to meet future demands for industrial use.

ENVIRONMENT

GOAL

Preserve and protect the natural resources of Lexington Township.

OBJECTIVE I

Promote, educate, and protect natural, non-renewable resources found in the Township.

STRATEGIES

- ❖ Township residents should be made aware of and educated about the following basic categories of sensitive environmental areas:
 - Recreational areas
 - Groundwater recharge areas
 - Protection from soil erosion
 - Flood retention
 - Atmospheric quality
 - Aesthetic values
 - Borders between varying land uses
 - Rivers, lakes and streams
 - Topography
- ❖ Protect groundwater aquifers and natural recharge areas, including wetlands and significant areas of upland open space, at a watershed-sized scale.
- ❖ Examine the need to develop a wetlands and groundwater protection policy.
- ❖ Protect and enhance groundwater and surface water resources from contamination from failing septic systems, fertilizer runoff, and other sources of pollution.
- ❖ Develop, educate, and enforce storm water management techniques to minimize the impacts of non-point source pollution on surface water resources.
- ❖ Protect important scenic areas, mature vegetation and other natural resources contributing to the community character.
- ❖ Preserve and protect prime agricultural land and open space.

- ❖ Protect natural resources through education and conservation practices.
- ❖ Educate residents on the benefits of waste management and recycling programs.
- ❖ Develop Zoning Ordinance and other enforcement tools and techniques to ensure that development will minimize disruption to valuable wetlands, floodplains, the Black River, Mill Creek, Lake Huron, and other natural feature areas.

OBJECTIVE II

Utilize progressive storm water management and erosion control techniques to ensure that development will not adversely impact natural resources and surrounding property.

STRATEGIES

- ❖ Storm water management and soil erosion control techniques should be designed and regulated to remove sediment and other pollutants from storm water and other direct run-off.
- ❖ Encourage sound natural resource management practices beyond State and Federal regulations.

OBJECTIVE III

Protect the Black River, Lake Huron shoreline, floodplains, marshes, small streams and groundwater.

STRATEGIES

- ❖ The indiscriminate tapping of groundwater supplies could adversely affect future water supply. Prior to the development of high-density or high-intensity development, groundwater supplies should be tested for adequacy.
- ❖ Marshes or wetlands represent probable water recharge areas, the filling and draining of these areas for development reasons should be discouraged.

- ❖ The floodplains of the Black River should be protected and buffered with open space and agricultural uses so as to not endanger life or destroy property.
- ❖ For questionable floodplain boundaries, building permit requests should be accompanied by a report from a qualified engineer stating that the building site is not located within the floodplain.
- ❖ Erosion control measures should be encouraged to protect the walls and banks of rivers, streams and lakes. A minimum distance between the floodplain and the top of the bank should be established.
- ❖ Flood control projects should be coordinated with water-based recreation areas.
- ❖ Where soil conditions preclude intensive development, strict enforcement of the sanitary code is warranted.
- ❖ Design and adopt “lakescape” (landscape) standards in order to develop vegetative buffer zones between allowable uses and Lake Huron.

OBJECTIVE III

Maintain natural open space areas

STRATEGIES

- ❖ Open space areas should be maintained and recognized for their natural potential as undeveloped areas.
- ❖ Encourage open space in conjunction with new governmental, institutional, commercial and residential development.

COMMUNITY FACILITIES

GOAL

Provide adequate public services and community facilities to meet the needs of the existing and future population of the Township.

OBJECTIVE

Expand and create administrative, public safety, and recreational services and facilities to meet the needs of existing residents and accommodate future population growth.

STRATEGIES

- ❖ Develop a Capital Improvements Plan (CIP) to address the long-term needs for a new township hall, fire protection and emergency services, and community recreation.
- ❖ Seek grants through federal, state and other funding sources for infrastructure improvements, community facility and service improvements and economic development projects.
- ❖ Direct development to areas with existing infrastructure. Where infrastructure is not adequate, pursue grants with contributions from developers to fund the upgrading of infrastructure to support proposed new development.
- ❖ Educate landowners on the proper maintenance of septic systems.
- ❖ Explore methods to increase awareness of Township services, programs and facilities.
- ❖ Review the Zoning Ordinance to determine if the Township has regulations that cover private community wastewater systems.
- ❖ Recognize the importance of new technologies, such as high-speed internet/wi-fi.

PARKS AND RECREATION

GOAL

Provide a variety of recreational opportunities to accommodate all Township residents.

OBJECTIVE

Develop Township facilities and programs to provide a variety of recreational opportunities of Lexington Township residents.

STRATEGIES

- ❖ Establish a Recreation Committee to begin evaluating and planning for the community's recreational needs.
- ❖ Inventory all recreational facilities within the Township, both public and private.
- ❖ Consider writing a Township Recreation Plan in order to become eligible for acquisition and development grants through the State and other funding sources.
- ❖ When considering a location for a new Township Hall, acquire enough property for the establishment of an adjacent park or recreational facility.
- ❖ Expand opportunities for non-motorized pathways in appropriate locations through the Township.
- ❖ As new development is proposed, work with developers to donate small amounts of land for neighborhood parks (such as a pocket or mini park).
- ❖ Work with the MDNR and MDEQ to clear rocks and other debris from beach and swimming areas to encourage more use of Lake Huron for swimming and water recreation opportunities.

TRANSPORTATION AND CIRCULATION

GOAL

Provide and/or maintain a safe and efficient road network while respecting the Township's rural character.

