



# APPENDICES





## APPENDIX A: AGRICULTURAL RESOURCES

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The main goal stated in this document in regard to Agricultural Policies is as follows:

*Encourage opportunity for innovative programs to support agricultural activities.*

While this section is titled “Agriculture” it does not mean the reporting on “commodity futures”, which are the typical ups and downs of prices for farm products such as corn, wheat and soybeans. Nothing in regard to “commodity futures” can be found in this document, nor will any data be found on the amount of crops planted or yields per acre. What is contained in this section are ideas on how to enhance the agricultural economy in Lexington Township. Included are a brief description and a source of information to access.

There are six (6) areas that Lexington Township can concentrate under the broad category of Agricultural Tourism that can be used to grow the agricultural economy, they are:

- Aerotourism
- Agritourism
- Bed and Breakfasts
- Ecotourism/Nature Based Tourism
- Rails to Trails
- Heritage/Cultural Tourism

The main source of information for the above subjects is the National Agricultural Library (NAL), Rural Information Center. The website for the NAL is <http://www.nal.usda.gov/>. Searching the NAL site for “Rural Tourism” will bring up a variety of web-pages regarding agricultural tourism, including information on the six (6) subjects listed above.

**Aerotourism:** The concept of getting pilots and passengers from a local airport to surrounding areas of interest. Main source of information is the Center for Rural Pennsylvania (<http://www.rural.palegislature.us/aerotourism.pdf>)

**Agritourism:** Agricultural tourism allows farm operators to increase income through a variety of service initiatives such as farm demonstrations, harvest festivals, farm vacations, school group tours, hay rides, pick-your-

own crop harvests, bed and breakfasts, campgrounds, crop mazes, and a host of other products and service. In general, agri-tourism is the practice of attracting travelers or visitors to an area or areas used primarily for agricultural purposes. Often, the idea of tourism stimulates images of mass-produced travel that attracts a large number of travelers. These images may discourage small business owners from considering tourism as an option for enhancing their agriculture revenues. However, agri-tourism can be viewed much like eco-tourism in that it is small-scale, low-impact, and, in most cases, education-focused. One of the main sources of information on this subject can be found at the following site:

<http://pubs.ext.vt.edu/310/310-003/310-003.html>

Bed and Breakfasts are a part of agri-tourism. The following guides are suggested:

- ***Starting a Bed & Breakfast.*** Edward L. Smith and Ann K. Smith. Morgantown, WV: Extension Service, West Virginia University, (1993?). R.D. No. 767. 20 p. NAL Call No.: HN79.W43C67.

This is a summary guide to issues surrounding the establishment of a B&B. Covers background, marketing, law, organization and planning, and includes a "forms" checklist.

- ***Starting a Bed and Breakfast in Michigan.*** Revised. Phil Alexander, Judy Watson-Olson. Michigan State University. Revised 2002.

Discusses elements and options to consider before establishing your own bed and breakfast.

In addition to the above sources another subject area that is mentioned as related to agri-tourism is "value added" agriculture.

Value Added Agriculture: In general, adding value is the process of changing or transforming a product from its original state to a more valuable state. Many raw commodities have intrinsic value in their original state. For example, field corn grown, harvested and stored on a farm and then fed to livestock on that farm has value. In fact, value usually is added by feeding it to an animal, which transforms the corn into animal protein or meat. The value of a changed product is added value, such as processing wheat into flour. It is important to identify the value-added activities that will support the necessary investment in research, processing and

marketing. The application of biotechnology, the engineering of food from raw products to the consumers and the restructuring of the distribution system to and from the producer all provide opportunities for adding value.

A broad definition of value added is to economically add value to a product by changing its current place, time and from one set of characteristics to other characteristics that are more preferred in the marketplace. As a specific example, a more narrow definition would be to economically add value to an agricultural product (such as wheat) by processing it into a product (such as flour) desired by customers (such as bread bakers). Producers involved in adding value should think of themselves as members of a food company that processes and markets products to consumers. Often, this involves building processing plants in the producers' geographical regions to process locally produced crops or animals. However, another model has occurred, which involves building the processing plant wherever it is most feasible and profitable, such as closer to where the final products will be marketed. (Source: AgMRC (Agricultural Marketing Center), a National Information Resource for Value Added Agriculture).

[http://www.agmrc.org/business\\_development/getting\\_prepared/valueadded\\_agriculture/articles/](http://www.agmrc.org/business_development/getting_prepared/valueadded_agriculture/articles/)

**Eco/Nature Based Tourism:** A segment of rural tourism is referred to as nature-based tourism, ecotourism or sometimes recreation-based tourism. Nature-based tourism attracts people interested in visiting natural areas of the United States for the purpose of enjoying the scenery, including plant and animal wildlife. Examples of nature-based tourism include hunting, fishing, photography, bird watching and visiting parks. The main source of information for this subject area is: Agricultural Marketing Resource Center.