OBJECTIVE

Protect, maintain, and improve the capacity of the Township's road network to reduce travel times, minimize congestion, and eliminate hazardous conditions.

STRATEGIES

- ❖ Encourage the improvement and maintenance of the county road network that serves the needs of Lexington Township residents, businesses and visitors.
- ❖ Work with the Sanilac County Road Commission and the Michigan Department of Transportation to plan for vehicular and pedestrian safety at intersections and on roadways.
- ❖ Link transportation plan efforts with future land use planning.
- ❖ Encourage shared road access where appropriate.
- ❖ Encourage the development of multi-purpose trails and pathways to serve the community.
- ❖ Encourage the continuation and expansion of public transit to better serve the needs of senior citizens and other transit dependent Township residents.
- ❖ Encourage roadside landscaping requirements for new developments.
- ❖ Encourage sound buffers along major transportation corridors to reduce traffic noise.
- ❖ Encourage road improvements and implement traffic impact requirements that promote safe road conditions.

- ❖ Promote access management techniques that will protect the function of arterial streets and improve vehicular and pedestrian safety (.e.g. reverse frontage access roads, marginal access roads, or shared access driveways).
- ❖ Plan for improvements to the pedestrian and bicycle network to serve the residents' needs.
- ❖ Consider multi-municipal planning to address the regional transportation network.
- ❖ Provide for sidewalks within new residential developments and in those areas of non-residential development near the City of Croswell and the Village of Lexington.
- ❖ Make a list of reasonable conditions that can be applied to special use permits that will increase the accessibility and safety of commercial and industrial uses (e.g. future construction of sidewalks, installation of dry hydrants, shared drives and parking, etc.).

ECONOMIC DEVELOPMENT

GOAL

Improve the economic environment of the Township.

OBJECTIVE I

Maximize the potential market for agricultural products.

STRATEGIES

- ❖ Provide incentives for the diversification of horticultural and animal products.
- ❖ Utilize MSU Extension and the Sanilac County Economic Development Corporation to provide marketing and economic education support to the agricultural community.
- ❖ Encourage the marketing of local agricultural products within the region.

OBJECTIVE II

Develop existing market niches and create new markets.

STRATEGIES

- ❖ Encourage the development of retail and tourism businesses along major corridors.
- ❖ Develop year-round employment opportunities appropriate for the local tourism and agricultural environment.
- ❖ Retain and expand the tourism base.
- ❖ Market the region as a desirable area for retirees and empty nesters.
- ❖ Encourage the maintenance of low tax rates to aid in business attraction and growth.
- ❖ Enhance retail and tourism development in local markets.
- ❖ Build opportunities for regional exports.

- ❖ Encourage wineries and other agri-tourism based industry and businesses to locate within the Township.

OBJECTIVE III

Provide educational opportunities for individuals to become knowledgeable in ways and means of developing and supporting local businesses.

STRATEGIES

- ❖ Develop and conduct entrepreneurship and e-commerce educational programs.
- ❖ Contact the Croswell-Lexington School District, Sanilac Intermediate School District and MSU Extension to provide educational opportunities on how to utilize the internet and computer technology to start and market a business.

HISTORIC PRESERVATION

GOAL

Encourage the preservation of the Township's historic character by preserving or restoring historically significant properties, as well as promoting new development compatible with the existing character.

OBJECTIVE I

Preserve the inherent character of historic architectural resources throughout the Township.

STRATEGIES

- ❖ Acknowledge the importance of historic resources in providing a link to the past, preserving the Township's unique character, enhancing the visual appearance of neighborhoods, farmsteads and promoting economic development.
- ❖ Complete a historic resources survey and identify structures, sites and districts for historic designation.
- ❖ Apply for Certified Local Government status from the State Historic Preservation Office in order to promote local historic preservation and increase access to grant funding as well as technical assistance.

CHAPTER 4: FUTURE LAND USE PLAN

The Master Plan is more than a series of maps. The goals, objectives and strategies stated within the previous chapter establish a direction. Policies, represented in both graphic and narrative form, identify a means in which to implement the goals.

Map 6, the Future Land Use Map, serves as a graphic representation of the Township's goals, objectives and strategies. The Future Land Use map is not a zoning map, but rather a generalized guide to establishing the desired future land use patterns within the Township.

In the course of preparing the plan, the Planning team considered several factors: existing development patterns, demographic trends, regional influences, sanitary and water service areas, natural resource conditions, and road patterns. Additionally, the Planning team considered the comments and opinions gathered during a community visioning session that took place for the 2009 Master Plan. While a new visioning session was not held for this Plan update, many of the comments received during the previous session still hold true today. To this extent, the Future Land Use Plan reflects general policy toward development and redevelopment within the Township.

Land Use Plan Categories

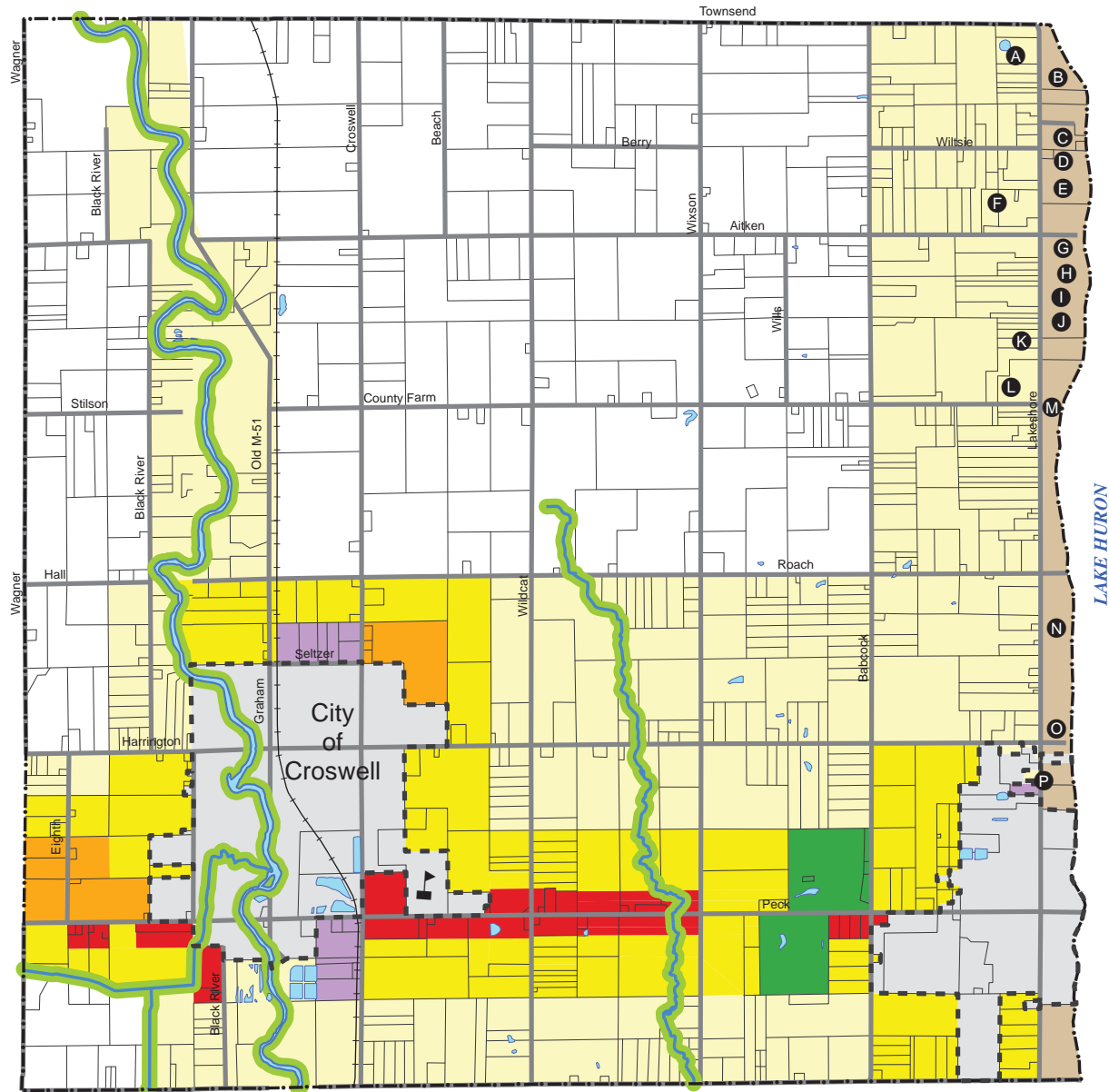
The section beginning on the following page provides a description of each of the future land use categories depicted in the Future Land Use Map. Each category provides a general description and intent, as well as a listing of appropriate uses.

FUTURE LAND USE PLAN

LEXINGTON TOWNSHIP



Carlisle-Wortman Associates, Inc.



0 2,500 5,000 Feet

Plot Generation: 5-31-16

Basemap Source: Lexington Township

Future Land Use

- | | |
|--|--------------------------|
| Agricultural / Residential | Commercial / Office |
| Low Density Residential | Mixed Use |
| Lakefront Residential, Recreation & Resort | Light Industrial |
| Medium Density Residential | Recreation / Golf Course |
| High Density Residential | Conservation Buffer |
| | Lakefront Rental |

See Table 19 for Map Location Key

(approximate locations shown; refer to the list of businesses for address)

Table 17. – Map Location Key

Map Location	Name
A	Carlesimo Commercial
B	Camp Playfair
C	Cozma's Cottages
D	YMCA Camp Cavell
E	Shady Rest B+B
F	Beachcomber Resort Motel and Apartments
G	Cabins
H	Camp Stapleton
I	Sanilac County Park
J	Azure Inn Hotel
K	Bluewater Campgrounds
L	Cabins
M	Cabins
N	Cabins
O	Powell House B&B

Agricultural/Residential

- ❖ **Intent:** The intent of the Agricultural/Residential category is to encourage agricultural uses by maintaining land and property values that can be supported by agricultural enterprises. This intent is accomplished by minimizing the establishment of disruptive non-agricultural uses and permitting single-family homes on larger lots.
- ❖ **Description:** The recommended density in the Agricultural/Residential planned land use category is one (1) dwelling unit per two (2) acres or larger. Areas planned for Agricultural/Residential are primarily located north of Roach Road and west of Babcock where larger contiguous blocks of land easily support agricultural activities. Additionally, this area represents the core of agricultural activity within the Township.
- ❖ **Appropriate Uses:** Desirable land uses for Agricultural/Residential areas include:
 - Single-family residences outside platted subdivisions and site condominiums.
 - Agricultural activities.
 - Public access conservation areas.
 - Public and semi-public institutional uses and structures.
 - Wineries and similar agri-tourism uses.