[http://www.agmrc.org/commodities\\_products/agritourism/nature-based-tourism/](http://www.agmrc.org/commodities_products/agritourism/nature-based-tourism/)

**Heritage/Cultural Tourism:** Cultural heritage tourism can be defined as traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources. One of the main sources of information on this subject is the National Trust for Historic Preservation.

<http://www.preservationnation.org/information-center/economics-of-revitalization/heritage-tourism/>



## APPENDIX B: PUBLIC INPUT (Re-utilized from 2009 Plan)

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### LEXINGTON TOWNSHIP MASTER PLAN / VISIONING WORKSHOP

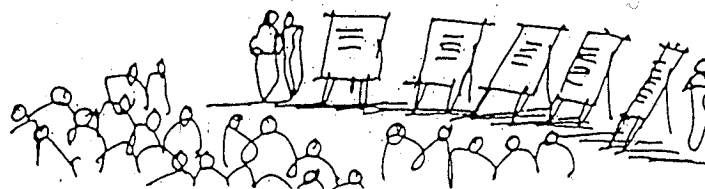
Wednesday, December 12, 2007  
6:30 p.m. - 8:30 p.m.

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*Please attend and lend your input on the future planning of your community. Your involvement will help chart the course of your Township's future.*

**Do not miss this opportunity to be heard!**

Join your neighbors and Township officials and participate in long range planning discussions. The workshop is informal and is dependent upon your participation.



Tell Us **Your** Ideas On.....

- Agriculture
- Residential Land Uses
- Commercial Uses
- Industrial Land Uses
- Transportation
- Natural and Historic Resources
- Recreation
- Economic Issues



**VISIONING SESSION COMPILATION OF COMMENTS**

December 12, 2007

**Housing/Residential**

1. Percentage of mobile homes / RV's as part of housing stock: 24%
2. More open space in and around residential subdivisions
3. Need infrastructure for residential development.
4. Need sewer and water for more development
5. Waste management issues in rural areas: people dump appliances and mattresses in ditches along the road.
6. There is some difficulty in finding well water along the lake. Municipal water is available, but the Township has not tapped into it.
7. Lexington / Worth Township Utility Association (just water?) has capacity.
8. Does the Village of Lexington have sewage capacity?
9. The City of Croswell is only using 20% - 25% capacity of their sewage treatment plant.
10. The Lakeside of M-25 needs special treatment.
11. Development: Lake side of highway.
12. County Park: day only camping. Currently no over night parking. Township sued county and won. County had started an RV park.
13. Tringali Property: develop into condos. (18 acres, orchard fronts on the road)
14. Do not want multiple family or high density near the lake. (lake side of M-25).
15. The Township should start or let private entity start an RV park for revenue.



### **Commercial/Industrial**

1. Growth along M-25
2. Peck Road development - commercial retail.
3. Develop growth near Village.
4. Vacant buildings in Village (Either in Village or just north); empty buildings should be used for business incubators.
5. Organic food processing.
6. Farmers Markets.
7. There is a stockyard in the Township: cattle auction and produce.
8. Beaches are rocky – can we clean the lake bottom. Too many rocks. How do we take advantage of the lake that does not have good beaches?
9. Need to acquire public land on the lake.
10. Township is a bedroom community.

### **Roads**

1. Corner of M-25 and M-90 – sugar beet trucks – check truck routes. Change if possible. Can the trucks by-pass the Village.

### **Natural Resources**

1. Lake erosion.
2. Black River – The City of Croswell has a park in the Township (old boy scout camp).

#### Miscellaneous

Wind mill farms

Utilities/Services

Ambulance: Croswell

Fire Department: Village of Lexington

Police: Sheriff or Village (courtesy)

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Mike Vandergraff



## **APPENDIX C: NOTICE OF INTENT TO PLAN**

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### **MEMORANDUM**

**TO:** Village of Lexington, City of Croswell, Worth Township, Fremont Township, Buel Township, Washington Township, Sanilac Township, Sanilac County, Public Utilities and Railroad Companies.

**FROM:** Lexington Township Planning Commission

**DATE:**

**RE: NOTICE OF INTENT TO UPDATE THE MASTER PLAN**

In accordance with MCL 125.3801 of Public Act 33 of 2008, Lexington Township is preparing an update to the existing Master Plan and requests your cooperation and comment on the Plan.

The Township intends to submit the draft Master Plan electronically in PDF format to all reviewing bodies. However, should you prefer a hard copy for review please provide the Township a formal request including a mailing address. At the time the Master Plan update is ready for your review, we will provide a second notice and directions on where to send comments and time limits for doing so.

We thank you for your consideration in this matter. If you have any questions or comments on the Lexington Township Master Plan update process at this time, please contact the Township offices by phone at (810) 359-5500 or by mail at:

Lexington Township  
7227 Huron Ave., Ste. 200  
Lexington, MI 48450