Low-Density Single-Family Residential

- ❖ **Intent:** The objective of the Low-Density Single-Family Residential land use category is to provide for low-density residential development in areas that are not currently served by public or private sanitary and/or water systems. Low-Density residential areas are also intended to buffer lower-density agricultural areas from the more intense uses of the City and Village.
- ❖ **Description:** The recommended density for the Low-Density Single-Family Residential land use category is one (1) dwelling unit per acre without sanitary and water and one (1) dwelling unit per 30,000 sq. ft. with sanitary and water. This land use category is concentrated in the southern half of the Township and along the M-25 corridor west to Babcock road. This land use category is also intended for areas along Old M-51 adjacent to the Black River, with a northern terminus at Townsend Road.

The areas designated for this category are characterized by the presence of existing lot splits and are generally found surrounding the City of Croswell and the Village of Lexington. Although areas planned for Low-Density Single-Family Residential are part of a strategy to transition density from agricultural to urban, agricultural uses are still encouraged to locate within this land use category.

- ❖ **Appropriate Uses:** Desirable land uses for Low-Density Single-Family Residential areas include:
 - Single-family residences.
 - Residential cluster developments.
 - Parks, open spaces and recreational facilities.
 - Public and semi-public institutional uses and structures.
 - Continuance of existing agriculture.

Lakefront Residential, Recreation and Resort

- ❖ **Intent:** The intent of the Lakefront Residential, Recreation and Resort land use category is not only to provide for lakefront development along the lines of the Low Density Residential land use category, but also to recognize the Lake Huron lakefront as a unique regional location. In addition to residential uses, this land use category encourages recreational and resort-type uses. Current uses such as motels, camp facilities and cabin rentals are permitted to expand in this area. This land use category is consistent with the recently adopted Lakefront Residential, Recreational and Resort (LFRRR) Zoning District.
- ❖ **Description:** The required minimum density for the Lakefront Residential, Recreation and Resort land use category is one (1) dwelling unit per 20,000 sq. ft. with sanitary and water with Health Department approval. This land use category is located the entire length of the Township between M-25 and the natural high-water mark of Lake Huron, with the exception of the Village of Lexington.

Due to the proximity to Lake Huron and the established land use pattern of a seasonal housing resort atmosphere, this area contains seasonal cottages, year-round single-family homes, parks and camps, and motels, and is primarily served by septic tanks and absorption fields. The Township permits summer camps located north of the Village of Lexington.

- ❖ **Appropriate Uses:** Desirable land uses for Lakefront Residential, Recreation and Resort land use areas include:
 - Seasonal cottages and cabins.
 - Year-round single-family residences.
 - Parks and Open Space.
 - Conservation areas.
 - Residential cluster development.
 - Wineries.
 - New and existing camps and their expansion.
 - Overnight camping (limited to Sanilac County Park).
 - Resorts.
 - Motels.
 - Spas.
 - Agri-tourism businesses and uses.

Medium-Density Single-Family Residential

- ❖ **Intent:** The intent of the Medium-Density Single-Family Residential land use category is to provide for residential neighborhoods that may be served by municipal sewer and water in the future.
- ❖ **Description:** The recommended density for the Medium-Density Single-Family Residential land use category is one (1) dwelling unit per acre for single-family dwellings without sanitary and water and one (1) dwelling unit per 20,000 sq. ft. with sanitary and water. Two-family dwellings without municipal sanitary or water are recommended to have at least two (2) acres, or a size determined by the Health Department; two-family dwellings with sanitary and water are recommended to have at least 30,000 sq. ft. This land use category surrounds the City of Croswell on 3 sides and is also planned to the west of the Village of Lexington. Medium-Density residential is also planned adjacent to the commercial uses along Peck Road.

Buffering and screening is important in order adequately separate and protect single-family dwellings from commercial, office or mixed use developments along the Peck/M-90 Corridor.

- ❖ **Appropriate Uses:** Desirable land uses for Medium-Density Residential areas include:
 - Single and two-family residences.
 - Residential cluster developments.
 - Planned Unit Developments.
 - Parks, open spaces, and recreational facilities.
 - Public and semi-public institutional uses and structures.

High-Density Residential

- ❖ **Intent:** The intent of the High-Density Residential land use category is to provide areas for high-density residential development that can be easily served by municipal sanitary and water and other municipal services. This land use category provides for a wide range of housing-types, such as single and two-family dwellings, multiple-family dwellings, and manufactured housing communities (mobile home parks).
- ❖ **Description:** The recommended density for single-family dwellings within the High-Density Residential land use category is six to eight (6-8) dwelling units per acre with municipal sanitary/water and one (1) dwelling unit per acre without sanitary/water. For multiple-family dwelling units, the smallest parcel for development shall be one (1) acre. A minimum of 4,200 sq. ft. of land area is recommended for each efficiency unit. For other multiple-family developments, the following density is suggested:

Bedrooms	Units per Acre	Land Area per Unit
1-2	7-8	4,500 – 4,800 sq. ft.
3-4	6-7	5,200-5,600 sq. ft.

The High-Density land use category is planned for areas that may be served by municipal sanitary and water currently or in the near future. These areas are located to northeast and southwest of the City of Croswell. This land use category is intended to serve as a transitional buffer between the uses within the City of Croswell and the lower-density land uses within the Township.

- ❖ **Appropriate Uses:** Desirable land uses for High-Density Residential areas include:
 - Single and Two-Family residences.
 - Residential cluster developments.
 - Multiple-family dwellings.
 - Manufactured housing communities (mobile home parks).
 - Parks, open spaces, and recreational facilities.
 - Public and semi-public institutional uses and structures.
 - Planned Unit Developments.

Local Commercial and Office

- ❖ **Intent:** The intent of the Local Commercial and Office land use category is to provide areas for commercial, office and associated office uses. In addition, this land use category also recognizes the compatibility of commercial and office uses, and allows the mixing of commercial, office and high-density residential uses under controlled conditions that encourage a unique quality design.
- ❖ **Description:** The recommended minimum lot size for commercial and office uses is one (1) acre without municipal sanitary and water and 15,000 sq. ft. with municipal sanitary and water. The Planning Commission should remain flexible in regard to mixed-use development lot sizes, as each development should be reviewed on its own merits of uniqueness and design. It should be noted, however, that the size of the entire parcel should be large enough to encompass a mixture of land uses.

Commercial and office uses are planned along the Peck Road (M-90) corridor and to the southwest of the City of Croswell. The intersection of Wildcat and Peck is also planned for a major concentration of commercial/office uses.

Appropriate Uses: Desirable land uses for Local Commercial and Office areas include:

- General retail and professional office uses.
- Personal service establishments.
- Medical clinics and hospitals.
- Hotels/Motels.
- Restaurants with or without drive-throughs.
- Public utility buildings.
- Wineries.
- Planned shopping centers.
- Broadcasting facility services and offices.
- Senior housing.
- Multi-family development.
- Planned Unit Developments combining residential and non-residential uses.
- Agri-business and agri-tourism uses.

Light Industrial

- ❖ **Intent:** The intent of the Light Industrial land use category is to accommodate manufacturing, warehousing, distribution and other similar industrial uses which produce an insignificant amount of heat, noise, glare, offensive odors, and similar environmental disturbances.
- ❖ **Description:** The suggested minimum lot size for Light Industrial uses is five (5) acres. Light Industrial should be preferably served by municipal sanitary and water systems. Light Industrial uses are planned to the north and south of the City of Croswell. Both locations are in close proximity to a rail line. Light Industrial uses should be heavily buffered and screened when located next to a residential land use in order to minimize any negative impacts.
- ❖ **Appropriate Uses:** Desirable land uses and elements of the Light Industrial land use category include:
 - Warehousing and storage.
 - Truck terminals.
 - Light manufacturing.
 - Wholesale establishments.
 - Incubator workshops.
 - Trade schools.
 - Research and development.
 - Wineries.
 - Agri-tourism uses.
 - Food processing

Recreation/Golf Course

- ❖ **Intent:** The intent of the Recreation/Golf Course category is to accommodate the golf course located on Peck Road (M-90), just to the west of the Village of Lexington.
- ❖ **Description:** The Recreation/Golf Course category intends to provide areas for outdoor commercial recreation facilities which provide a service to Township residents and the larger Lexington resort area.
- ❖ **Appropriate Uses:** Appropriate uses within the Recreation/Golf Course areas include:

- Golf course.
- Clubhouse with or without restaurant.
- Outdoor recreational facility.
- Cross-country skiing.
- Wineries.
- Agri-tourism uses.

Conservation Buffer

- ❖ **Intent:** The intent of the Conservation Buffer is to increase awareness of the Black River and Mill Creek as vital natural resources within the Township. Public access is not implied within this land use category, as a majority of this area is in private ownership.
- ❖ **Description:** The Conservation Buffer is located along the Black River and Mill Creek and extends approximately one hundred (100) feet on either side of these water features.
- ❖ **Appropriate Uses:**
 - Open Space.
 - Preservation of natural features.
 - Agricultural activities.

CHAPTER 5: Zoning Plan

The purpose of a Zoning Plan is to coordinate the vision of the Future Land Use Plan with the Township's primary implementation tool for land use – the Zoning Ordinance. The Zoning Ordinance, which also includes the Zoning Map, must be based on a plan (Master Plan) designed to promote the public health, safety and general welfare, as mandated by Public Act 110 of 2006, as amended.

The Michigan Planning Enabling Act (P.A. 33 of 2008) requires Zoning Plans to be included as part of the Master Plan.

Role of the Zoning Plan

The Zoning Plan describes the relationship between the future land use categories in the Master Plan and the comparable Zoning Ordinance districts. Not to be confused with the Zoning Ordinance, the Zoning Plan provides generalized recommendations on methods of bringing the Zoning Ordinance into closer relation with the future land use vision. The Zoning Plan identifies future land use categories as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in comparable zoning districts. These matters are regulated by specific standards in the Zoning Ordinance.

Role of the Master Plan

The Master Plan sets forth the vision, goals, objectives, and policies for growth and development in the Township for the next twenty years. It includes strategies for managing growth and change in land uses and infrastructure in the Township over this period. The plan is required to be reviewed at least once each five years. This chapter intends to guide the implementation of future changes to the Zoning Ordinance.

The Master Plan is more than a series of maps. The goals, objectives and strategies stated within the previous chapter establish a direction. Policies, represented in both graphic and narrative form, identify a means in which to implement the goals.

Districts Standards

The Master Plan sets forth eight (8) future land use categories, while the Zoning Ordinance contains nine (9) districts. The Lakefront Residential, Recreation & Resort Zoning District was adopted in 2013. The chart below compares the Future Land Use Categories with the current zoning districts.

As per PA 33 of 2008, the following chart compares the future land use categories with the associated current zoning districts. In a few cases, zoning districts may need to be modified. Additional zoning ordinance regulations may also need to be modified to meet Master Plan goals. Thus, the subsequent list and text provide recommended approaches to implementing these and other zoning ordinance amendments,

Table 18. – Land Use and Zoning Plan

Zoning District	Future Land Use Category
Residential	
A1, Agricultural Enterprise	Agricultural/Residential
A2, Agricultural/Residential	Low-Density Single-Family Residential
R-1, Low-Density Residential	Low-Density Single-Family Residential
R2, Medium-Density Residential	Medium-Density Single-Family Residential
R3, High-Density Residential	High-Density Residential
LFRRR, Lakefront Residential, Recreation & Resort	Lakefront Residential, Recreation & Resort
Non-Residential	
O, Office	Local Commercial and Office
C, Commercial	Local Commercial and Office Recreation/Golf Course
I, Industrial	Light Industrial

Agricultural Zoning Districts

The Township's Zoning Ordinance currently designates two (2) agricultural districts. The chart below details the intent of each district as well as the future land use recommendations contained within this Master Plan.

Current Zoning Category	Future Land use
A1, Agricultural Enterprise <i>Intent:</i> Provide for agriculture as a land use by maintaining land values and property taxes at levels which farming operations can support. This district is designed to regulate the establishment of disruptive non-agricultural uses in prime agricultural areas and to maintain a land area of sufficient size for legitimate farming uses.	Agricultural/Residential The Future Land Use Plan details a single Agricultural/Residential category comparable to the A1 and A2 zoning districts. The intent of this land use category is to encourage agriculture by maintaining land and property values that can be supported by agricultural enterprises. The intent of this land use category is very similar to the intent of the A1 and A2 districts.
A2, Agricultural/Residential <i>Intent:</i> Provide for agriculture by maintaining land values and property taxes at levels which farming operations can support. This district is designed to regulate non-agricultural uses in areas suitable for agriculture, yet permit placement of single-family dwellings on large lots within.	

Recommended Zoning Actions

- ❖ Review minimum residential lot sizes in relation to Sanilac County Health Department regulations.
- ❖ Retain site development standards currently located in the A1 and A2 zoning districts.

Residential Zoning Districts

The Township's Zoning Ordinance currently designates four (4) residential zoning districts:

Current Zoning Category	Future Land use
R1, Low-Density Residential <i>Intent:</i> Provide for low-density residential development in those portions of the Township that will not be served by the public water supply and wastewater disposal system.	Low-Density Residential The future land use map defines areas of the Township where single-family development is desired but public water supply and wastewater disposal systems are not anticipated. The intent of this area is to permit such development which can be accomplished the regulations of the R1 zoning district.
R2, Medium-Density Residential <i>Intent:</i> Provide for medium-density residential neighborhoods which may be serviced by public water and sanitary sewer in the future. The neighborhoods shall be buffered from incompatible non-residential uses and have proximity to major thoroughfares. This category provides for development of limited non-residential uses that can provide convenient service without disrupting the general residential character.	Medium-Density Residential The future land use map defines areas of the Township where single-family neighborhoods are desired. The intent is to provide residential neighborhoods that are served or may be served by public water supply and sanitary sewer service in the near future. The R2 zoning district is intended to implement this vision.
R3, High-Density Residential <i>Intent:</i> Provide for high-density residential development in portions of the Township likely to be served by public water supply and sanitary sewer service in the future. This district provides for a mixture of housing structural types while maintaining residential character. Limit non-residential development to uses that will provide convenient services to residents while maintaining an overall residential environment.	High-Density Residential The future land use map defines areas of the Township where high-density residential development can easily be served by municipal sewer and water and other municipals services. This category provides for a wide range of housing types including single, two and multiple-family dwellings and manufactured housing communities. The R3 zoning district will implement this land use pattern.

LFRRR, Lakefront Residential, Recreational, and Resort	LFRRR, Lakefront Residential, Recreational, and Resort
<i>Intent:</i> Provide for residential and recreational needs along properties between M-25 and the high water mark of Lake Huron. Additionally, provide for residential land uses that can accommodate seasonal residents, tourists, vacationers and travelers. Retain the general scale of existing structures so as to prevent obscuring the view of the lake by excessively dense, high and bulky structural developments.	The future land use map defines areas of the Township where residential, recreational and resort-type uses are encouraged. Motels, camp facilities and cabin rentals are also permitted. Site development standards should follow that of the R-2/R-3 Zoning Districts.

Recommended Zoning Actions

- ❖ Explore consolidating the R₁ Low Density Residential and R₂ Medium Density Residential zoning districts into a single district.
- ❖ Continue to monitor developments within the newly-adopted LFRRR zoning district to evaluate district standards

Non-Residential Zoning Districts

The Township's Zoning Ordinance currently designates three (3) non-residential zoning districts:

Current Zoning Category	Future Land use
O, Office <i>Intent:</i> Provide for a variety of office uses and compatible ancillary uses. Access is intended from primary roadways in order to avoid traffic traversing through residential neighborhoods.	Local Commercial and Office The future land use map defines areas of the township where commercial, office and associated office uses can occur in conjunction with one another. The category recognizes the compatibility of certain commercial and office uses, and permits the mixing of commercial, office and high-density residential uses under certain conditions with quality design characteristics. A corridor study should be completed prior to implementing specific zoning changes. However, the Township should consider consolidating the O and C zoning districts into a single district, given the completion of such study.
C, Commercial <i>Intent:</i> Provide for a wide array of commercial enterprises designed to provide community-wide shopping and services. Regulations are designed to encourage development of cohesive and coordinated business area. A major objective is to provide a balance between business development and public safety along major thoroughfares.	
I, Industrial <i>Intent:</i> Encourage and facilitate the development of general and intensive industrial enterprises. Land conducive to the intent of this district is limited in availability and is reserved for industrial use.	Light Industrial Light industrial categories are shown on property fronting the City of Croswell industrial park and adjacent to the rail line south of Peck, as well as a small parcel along M-25. These areas are intended to accommodate manufacturing, warehousing, distribution and ancillary office uses which produce an insignificant amount of detrimental effects.

Additional Comments

A Recreation/Golf Course category is placed on the current Lakeview Hills Golf Course property. The property is zoned C, Commercial. Due to the large number of acres the site encompasses and its direct access to Peck Road, a regional commercial business could be accommodated. A large-scaled commercial business does not conform to the Future Land Use Plan. Therefore, the Planning Commission may wish to consider downzoning the site upon closing of the golf course.

Recommended Zoning Actions

- ❖ Conduct a corridor study of Peck Road (M-90) to determine the potential of consolidating the O, Office and C, Commercial zoning districts into a single district which may feature performance and design standards.
- ❖ Amend the zoning map to apply zoning districts that compare to the future land use vision.
- ❖ Move adult entertainment uses from the C, Commercial district to the I, Industrial district.
- ❖ Adopt access management regulations.
- ❖ Retain use and dimensional standards currently located in the O, Office and C, Commercial zoning districts until recommendations on performance and design standards from the corridor study are brought forth.
- ❖ Incorporate zoning recommendations for Lakeview Hills Golf Course.

CHAPTER 6: IMPLEMENTATION

The Master Plan lays out a process that Lexington Township can follow to accommodate future growth and redevelopment. The Plan forms the philosophical basis for technical and specific implementation measures. Township officials must recognize that development and change will occur within the Township with or without planning; the Master Plan will have little effect upon future development unless adequate implementation measures are established. This Chapter aims to give the Master Plan “teeth” by introducing actions and programs which can be implemented to realize the vision of the Plan.

A variety of programs and administrative tools are available to the Township to help the plan succeed.

Zoning Requirements

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, as municipalities increasingly relied on zoning over the years, zoning also gained the following roles:

- ❖ To protect public health, safety and general welfare.
- ❖ To promote orderly growth in a manner consistent with land use policies and the Future Land Use Map.
- ❖ To promote an attractive physical environment by providing variation in lot sizes, bulk, density and appropriate land uses.
- ❖ To accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts, clustering, or special use permits.
- ❖ To guide development to prevent future conflicting land uses (i.e. industrial uses adjacent to residential areas).
- ❖ To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.

- ❖ To promote the positive redevelopment of underutilized areas of the Township.

The Zoning Ordinance and official Zoning Map, in and of themselves, should not be treated as the major long-range planning policy of the Township. Rather, the Master Plan and Future Land Use Map should be viewed as the statement of planning policy. While zoning is the key implementation tool, it should only be treated as the outcome of a long-range master planning effort. Future rezoning requests and zoning text amendments should be evaluated against the goals and the arrangement of land uses specified in the Master Plan and Future Land Use Map.

Subdivision Control and Site Condominium Regulations

The Subdivision Control Ordinance and the Site Condominium Section of the Zoning Ordinance are additional tools that can implement the goals of the Master Plan. These items should be reviewed to determine their adequacy in controlling growth and should be developed or re-developed to incorporate modern design regulations regarding roads and utilities.

Special Purpose Ordinances

Control of land use activities is not confined to the Zoning Ordinance or the Subdivision Control Ordinance. Special purpose ordinances that should be considered by Lexington Township, if not already adopted, include:

- ❖ Wetlands Ordinance
- ❖ Woodlands Ordinance
- ❖ Private Road Ordinance
- ❖ Engineering Design Standards
- ❖ Sanitary Sewer Ordinance (in coordination with the Village of Lexington and City of Croswell engineering standards)
- ❖ Purchase of Development Rights Ordinance
- ❖ Community Waste Treatment Ordinance

Funding Methods

A variety of funding mechanisms are available to the Township to implement the goals of the Master Plan. Some of the current mechanisms available are listed below. However, programs, legislation and funding sources are constantly changing.

❖ **United States Department of Agriculture Funding**

Various loans and grants are available, such as the Rural Business Enterprise Grant Program which provides grants for rural projects that finance and facilitate development of small and emerging rural businesses, help fund distance learning networks, and help fund employment related adult education programs.

❖ **Community Development Block Grant (CDBG) Funding**

The CDBG program is authorized under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended. The Grant is administered through the Department of Housing and Urban Development (HUD), and is meant to fund projects that revitalize neighborhoods, expand affordable housing and economic opportunities, and improve community facilities and services. Grant funding may be available through this program for infrastructure, corridor, and community “gateways,” and streetscape improvements, although the Township’s Roads falls under the purview of County jurisdiction.

❖ **Special Assessment District**

This method provides the funding of public improvement projects through individual assessments of properties on an equitable basis for benefiting property owners in a defined district. This technique is common when funding road, utility and drainage improvement projects.

❖ **Tax Increment Financing, Public Act 450 of 1980**

Tax increment financing (TIF) is a means of funding infrastructure improvements, such as roads and sewers, which are needed for development. Bonds are issued by the community to pay for the needed improvements and then paid off by capturing the resulting increases in property taxes spawned by the improvements.

❖ **Michigan Department of Natural Resources**

The Michigan Department of Natural Resources, Recreation Division administers the Land and Water Conservation Fund (LCWF – requires 50% local match) and the Natural Resources Trust Fund (MNRTF – requires 25% local match).

Other funding may be available through programs at the State and Federal levels, such as the Great Lakes Fishery Trust, the Inland Fisheries Grant Program, and the National Fish and Wildlife Foundation. Federal funding is available through the National Parks service under the Rivers, Trails and Conservation Program.

Redevelopment Tools/ Economic Development

Economic development, industrial growth and expansion of the Township's tax base are all important goals for Lexington Township. Successful implementation of economic development goals and initiatives are dependent upon a variety of local, county and state agencies. To achieve economic well-being, economic development activities must be planned and be long-term. The following tools can provide the means necessary for improving economic development:

❖ **Brownfield Redevelopment Act Financing, Public Act 381 of 1996**

The Brownfield Redevelopment Act allows communities to use tax increment financing (TIF) in order to finance the clean-up of sites where environmental contamination limits redevelopment. Where applicable, the development of a Brownfield Authority and designation of potential redevelopment sites is recommended.

❖ **Downtown Development Authority (DDA), Public Act 197 of 1975**

The DDA Act provides for the establishment of a downtown development authority that may utilize tax increment financing (TIF) to promote growth as well as correct and prevent the deterioration of business districts.

❖ **Local Development Finance Authority (LDFA), Public Act 281 of 1986**

The LDFA Act provides for the establishment of local development finance authorities that may, through the development and implementation of plans, use tax increment financing (TIF) to fund projects that will create jobs and promote economic growth.

❖ **Redevelopment of Shopping Areas Act, Public Act 120 of 1961, as amended by Act 260 of 1984**

This Act authorizes municipalities to utilize the special assessment district financing mechanism for the maintenance of commercial areas. Funds can be utilized for a variety of activities including redevelopment, maintenance, and promotional efforts. The act also calls for the creation of a board to direct the various improvement efforts.

❖ **Commercial Rehabilitation District, PA 120 of 2005**

This tool is intended to allow the establishment of a district which creates an incentive for commercial properties to be improved by exempting a portion of the ad valorem property taxes (excludes taxes on the land and personal property) for up to 10 years. More specifically, the Act is designed to accomplish the following: increase the current tax base, provide employment opportunities for local residents, help redevelop older “functionally obsolete” and/or “blighted” properties that are vacant or marginally occupied, help develop vacant commercially-zoned properties to expand retail, and stimulate other non-subsidized development.

❖ **Corridor Improvement Authority (CIA) Act, Public Act 280 of 2005**

The Act is designed to assist communities with funding improvements in commercial corridors outside of the main commercial or downtown areas. The Act authorizes cities, villages and townships to establish “corridor improvement authorities” to prevent the deterioration of existing commercial areas, promote historic preservation and encourage economic growth in districts established by local ordinance. The primary “tool” created by Public Act 280 is the promotion of economic development along designated corridors with the use of tax increment revenues.

Authorized improvements include constructing or renovating public facilities such as buildings, plazas and pedestrian malls, parks and parking facilities. Other authorized improvements include buying, selling and leasing real and personal property within the district; acquiring, constructing, improving, rehabilitating, operating and maintaining any building, including multiple-family dwellings within the district; contracting for wireless technology service in the district; and specific planning and implementation projects for the district.

Capital Improvement Program

An orderly procedure for planning and financing community facilities can be achieved through the adoption of a Capital Improvement Program (CIP) attached to the annual budgeting process. The CIP is a schedule of projects developed for a six (6) year period and contains estimated costs and sources of funding.

While the Planning Commission is involved in larger-scale capital improvement planning for infrastructure improvements as it relates to land use, the Township Board has responsibility for yearly capital improvement planning. This includes detailed budgeting, staff assignments, and strategic planning. The Planning Commission does not have the authority to manage budgetary issues and staff assignments. Therefore, the Planning Commission defers responsibility for the development of the Capital Improvements Plan to the Township Board.

The master Plan does not guarantee a solution to budgetary issues and long-term needs. This plan attempts to identify broad areas of need and priority, rather than specific projects. Such an approach is intended to initiate coordination between the Township Board and the Planning Commission and provide guidance to the Board regarding the allocation of tax dollars toward public improvements. The Capital Improvement Program is strongly coordinated with the Master Plan so that funds are devoted to projects that will benefit the greatest number of Township residents and visitors.

Ordinance Enforcement

The most essential tool for implementing the Master Plan is the enforcement of existing ordinances. While the Master Plan embodies the desires of the community for an improved living environment, the Zoning Ordinance and other general ordinances establish minimum standards designed to protect the public health, safety and welfare.

Master Plan Updates

This plan should not become a static document. The Township Planning Commission should attempt to re-evaluate and update portions of the Plan on a periodic basis. In accordance with Michigan Public Act 33 of 2008, the Township is required to review the Plan every five (5) years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis. The Master Plan should also be coordinated with other Township Plans, such as a Parks and Recreation Plan and Capital Improvement Plan, to provide for proper long-range planning.

Coordination with Adjacent Communities

As a part of the Master Plan adoption process and in accordance with Michigan Public Act 33 of 2008, Lexington Township notified neighboring jurisdictions, Sanilac County, regional agencies, and any registered public utility companies, railroads or other governmental entities of its intent to update the Master Plan. Subsequent to the notification and eventual completion of the draft, the noticed entities were asked to review and make comments on the proposed plan. The comments were compiled and taken into account by the Township. Upon receipt of the comments from adjacent communities and others, a public hearing was held and the plan eventually approved by the Planning Commission. Each of these requirements is outlined in Michigan Public Act 33 of 2008 and has been adhered to by Lexington Township.